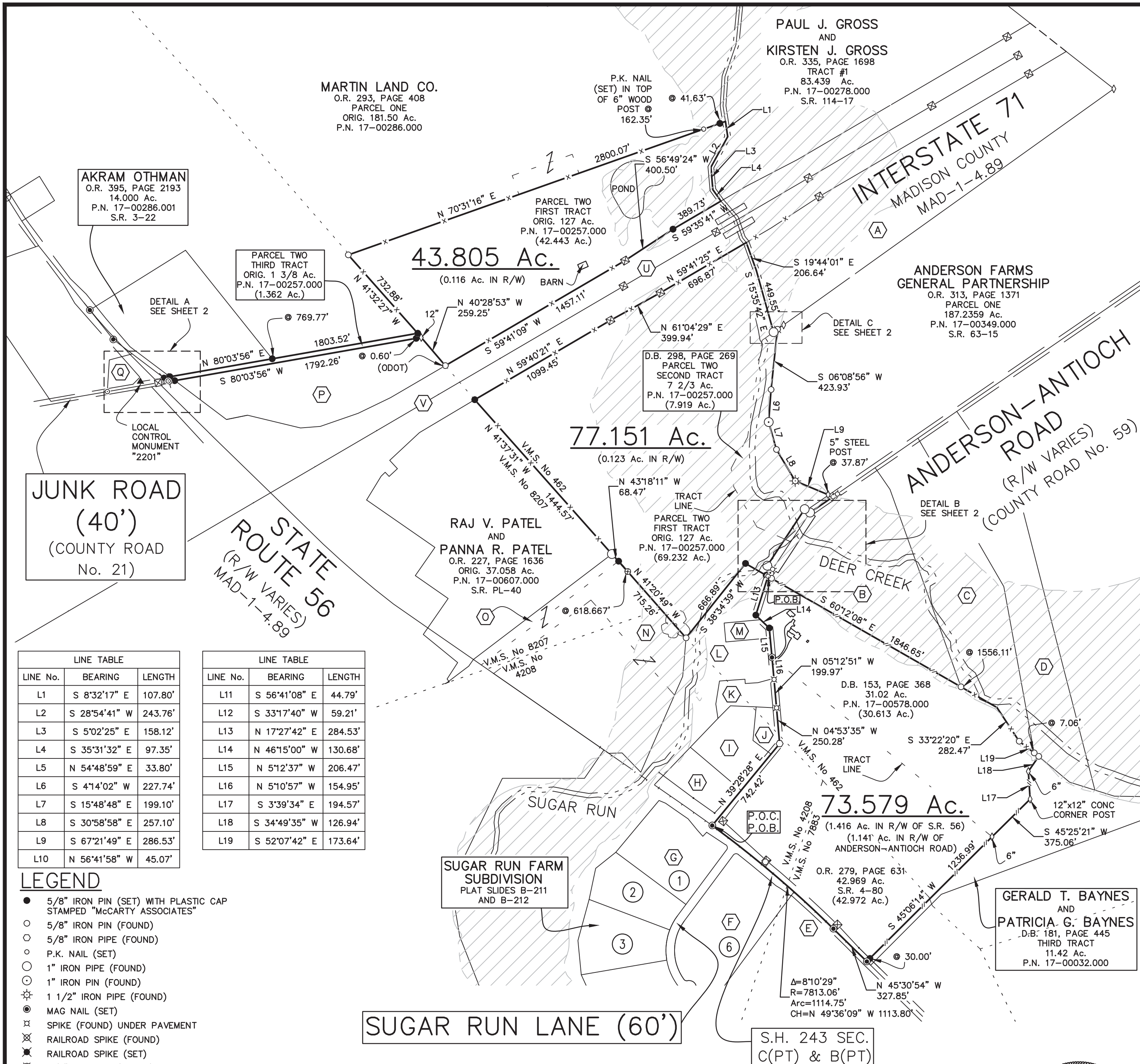


VOLUME _____ PLAT NO. _____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE NOVEMBER 23, 2022
 SCALE 1"=500'
 DEED REFERENCE
 SEE BELOW
 TOWNSHIP PLEASANT
 MILITARY SURVEY NUMBER
 462, 4208, 7883 & 8207

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 29° 49' 42.1") BETWEEN NATIONAL GEODETIC SURVEY CORRS STATION "OHFY" AND MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2201" AND DERIVED FROM GPS OBSERVATIONS TAKEN NOVEMBER 29, 2021, UTILIZING THE TRIMBLE ODOT CORRS VRS (VIRTUAL REFERENCE SYSTEM). TRIMBLE FILE (21800 11-29-21)

MAD05-035 TO P.O.B. 43.805 Ac. S 45°33'50" W -13,314.47'
 MAD05-035 TO P.O.B. 77.151 Ac. S 26°24'46" W - 11,933.88'
 MAD05-035 TO P.O.B. 73.579 Ac. S 24°37'46" W - 13,675.63'



JUNK ROAD (40')
 (COUNTY ROAD No. 21)

STATE ROUTE 56 (R/W VARIES)
 MAD-1-4.89

SUGAR RUN LANE (60')

LINE No.	BEARING	LENGTH
L1	S 8°32'17" E	107.80'
L2	S 28°54'41" W	243.76'
L3	S 5°02'25" E	158.12'
L4	S 35°31'32" E	97.35'
L5	N 54°48'59" E	33.80'
L6	S 4°14'02" W	227.74'
L7	S 15°48'48" E	199.10'
L8	S 30°58'58" E	257.10'
L9	S 67°21'49" E	286.53'
L10	N 56°41'58" W	45.07'

LINE No.	BEARING	LENGTH
L11	S 56°41'08" E	44.79'
L12	S 33°17'40" W	59.21'
L13	N 17°27'42" E	284.53'
L14	N 46°15'00" W	130.68'
L15	N 5°12'37" W	206.47'
L16	N 5°10'57" W	154.95'
L17	S 3°39'34" E	194.57'
L18	S 34°49'35" W	126.94'
L19	S 52°07'42" E	173.64'

LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- 5/8" IRON PIPE (FOUND)
- P.K. NAIL (SET)
- 1" IRON PIPE (FOUND)
- 1" IRON PIN (FOUND)
- ⊗ 1 1/2" IRON PIPE (FOUND)
- ⊙ MAG NAIL (SET)
- ⊗ SPIKE (FOUND) UNDER PAVEMENT
- ⊗ RAILROAD SPIKE (FOUND)
- ⊗ RAILROAD SPIKE (SET)
- ⊗ 3/4" IRON PIN (FOUND)
- ◇ POST (FOUND)
- ⊗ 6" CONCRETE MONUMENT (FOUND)
- ▲ MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2201", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY TRAVERSE."



SUGAR RUN FARM SUBDIVISION
 PLAT SLIDES B-211 AND B-212

NOTES

THE ABOVE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.

NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES INDICATED BY SOLID LINES.

ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE INDICATED.

I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN SEPTEMBER, 2017, NOVEMBER, 2021 AND NOVEMBER, 2022.

Jason C. McConnaughey
 JASON C. MCCONNAUGHEY, P.S. 8509



DEED REFERENCES:

MARY LOU WEBBER, SUCCESSOR TRUSTEE
 O.R. 279, PAGE 631
 42.969 Ac.
 P.N. 17-00580.000
 S.R. 4-80

MARY LOU WEBBER
 D.B. 298, PAGE 269
 PARCEL TWO FIRST TRACT
 ORIG. 127 Ac.
 P.N. 17-00257.000

D.B. 298, PAGE 269
 PARCEL TWO SECOND TRACT
 7 2/3 Ac.
 P.N. 17-00257.000

D.B. 298, PAGE 269
 PARCEL TWO THIRD TRACT
 ORIG. 1 3/8 Ac.
 P.N. 17-00257.000

MARY LOU WEBBER
 D.B. 153, PAGE 368
 31.02 Ac.
 P.N. 17-00578.000

REVISIONS
11/28/22
12/05/22

BOUNDARY SURVEY FOR
MARY LOU WEBBER ESTATE

PLEASANT TOWNSHIP
 MADISON COUNTY, OHIO
 V.M.S. No. 462, 4208, 7883 & 8207

MCCARTY ASSOCIATES, LLC
 ARCHITECTS — ENGINEERS — SURVEYORS

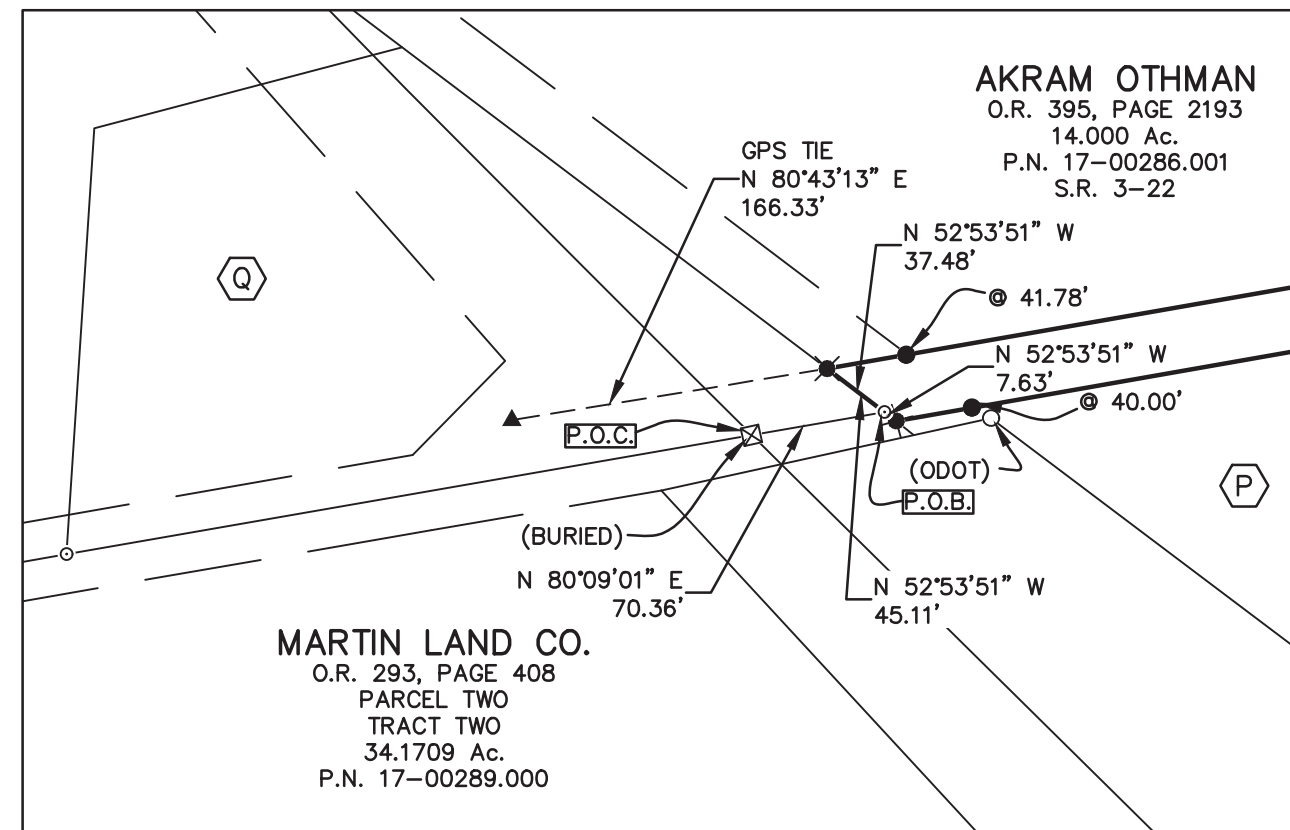
213 N. HIGH ST., HILLSBORO, OHIO 45133 PH. 937-393-9971 FAX 937-393-2480
 1515 ST. RT. 28 SUITE E, LOVELAND, OHIO 45140 PH. 513-722-0300 FAX 513-722-0500
 www.mccartyassociates.com

DATE	SCALE	PROJECT NO.
NOVEMBER 23, 2022	1"=500'	S22-790

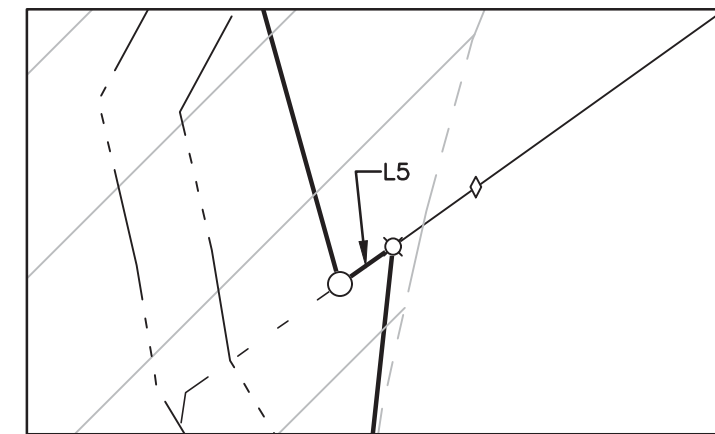
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L:\Current Projects\2022\22-790-Mary Lou Webber Estate\CAD\AutoCAD Project.dwg\22790-Survey Plat.dwg\2022-9-34-35 AM.DWG To PDF.pc3

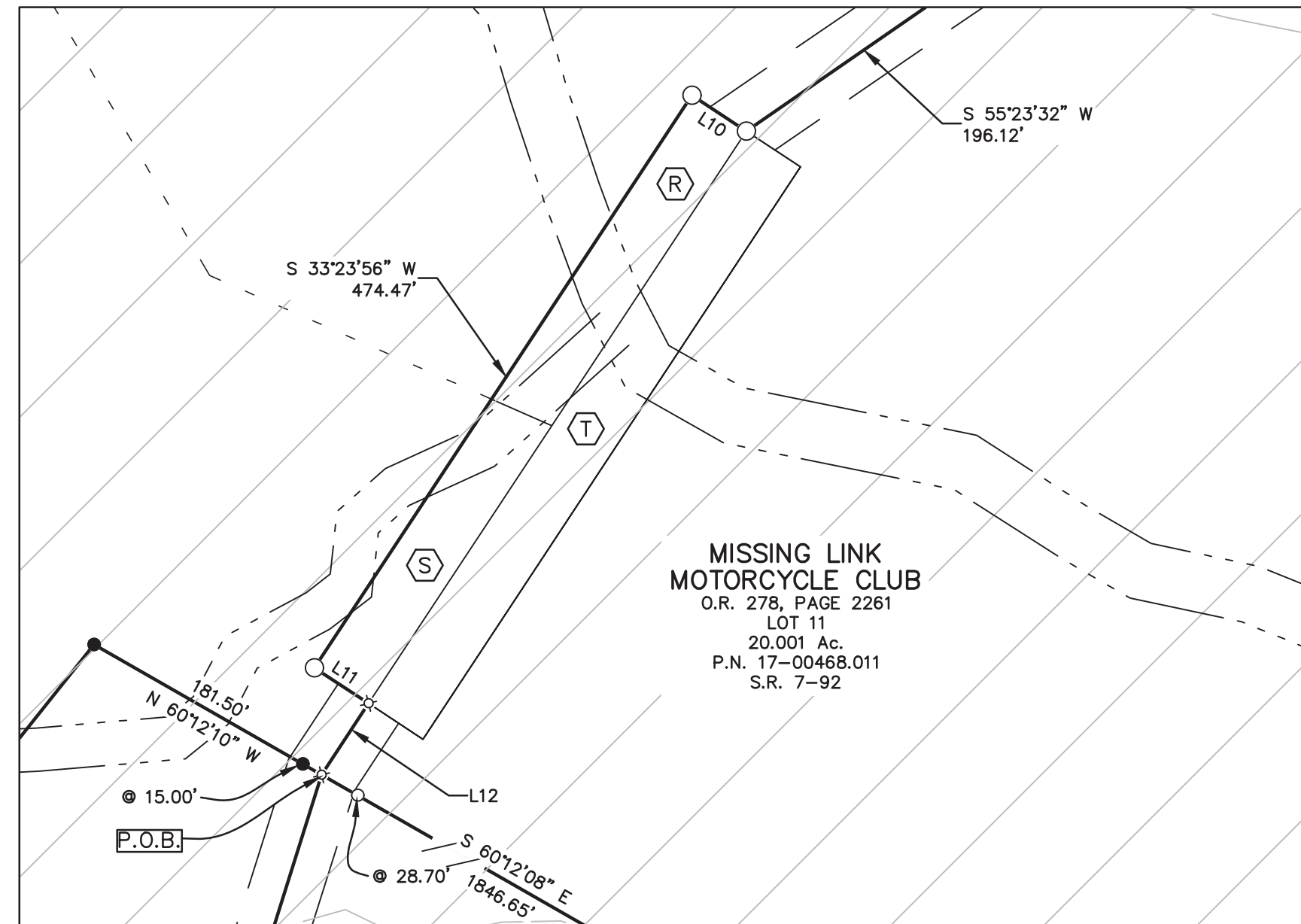
NAME	NATIONAL GEODETIC SURVEY CONTROL MONUMENTS				NAVD 88 ELEVATION
	LATITUDE	LONGITUDE	HEIGHT	NORTHING	
MAD05-035	39°47'09.10330"N	83°16'20.49991"W	828.367	651377.092	935.890
	RESIDUALS		ΔH = 0.033 SFT	ΔV = -0.137 SFT	
FAYETTE COUNTY CORS ARP OHFY	39°31'33.47405"N	83°28'34.39569"W	905.610	557270.993	1011.680
LOCAL CONTROL MONUMENT "2201"	LOCAL SITE SETTINGS				938.777
	39°45'36.10719"N	83°18'23.68973"W	831.524	642051.967	1741749.632
	GROUND SCALE FACTOR: 1.00008241034204		LOCAL GROUND COORDINATES		NAVD 88 ELEVATION
	GEOID MODEL: GEOID18 (CONUS)		NORTHING	EASTING	938.777
	UNITS ARE IN U.S. SURVEY FEET (SFT)				



DETAIL A
SCALE: 1"=100'



DETAIL C
SCALE: 1"=100'



DETAIL B
SCALE: 1"=100'

- | | | |
|---|---|--|
| <p>(A) PAUL J. GROSS AND KIRSTEN J. GROSS
O.R. 335, PAGE 1698
32.961 Ac.
P.N. 17-00278.000
S.R. 114-17</p> <p>(B) MISSING LINK MOTORCYCLE CLUB
O.R. 278, PAGE 2261
LOT 11
20.001 Ac.
P.N. 17-00468.011
S.R. 7-92</p> <p>(C) DAVID E. LITTLE AND JERI A. LITTLE
O.R. 295, PAGE 60
LOT 10
20.001 Ac.
P.N. 17-00468.010
S.R. 7-92</p> <p>(D) CLIFFORD E. HILL, TRUSTEE AND KATHY A. HILL, TRUSTEE
O.R. 406, PAGE 1942
LOT 9
19.619 Ac.
P.N. 17-00468.009
S.R. 7-92</p> <p>(E) ROBERT E. ARBOGAST
O.R. 305, PAGE 1220
TRACT TWO
ORIG. 108.86 Ac.
P.N. 17-00056.002</p> <p>(F) ROBERT E. ARBOGAST
O.R. 353, PAGE 108
LOT No. 6
10.155 Ac.
P.N. 17-00693.006
S.R. 19-02</p> <p>(G) ROBERT E. ARBOGAST
O.R. 353, PAGE 108
LOT No. 1
6.656 Ac.
P.N. 17-00693.001
S.R. 19-02</p> <p>(H) MICHAEL J. MAY AND MICHAELLE MAY
O.R. 197, PAGE 1604
3.7171 Ac.
P.N. 17-00306.000
S.R. 44-02</p> | <p>(I) JERRY DAILEY AND RUTH A. DAILEY
O.R. 142, PAGE 1888
4.1094 Ac.
P.N. 17-00306.001
S.R. 44-02</p> <p>(J) CARMA J. ARMENTROUT AND ROBERT L. ARMENTROUT
O.R. 102, PAGE 2611
1.098 Ac.
P.N. 17-00206.000
S.R. PL39A</p> <p>(K) DAVID RAY LUCAS AND JUDITH ANN LUCAS
O.R. 180, PAGE 311
1.7656 Ac.
P.N. 17-00031.001
S.R. 19-04</p> <p>(L) MARILYN A. REAY
O.R. 123, PAGE 846
ORIG. 14.39 Ac.
P.N. 17-00031.000</p> <p>(M) KENNETH LEE FULLEN AND SHERI ANN FULLEN
O.R. 48, PAGE 956
0.90 Ac.
P.N. 17-00209.000</p> <p>(N) BRIAN A. ALKIRE
O.R. 252, PAGE 1461
TRACT THREE
8.472 Ac.
P.N. 17-00205.000
S.R. PL-40</p> <p>(O) BRIAN A. ALKIRE
O.R. 252, PAGE 1461
TRACT TWO
1.779 Ac.
P.N. 17-00205.000
S.R. PL-40</p> <p>(P) RAJ V. PATEL AND PANNA R. PATEL
O.R. 189, PAGE 936
14.896 Ac.
P.N. 17-00005.000</p> <p>(Q) RLG CORNER, LLC
O.R. 298, PAGE 1582
1.5438 Ac.
P.N. 17-00484.001
S.R. 125-06</p> | <p>(R) MADISON COUNTY COMMISSIONERS
D.B. 287, PAGE 56
0.2562 Ac.
P.N. 17-00468.001
S.R. 56-91</p> <p>(S) MADISON COUNTY COMMISSIONERS
D.B. 287, PAGE 58
0.234 Ac.
P.N. 17-00468.001
S.R. 56-91</p> <p>(T) MADISON COUNTY COMMISSIONERS
D.B. 287, PAGE 54
0.4902 Ac.
P.N. 17-00256.001
S.R. 56-91</p> <p>(U) STATE OF OHIO
D.B. 174, PAGE 398
PARCEL 837-WL
17.955 Ac.</p> <p>(V) STATE OF OHIO
D.B. 174, PAGE 403
PARCEL 836-WL
16.272 Ac.</p> |
|---|---|--|



VOLUME _____ PLAT NO. _____
MADISON COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE NOVEMBER 23, 2022
SCALE NOTED
DEED REFERENCE
SEE BELOW
TOWNSHIP PLEASANT
MILITARY SURVEY NUMBER
462, 4208, 7883 & 8207

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 29° 49' 42.1") BETWEEN NATIONAL GEODETIC SURVEY CORS STATION "OHFY" AND MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2201" AND DERIVED FROM GPS OBSERVATIONS TAKEN NOVEMBER 29, 2021, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM).
TRIMBLE FILE (21800 11-29-21)

LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- 5/8" IRON PIPE (FOUND)
- 1" IRON PIPE (FOUND)
- 1" IRON PIN (FOUND)
- ⊗ 1 1/2" IRON PIPE (FOUND)
- MAG NAIL (SET)
- ⊗ SPIKE (FOUND) UNDER PAVEMENT
- ⊗ RAILROAD SPIKE (FOUND)
- ⊗ RAILROAD SPIKE (SET)
- ⊗ 3/4" IRON PIN (FOUND)
- ◇ POST (FOUND)
- ⊗ 6" CONCRETE MONUMENT (FOUND)
- ▲ MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2201", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY TRAVERSE."

DEED REFERENCE
BLUE SKY FARMS LLC
O.R. 301, PAGE 693
139.000 Ac.
P.N. 17-00573.000
S.R. 7-10

REVISIONS
11/28/22
12/05/22

BOUNDARY SURVEY FOR
MARY LOU WEBBER ESTATE

PLEASANT TOWNSHIP
MADISON COUNTY, OHIO
V.M.S. No. 462, 4208, 7883 & 8207

MCCARTY ASSOCIATES, LLC
ARCHITECTS — ENGINEERS — SURVEYORS

213 N. HIGH ST., HILLSBORO, OHIO 45133 PH. 937-393-9971 FAX 937-393-2480
1515 ST. RT. 28 SUITE E, LOVELAND, OHIO 45140 PH. 513-722-0300 FAX 513-722-0500
www.mccartyassociates.com

DATE	SCALE	PROJECT NO.
NOVEMBER 23, 2022	NOTED	S22-790

L:\Current Projects\2022\22-790 Mary Lou Webber Estate\CAD\AutoCAD Project\dwg\22790 Survey Plot.dwg, Survey Plot (2), 12/7/2022, 9:36:44 AM, DWG To PDF.pc3

22790 Survey Plot

McCARTY ASSOCIATES, LLC

ARCHITECTS—ENGINEERS—SURVEYORS

HILLSBORO ————— WASHINGTON C.H. ————— LOVELAND

213 N. HIGH ST., HILLSBORO, OHIO 45133 PH 937-393-9971 FAX 937-393-2480
Michael L. McCarty, P.E., P.S. — Thomas E. Purtell, P.S. — Jason C. McConnaughey, P.S. — Douglas L. Kames, AIA

File No. S22-790
December 5, 2022

LEGAL DESCRIPTION

Mary Lou Webber Estate
77.151 Acres Tract

Situated in the Township of Pleasant, County of Madison, State of Ohio, being a part of V.M.S. No. 462, and being all that remains (69.232 acres) of the original 127 acres "Parcel One, First Tract" (Parcel No. 17-00257.000) and all (7.919 acres) of the 7 2/3 acres "Second Tract" (Parcel No. 17-00257.000) as conveyed to Mary Lou Webber and recorded in Deed Book 298, Page 269 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a mag nail (set) at the intersection of the centerline of State Route 56 (S.H. 243 Sec. C(pt.) &B(pt.)) and Anderson-Antioch Road (County Road No. 59);

thence with the centerline of Anderson-Antioch Road for the next 7 calls:

- 1) N 39°28'28" E, a distance of 742.42 feet to a 5/8" iron pipe (found) at a point of intersection of said centerline;
- 2) N 04°53'35" W, a distance of 250.28 feet to a spike (found) under the pavement;
- 3) N 05°12'51" W, a distance of 199.97 feet to a spike (found) under the pavement;
- 4) N 05°10'57" W, a distance of 154.95 feet to a mag nail (set);
- 5) N 05°12'37" W, a distance of 206.47 feet to a 5/8" iron pin (set) at a point of intersection of said centerline;
- 6) N 46°15'00" W, a distance of 130.68 feet to a 5/8" iron pin (set) at a point of intersection of said centerline;

7) N 17°27'42" E, a distance of 284.53 feet to a spike (found) under the pavement marking the easterly most corner of what remains of an original 14.39 acres tract as conveyed to Marilyn A. Reay (O.R. 123, Page 846) and being the true point of beginning of the tract of land herein described;

thence with a northeasterly line of what remains of the aforesaid original 14.39 acres tract N 60°12'10" W passing a 5/8" iron pin (set) at 15.00 feet, a total distance of 181.50 feet to a 5/8" iron pin (set);

thence with a northwesterly line of what remains of the aforesaid original 14.39 acres tract S 38°34'39" W, a distance of 666.89 feet to a 5/8" iron pin (found) marking a southeasterly corner of an 8.472 acres "Tract Three" as conveyed to Brian A. Alkire (O.R. 252, Page 1461) and found in Survey Record PL-40 of the Madison County Engineer's Record of Land Surveys;

thence with the northeasterly line of the aforesaid 8.472 acres "Tract Three" N 41°20'49" W passing a 1/2" iron pin (found) at 618.67 feet, a total distance of 715.26 feet to a 5/8" iron pin (set) marking the easterly most corner of a 1.779 acres "Tract Two" as conveyed to Brian A. Alkire (O.R. 252, Page 1461) and found in Survey Record PL-40 of the Madison County Engineer's Record of Land Surveys;

thence with the northeasterly line of the aforesaid 1.779 acres "Tract Two" N 43°18'11" W, a distance of 68.47 feet to a 1" iron pipe (found) marking the easterly most corner of what remains of an original 37.058 acres tract as conveyed to Raj V. Patel and Panna R. Patel (O.R. 227, Page 1636);

thence with the northeasterly line of what remains of the aforesaid original 37.058 acres tract N 41°37'31" W, a distance of 1444.57 feet to a 5/8" iron pin (set) in the southerly line of Interstate 71 (MAD-1-4.89) and being the southeasterly corner of a 16.272 acres "Parcel 836-WL" as conveyed to the State of Ohio (D.B. 174, Page 403) and the southwesterly corner of a 17.955

acres "Parcel 837-WL" as conveyed to the State of Ohio (D.B. 174, Page 398);

thence with the southerly line of Interstate 71 (MAD-1-4.89) and the southerly line of the aforesaid 17.955 acres "Parcel 837-WL" for the next 3 calls:

- 1) N 59°40'21" E, a distance of 1099.45 feet to a 6" concrete monument (found);
- 2) N 61°04'29" E, a distance of 399.94 feet to a 6" concrete monument (found);
- 3) N 59°41'25" E, a distance of 696.87 feet to a point in Deer Creek and marking the northwesterly corner of a 32.961 acres tract as conveyed to Paul J. Gross and Kirsten J. Gross (O.R. 335, Page 1698) and found in Survey Record 114-17 of the Madison County Engineer's Record of Land Surveys;

thence with the lines of the aforesaid 32.961 acres tract for the next 3 calls:

- 1) S 19°44'01" E, a distance of 206.64 feet to a point in Deer Creek;
- 2) S 15°35'42" E, a distance of 449.55 feet to a 1" iron pipe (found) on the easterly bank of Deer Creek
- 3) N 54°48'59" E, a distance of 33.80 feet to a 3/4" iron pin (found) marking a westerly corner of a 187.2359 acres "Parcel One" as conveyed to Anderson Farms General Partnership (O.R. 313, Page 1371) and found in Survey Record 63-15 of the Madison County Engineer's Record of Land Surveys;

thence with the lines of the aforesaid 187.2359 acres "Parcel One" for the next 5 calls:

- 1) S 06°08'56" W, a distance of 423.93 feet to a 5/8" iron pin (found);
- 2) S 04°14'02" W, a distance of 227.74 feet to a 1" iron pin (found);
- 3) S 15°48'48" E, a distance of 199.10 feet to a 5/8" iron pin (found);

4) S 30°58'58" E, a distance of 257.10 feet to a 1 1/2" iron pipe (found);

5) S 67°21'49" E passing a 5" steel post (found) at 248.66 feet, a total distance of 286.53 feet to a spike (found) under the pavement in the centerline of Anderson-Antioch Road;

thence with the centerline of Anderson-Antioch Road S 55°23'32" W, a distance of 196.12 feet to a 1" iron pipe (found) at a point of intersection of the said centerline marking the southeasterly corner of a 0.2562 acre tract as conveyed to the Madison County Commissioners (D.B. 287, Page 56) and found in Survey Record 56-91 of the Madison County Engineer's Record of Land Surveys;

thence with the easterly line of the aforesaid 0.2562 acre tract N 56°41'58" W, a distance of 45.07 feet to a 1" iron pipe (found);

thence with the northerly line of the aforesaid 0.2562 acre tract S 33°23'56" W passing the northerly most corner to and continuing with the northwesterly line of a 0.234 acre tract as conveyed to the Madison County Commissioners (D.B. 287, Page 56) and found in Survey Record 56-91 of the Madison County Engineer's Record of Land Surveys, a distance of 474.47 feet to a 1" iron pipe (found);

thence with the southwesterly line of the aforesaid 0.2340 acre tract S 56°41'08" E, a distance of 44.79 feet to a spike (found) under the pavement in the centerline of Anderson-Antioch Road;

thence with the centerline of Anderson-Antioch Road S 33°17'40" W, a distance of 59.21 feet to the true point of beginning, **containing 77.151 acres of land.**

Subject to all legal easements and rights-of-way of record.

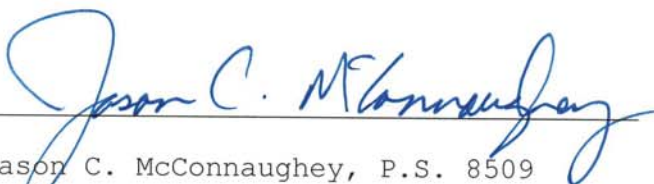
Bearings are based upon the Grid Azimuth (AZ. 29° 49' 42.1") between National Geodetic Survey CORS Station "OHFY" and McCarty Associates Geodetic Local Survey Control Monument "2201" and derived

from GPS observations taken November 29, 2021, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in November 2022, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S22-790 on file in the office of McCarty Associates, LLC, Hillsboro, Ohio.

All iron pins (set) are 5/8" diameter with 1-1/4" diameter plastic caps stamped "McCARTY ASSOCIATES".




Jason C. McConnaughey, P.S. 8509

McCARTY ASSOCIATES, LLC

ARCHITECTS—ENGINEERS—SURVEYORS

HILLSBORO — WASHINGTON C.H. — LOVELAND

213 N. HIGH ST., HILLSBORO, OHIO 45133 PH 937-393-9971 FAX 937-393-2480
Michael L. McCarty, P.E., P.S. — Thomas E. Purtell, P.S. — Jason C. McConnaughey, P.S. — Douglas L. Karnes, AIA

File No. S22-790
December 5, 2022

LEGAL DESCRIPTION

Mary Lou Webber Estate
73.579 Acres Tract

Situated in the Township of Pleasant, County of Madison, State of Ohio, being a part of V.M.S. Nos. 462, 4208 and 7883, and being all (30.613 acres) of the 31.02 acres tract (Parcel No. 17-00578.000) as conveyed to Mary Lou Webber and recorded in Deed Book 153, Page 368 of the Madison County Recorder's Office and all (42.966 acres) of the 42.969 acres tract (Parcel No. 17-00580.000) as conveyed to Mary Lou Webber, Successor Trustee and recorded in Official Record 279, Page 631 of the Madison County Recorder's Office and found in Survey Record 4-80 of the Madison County Engineer's Record of Land Surveys, and being further bounded and described as follows:

Beginning at a mag nail (set) at the intersection of the centerline of State Route 56 (S.H. 243 Sec. C(pt.) &B(pt.)) and Anderson-Antioch Road (County Road No. 59);

thence with the centerline of Anderson-Antioch Road for the next 7 calls:

- 1) N 39°28'28" E, a distance of 742.42 feet to a 5/8" iron pipe (found) at a point of intersection of said centerline;
- 2) N 04°53'35" W, a distance of 250.28 feet to a spike (found) under the pavement;
- 3) N 05°12'51" W, a distance of 199.97 feet to a spike (found) under the pavement;
- 4) N 05°10'57" W, a distance of 154.95 feet to a mag nail (set);
- 5) N 05°12'37" W, a distance of 206.47 feet to a 5/8" iron pin (set) at a point of intersection of said centerline;

6) N 46°15'00" W, a distance of 130.68 feet to a 5/8" iron pin (set) at a point of intersection of said centerline;

7) N 17°27'42" E, a distance of 284.53 feet to a spike (found) under the pavement marking the westerly most corner of a 20.001 acres "Lot 11" as conveyed to Missing Link Motorcycle Club (O.R. 278, Page 2261) and found in Survey Record 7-92 of the Madison County Engineer's Record of Land Surveys;

thence with the southwesterly line of the aforesaid 20.001 acres "Lot 11" S 60°12'08" E passing a 5/8" iron pin (found) at 28.70 feet and passing a 5/8" iron pin (found) at 1556.11 feet marking the southwesterly corner to and continuing with a southwesterly line of a 20.001 acres "Lot 10" as conveyed to David E. Little and Jeri A. Little (O.R. 295, Page 60) and found in Survey Record 7-92 of the Madison County Engineer's Record of Land Surveys, a total distance of 1846.65 feet to a point;

thence with a southwesterly line of the aforesaid 20.001 acres "Lot 10" S 33°22'20" E, a distance of 282.47 feet to a 5/8" iron pin (found);

thence with another southwesterly line of the aforesaid 20.001 acres "Lot 10" S 52°07'42" E passing a 5/8" iron pin (found) at 166.58 feet marking the southwesterly corner to and continuing with a southerly line of a 19.619 acres "Lot 9" as conveyed to Clifford E. Hill, Trustee and Kathy A. Hill, Trustee (O.R. 406, Page 1942) and found in Survey Record 7-92 of the Madison County Engineer's Record of Land Surveys, a total distance of 173.64 feet to a 5/8" iron pin (found) marking the northerly most corner of an 11.42 acres "Third Tract" as conveyed to Derold T. Baynes and Patricia G. Baynes (D.B. 181, Page 445);

thence with the northwesterly lines of the aforesaid 11.42 acres "Third Tract" for the next 4 calls:

1) S 34°49'35" W, a distance of 126.94 feet to an 6" wood post (found);

2) S 03°39'34" E, a distance of 194.57 feet to a 12" by 12" concrete post (found);

3) S 45°25'21" W, a distance of 375.06 feet to a 6" wood post (found);

4) S 45°06'14" W passing a 5/8" iron pin (set) at 1206.99 feet, a total distance of 1236.99 feet to a mag nail (set) in the centerline of State Route 56;

thence with the centerline of State Route 56 N 45°30'54" W, a distance of 327.85 feet to a mag nail (set);

thence continuing with the centerline of State Route 56 with a curve to the left, having an arc length of 1114.75 feet, a radius of 7813.06 feet, and a chord bearing N 49°36'09" W, a distance of 1113.80 feet to the point of beginning, **containing 73.579 acres of land.**

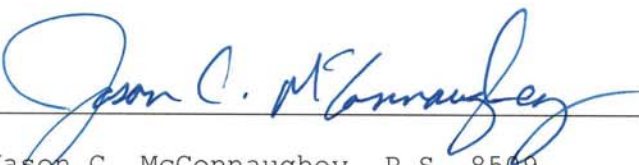
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (AZ. 29° 49' 42.1") between National Geodetic Survey CORS Station "OHFY" and McCarty Associates Geodetic Local Survey Control Monument "2201" and derived from GPS observations taken November 29, 2021, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in November 2022, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S22-790 on file in the office of McCarty Associates, LLC, Hillsboro, Ohio.

All iron pins (set) are 5/8" diameter with 1-1/4" diameter plastic caps stamped "McCARTY ASSOCIATES".




Jason C. McConnaughey, P.S. 8509

McCARTY ASSOCIATES, LLC

ARCHITECTS—ENGINEERS—SURVEYORS

HILLSBORO — WASHINGTON C.H. — LOVELAND

213 N. HIGH ST., HILLSBORO, OHIO 45133 PH 937-393-9971 FAX 937-393-2480
Michael L. McCarty, P.E., P.S. — Thomas E. Purtell, P.S. — Jason C. McConnaughey, P.S. — Douglas L. Karnes, AIA

File No. S22-790
December 7, 2022

LEGAL DESCRIPTION

Mary Lou Webber Estate
43.805 Acres Tract

Situated in the Township of Pleasant, County of Madison, State of Ohio, being a part of V.M.S. Nos. 462 and 8207, and being all that remains (1.362 acres) of what remains of the original 1 3/8 acres "Parcel Two, Third Tract" (Parcel No. 17-00257.000) and all that remains (42.443 acres) of the original 127 acres "Parcel One, First Tract" (Parcel No. 17-00257.000) as conveyed to Mary Lou Webber and recorded in Deed Book 298, Page 269 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at monument box (found) under the pavement at the centerline intersection of Junk Road (County Road No. 21) and State Route 56 (MAD-1-4.89), said monument box being in the southerly line of a 1.5438 acres tract as conveyed to RLG Corner, LLC (O.R. 298, Page 1582) and found in Survey Record 125-06 of the Madison County Engineer's Record of Land Surveys;

thence with the southerly line of the aforesaid 1.5438 acres tract N 80°09'01" E, a distance of 70.36 feet to a mag nail (found) in the old centerline of State Route 56 marking southeasterly corner of said 1.5438 acres tract and being a northerly corner of a 14.896 acres tract as conveyed to Raj V. Patel and Panna R. Patel (O.R. 189, Page 936), said mag nail

marking the true point of beginning of the tract of land herein described;

thence with the easterly line of the aforesaid 1.5438 acres tract N 52°53'51" W, a distance of 37.48 feet to a railroad spike (set) marking the southwesterly corner of a 14.000 acres tract as conveyed to Akram Othman (O.R. 395, Page 2193) and found in Survey Record 3-22 of the Madison County Engineer's Record of Land Surveys;

thence with the southerly line of the aforesaid 14.000 acres tract N 80°03'56" E passing a 5/8" iron pin (set) at 41.78 feet and passing a 5/8" iron pin (set) at 769.77 feet marking a southwesterly corner to and continuing with a southerly line of what remains of an original 181.50 acres "Parcel One" as conveyed to Martin Land Co. (O.R. 293, Page 408), a total distance of 1803.52 feet to a 5/8" iron pin (set);

thence with a southeasterly line of what remains of the aforesaid original 181.50 acres "Parcel One" N 41°32'27" W, a distance of 732.88 feet to a 5/8" iron pin (found);

thence with a southerly line of what remains of the aforesaid original 181.50 acres "Parcel One" N 70°31'16" E passing a P.K. nail (found) in the top of a 6" wood post at 2637.72 feet and passing a 5/8" iron pin (set) at 2758.44 feet, a total distance of 2800.07 feet to a point in Deer Creek, said point being in a westerly line of an 83.439 acres tract as conveyed to Paul J. Gross and Kirsten J. Gross (O.R. 335, Page 1698) and found in Survey Record 114-17 of the Madison County Engineer's Record of Land Surveys;

thence with the westerly lines of the aforesaid 83.439 acres tract for the next 4 calls:

1) S 08°32'17" E, a distance of 107.80 feet to a point in Deer Creek;

2) S 28°54'41" W, a distance of 243.76 feet to a point in Deer Creek;

3) S 05°02'25" E, a distance of 158.12 feet to a point in Deer Creek;

4) S 35°31'32" E, a distance of 97.35 feet to a point in Deer Creek and in the northerly line of Interstate 71 (MAD-1-4.89) and the northerly line of a 17.955 acres "Parcel 837-WL" as conveyed to the State of Ohio (D.B. 174, Page 398);

thence with the northerly of Interstate 71 (MAD-1-4.89) and the northerly of the aforesaid 17.955 acres "Parcel 837-WL" for the next 3 calls:

1) S 59°35'41" W, a distance of 389.73 feet to a 5/8" iron pin (set);

2) S 56°49'24" W, a distance of 400.50 feet to a 6" concrete monument (found);

3) S 59°41'09" W, a distance of 1457.11 feet to a 5/8" iron pin (found) marking the northeasterly corner of a 16.272 acres "Parcel 836-WL" as conveyed to the State of Ohio (D.B. 174, Page 403) and the southeasterly corner of a 14.896 acres tract as conveyed to Raj V. Patel and Panna R. Patel (O.R. 189, Page 936);

thence with the lines of the aforesaid 14.896 acres tract for the next 3 calls:

1) N 40°28'53" W, a distance of 259.25 feet to a 12" wood post (found);

2) S 80°03'56" W passing a 5/8" iron pins (set) at 0.60 feet and 1752.48 feet, a total distance of 1792.26 feet to a railroad spike (set);

3) N 52°53'51" W, a distance of 7.63 feet to the true point of beginning, **containing 43.805 acres of land.**

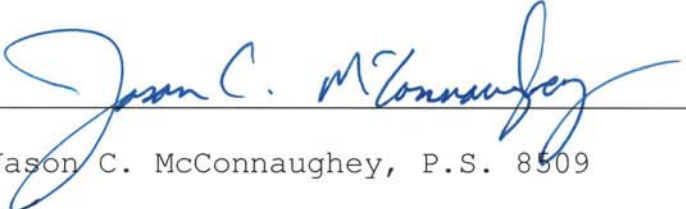
Subject to all legal easements and rights-of-way of record.

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Land surveyed in September 2017, November 2021, and November 2022, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S22-790 on file in the office of McCarty Associates, LLC, Hillsboro, Ohio.

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Jason C. McConnaughey, P.S. 8509