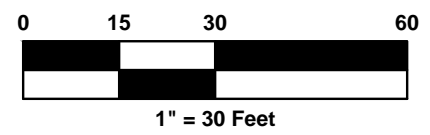
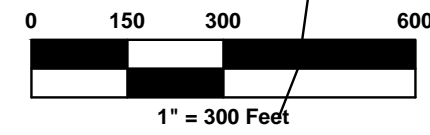
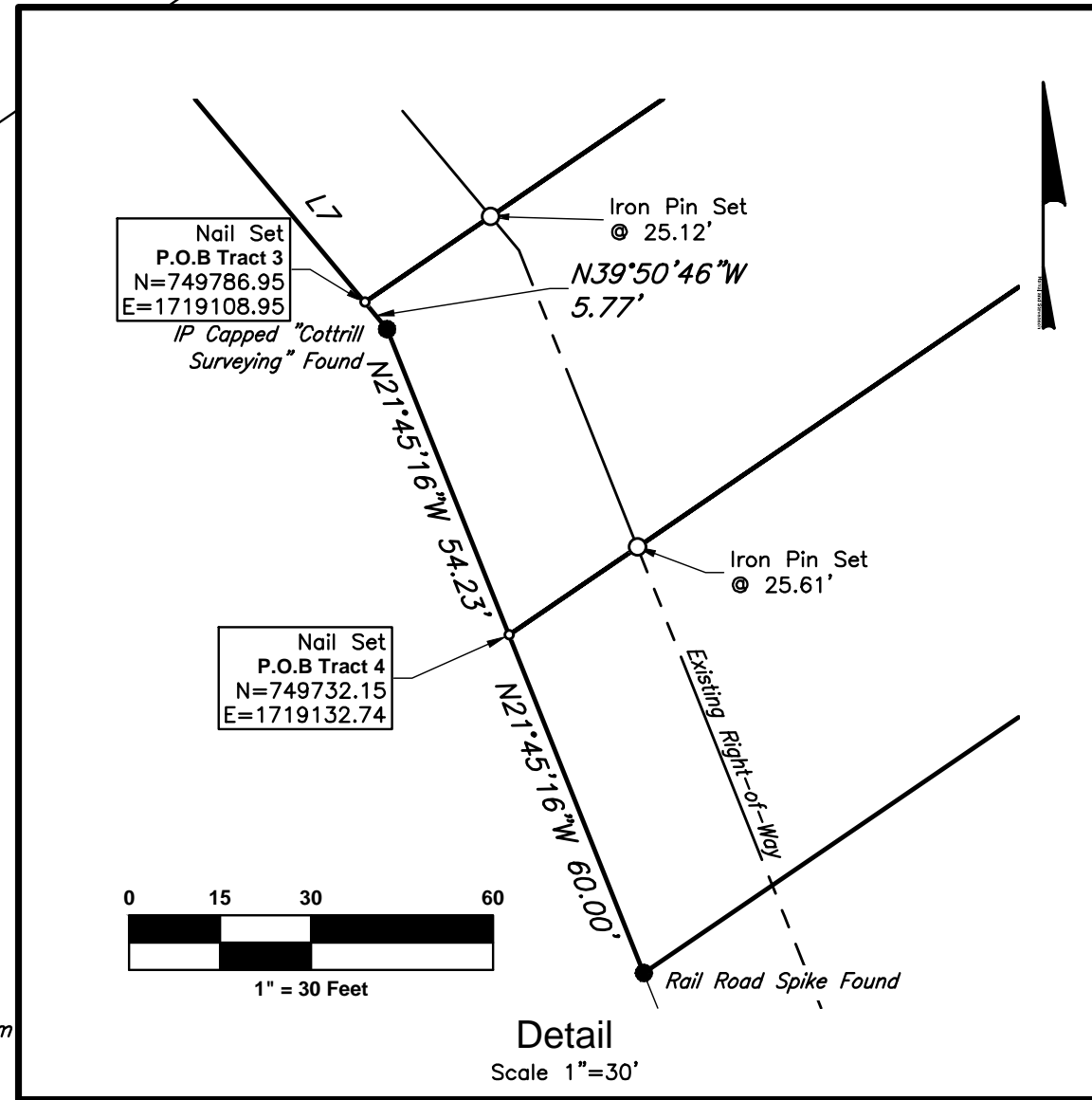
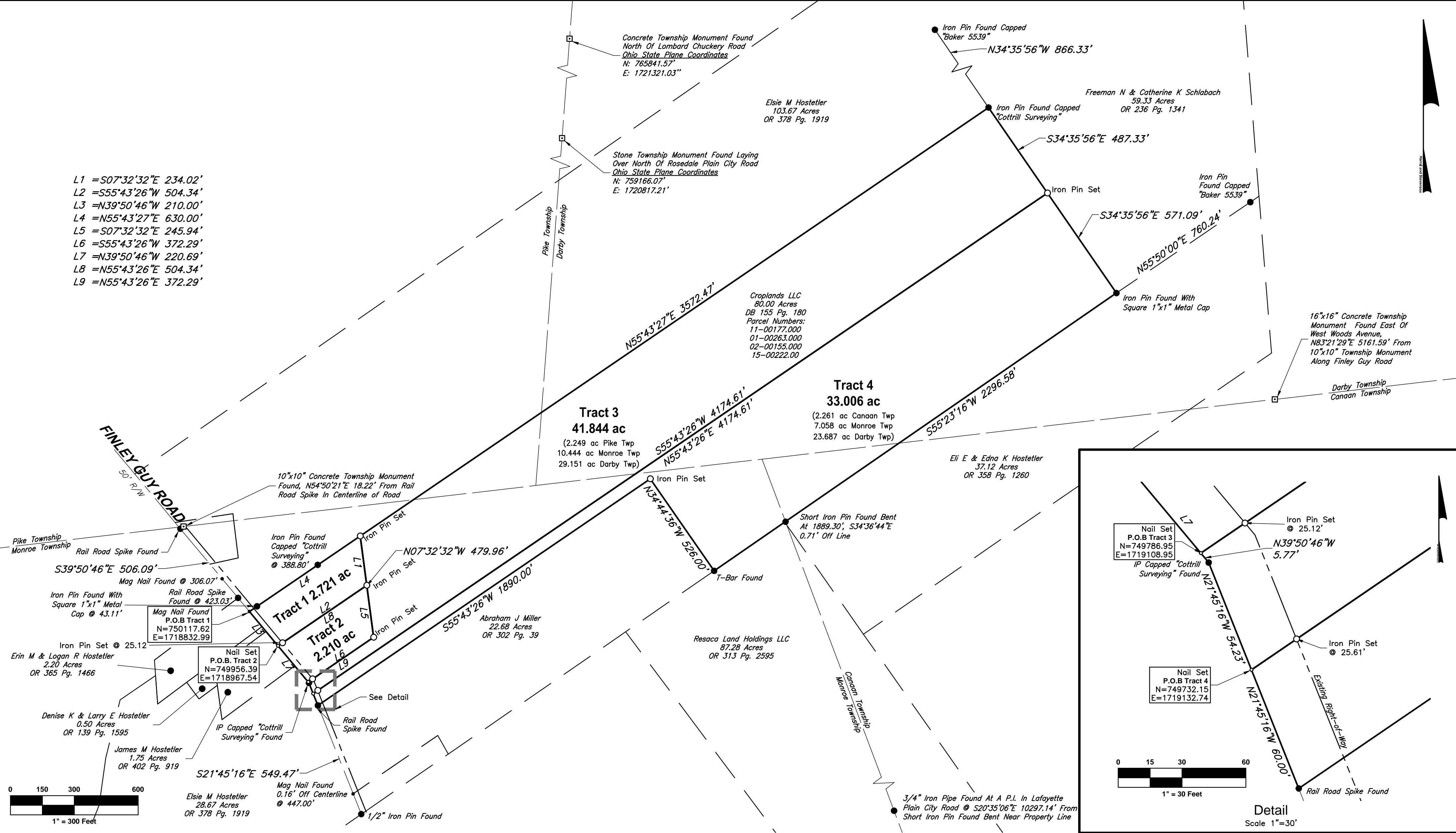


- L1 = S07°32'32"E 234.02'
- L2 = S55°43'26"W 504.34'
- L3 = N39°50'46"W 210.00'
- L4 = N55°43'27"E 630.00'
- L5 = S07°32'32"E 245.94'
- L6 = S55°43'26"W 372.29'
- L7 = N39°50'46"W 220.69'
- L8 = N55°43'26"E 504.34'
- L9 = N55°43'26"E 372.29'



IRON PINS SET ARE 5/8" DIAMETER X 30" LONG REBAR WITH RED PLASTIC CAP STAMPED "H&S 8592". ALL IRON PINS SHOWN AS FOUND ARE IN GOOD CONDITION UNLESS NOTED OTHERWISE.

BEARING REFERENCE:
THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2012) EPOCH 2010. SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK (ODOT RTN). THE CENTERLINE OF KILLBURY-HUBER ROAD, HAVING A BEARING OF N74°09'08"E AND MONUMENTED AS SHOWN ON THIS PLAT IS DESIGNATED THE "BASIS OF BEARING" FOR THIS SURVEY.

REFERENCE DOCUMENTS:

OR PG	DB PG
302 39	155 180
378 1919	
402 919	
139 1595	
365 1466	

- 236 1341
358 1260
313 2595
- SURVEYS
5-08
11-87
12-23
29-02
42-04
62-17
112-06
MO-1E
MO-6E
PI-7

I HEREBY CERTIFY THAT THE ATTACHED PLAT, TOGETHER WITH THE WRITTEN LEGAL DESCRIPTION, IS A TRUE REPRESENTATION OF A SURVEY PERFORMED FEBRUARY, 2023 BY HARRAL AND STEVENSON, LLC UNDER MY DIRECT SUPERVISION AND THAT THE ACCURACY OF SAID SURVEY IS CONSISTENT WITH CURRENT ACCEPTED SURVEYING STANDARDS.

Craig E. Stevenson
CRAIG E. STEVENSON, PS 8592
08-04-2023
DATE



Symbol Legend

- Iron Pin Found
- Iron Pin Set
- Nail Set
- ▲ Railroad Spike Found
- Monument Found

PREVIOUS DEED	ACRES
LESS TRACT 1	2.721
LESS TRACT 2	2.210
LESS TRACT 3	41.844
LESS TRACT 4	33.006
LESS BY SURVEY	0.219
BALANCE	0.000

AUDITORS INFORMATION

Harral and Stevenson
Civil Engineering and Surveying
20 S. Limestone Street, Suite 010
Springfield, Ohio 45502
Ph: 937.505.1286
www.harralstevenson.com

CANAAN, DARBY, PIKE, & MONROE TOWNSHIPS, MADISON COUNTY, OHIO
PART OF V.M.S. 2884

PLAT OF SURVEY
CROPLANDS LLC SPLITS

Project No: S0787	Scale: 1" = 300'
Client: Croplands LLC	Reviewed by: CES
Date: Aug 4, 2023	Revised:

Legal Description
Monroe Township, Madison County, Ohio
Virginia Military Survey 2884
Tract 1 – 2.721 Acres

Situated in the Township of Monroe, County of Madison, State of Ohio, Virginia Military Survey 2884, part of County Auditor's Parcel Number 11-00177.000, and being more particularly bounded and described as follows:

Being part of the 80.00 tract, conveyed in DB 155, Page 180 to Croplands LLC, in the Madison County Recorder's Office;

Beginning for reference at an iron pin capped "Cottrill Surveying" found at a point of intersection of Finley Guy Road, and being on the west line of said 80.00 acre parcel (DB 155 Pg. 180), and being on the east line of Elsie M Hostetler's 28.67 acre parcel (OR 378 page 1919), and being located S38°44'27"E 941.25 feet from a 10"x10" concrete township monument marking the line between Pike Township and Monroe Township near said township lines' intersection with Finley Guy Road;

Thence with centerline of Finley Guy Road, N39°50'46"W 436.46' feet to a Mag Nail Found and being the **TRUE POINT OF BEGINNING**;

Thence with the existing west line of said 80.00 acre parcel, and with the east line of Elsie M Hostetler's 103.67 acre parcel (OR 378 page 1919), passing an iron pin found with a square metal cap at 43.11', and also passing an iron pin found capped "Cottrill Surveying" at 388.80', **N55°43'27"E 630.00 feet** to an Iron Pin Set at the north corner of the new 2.721 acre tract (Tract 1);

Thence with a new line through said 80.00 acre tract, **S07°32'32"E 234.02 feet** to an Iron Pin Set;

Thence with a new line through said 80.00 acre tract, passing an Iron Pin Set at 479.22', **S55°43'26"W 504.34 feet** to a Mag Nail Set in the centerline of Finley Guy Road;

Thence with the centerline of Finley Guy Road, **N39°50'46"W 210.00 feet** to the **TRUE POINT OF BEGINNING**, containing **2.721 Acres**, more or less.

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

Bearings are based on the centerline of Finley Guy Road being N39°50'46"E , as determined by GPS observation based on ODOT CORS using VRS on the NAD83(11) datum.

Iron Pins Set are 5/8" diameter x 30" long rebar with red plastic cap stamped "H&S 8592".

I hereby certify that the foregoing legal description and the attached plat are a true representation of the conditions as they existed on the date of the field survey, March 2023, and that the accuracy of same is consistent with accepted surveying standards.



Craig E. Stevenson P.S. 8592
Harral and Stevenson

08-04-23
Date

Legal Description
Monroe Township, Madison County, Ohio
Virginia Military Survey 2884
Tract 2 – 2.210 Acres

Situated in the Township of Monroe, County of Madison, State of Ohio, Virginia Military Survey 2884, part of County Auditor's Parcel Number 11-00177.000, and being more particularly bounded and described as follows:

Being part of the 80.00 tract, conveyed in DB 155, Page 180 to Croplands LLC, in the Madison County Recorder's Office;

Beginning for reference at an iron pin capped "Cottrill Surveying" found at a point of intersection of Finley Guy Road, and being on the west line of said 80.00 acre parcel (DB 155 Pg. 180), and being on the east line of Elsie M Hostetler's 28.67 acre parcel (OR 378 page 1919), and being located S38°44'27"E 941.25 feet from a 10"x10" concrete township monument marking the line between Pike Township and Monroe Township near said township lines' intersection with Finley Guy Road;

Thence with centerline of Finley Guy Road, N39°50'46"W 226.46' feet to a Mag Nail Set and being the **TRUE POINT OF BEGINNING**;

Thence with a new line through said 80.00 acre tract, passing an iron pin set at 25.12', **N55°43'26"E 504.34 feet** to an Iron Pin Set;

Thence with a new line through said 80.00 acre tract, **S07°32'32"E 245.94 feet** to an Iron Pin Set;

Thence with a new line through said 80.00 acre tract, passing an Iron Pin Set at 347.17', **S55°43'26"W 372.29 feet** to a Mag Nail Set in the centerline of Finley Guy Road;

Thence with the centerline of Finley Guy Road, **N39°50'46"W 220.69 feet** to the **TRUE POINT OF BEGINNING**, containing **2.210 Acres**, more or less.

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

Bearings are based on the centerline of Finley Guy Road being N39°50'46"E , as determined by GPS observation based on ODOT CORS using VRS on the NAD83(11) datum.

Iron Pins Set are 5/8" diameter x 30" long rebar with red plastic cap stamped "H&S 8592".

I hereby certify that the foregoing legal description and the attached plat are a true representation of the conditions as they existed on the date of the field survey, March 2023, and that the accuracy of same is consistent with accepted surveying standards.



Craig E. Stevenson P.S. 8592
Harral and Stevenson

08-04-23
Date

Legal Description
Monroe, Pike, and Darby Townships, Madison County, Ohio
Virginia Military Survey 2884
Tract 3 – 41.844 Acres

Situated in the Township of Monroe, County of Madison, State of Ohio, Virginia Military Survey 2884, part of County Auditor's Parcel Numbers 11-00177.000 and 02-00155.000, and all of County Auditors Parcel Number 15-00222.000, and being more particularly bounded and described as follows:

Being part of the 80.00 tract, conveyed in DB 155, Page 180 to Croplands LLC, in the Madison County Recorder's Office;

Beginning for reference at an iron pin capped "Cottrill Surveying" found at a point of intersection of Finley Guy Road, and being on the west line of said 80.00 acre parcel (DB 155 Pg. 180), and being on the east line of Elsie M Hostetler's 28.67 acre parcel (OR 378 page 1919), and being located S38°44'27"E 941.25 feet from a 10"x10" concrete township monument marking the line between Pike Township and Monroe Township near said township lines' intersection with Finley Guy Road;

Thence with centerline of Finley Guy Road, N39°50'46"W 5.77' feet to a Mag Nail Set and being the **TRUE POINT OF BEGINNING**;

Thence with a new line through said 80.00 acre tract, passing an iron pin set at 25.12', **N55°43'26"E 372.29 feet** to an Iron Pin Set;

Thence with a new line through said 80.00 acre tract, passing an iron pin set at 245.94', **N07°32'32"W 479.96 feet** to an Iron Pin Set in the existing west line of said 80.00 acre tract;

Thence with the existing west line of said 80.00 acre parcel, and with the east line of Elsie M Hostetler's 103.67 acre parcel (OR 378 page 1919), **N55°43'27"E 3572.47 feet** to an Iron Pin Found capped "Cottrill Surveying";

Thence with the existing north east line of said 80.00 acre tract, and with the west line of Freeman N. and Catherine K. Schlabach's 59.33 acre tract; **S34°35'56"E 487.33 feet** to an Iron Pin Set;

Thence with a new line through said 80.00 acre tract, passing an iron pin set at 4149.00', **S55°43'26"W 4174.61 feet** to a Mag Nail Set in the centerline of Finley Guy Road;

Thence with the centerline of Finley Guy Road, **N21°45'16"W 54.23 feet** to an Iron Pin capped "Cottrill Surveying" found at a point of intersection of Finley Guy Road;

Thence with the centerline of Finley Guy Road, **N39°50'46"W 5.77 feet** to the **TRUE POINT OF BEGINNING**, containing **41.844 Acres** (2.249 acres in Pike Township, 10.444 acres in Monroe Township, and 29.151 acres in Darby Township), more or less.

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

Bearings are based on the centerline of Finley Guy Road being N39°50'46"E , as determined by GPS observation based on ODOT CORS using VRS on the NAD83(11) datum.

Iron Pins Set are 5/8" diameter x 30" long rebar with red plastic cap stamped "H&S 8592".

I hereby certify that the foregoing legal description and the attached plat are a true representation of the conditions as they existed on the date of the field survey, March 2023, and that the accuracy of same is consistent with accepted surveying standards.



Craig E. Stevenson

Craig E. Stevenson P.S. 8592
Harral and Stevenson

08-04-23
Date

Legal Description
Monroe, Canaan, and Darby Townships, Madison County, Ohio
Virginia Military Survey 2884
Tract 4 – 33.006 Acres

Situated in the Township of Monroe, County of Madison, State of Ohio, Virginia Military Survey 2884, part of County Auditor's Parcel Numbers 11-00177.000 and 02-00155.000, and all of County Auditors Parcel Number 01-00263.000, and being more particularly bounded and described as follows:

Being part of the 80.00 tract, conveyed in DB 155, Page 180 to Croplands LLC, in the Madison County Recorder's Office;

Beginning for reference at an iron pin capped "Cottrill Surveying" found at a point of intersection of Finley Guy Road, and being on the west line of said 80.00 acre parcel (DB 155 Pg. 180), and being on the east line of Elsie M Hostetler's 28.67 acre parcel (OR 378 page 1919), and being located S38°44'27"E 941.25 feet from a 10"x10" concrete township monument marking the line between Pike Township and Monroe Township near said township lines' intersection with Finley Guy Road;

Thence with centerline of Finley Guy Road, S21°45'16"E 54.23' feet to a Mag Nail Set and being the **TRUE POINT OF BEGINNING**;

Thence with a new line through said 80.00 acre tract, passing an iron pin set at 25.61', **N55°43'26"E 4174.61 feet** to an Iron Pin Set;

Thence with the existing northeast line of said 80.00 acre tract, and with the west line of Freeman N. and Catherine K. Schlabach's 59.33 acre tract; **S34°35'56"E 571.09 feet** to an Iron Pin Found with a square metal cap;

Thence with the existing southeast line of said 80.00 acre tract, and with the northwest lines of Eli E. and Edna K. Hostetler's 37.12 acre tract (OR 358 Pg. 1260) and Resaca Land Holdings LLC's 87.28 acre tract (OR 313 Pg. 2595), passing short iron pin found bent 0.71' off line at 1889.30', **S55°23'16"W 2296.58 feet** to a T-Bar Found;

Thence with the existing south line of said 80.00 acre tract, and with the north line of Abraham J Miller's 22.68 acre tract (OR 302 Pg. 39), **N34°44'36"W 526.00 feet** to an Iron Pin set;

Thence with the existing south line of said 80.00 acre tract, and with the north line of Abraham J Miller's 22.68 acre tract (OR 302 Pg. 39), **S55°43'26"W 1890.00 feet** to a Rail Road Spike Found in the centerline of Finley Guy Road;

Thence with the centerline of Finley Guy Road, **N21°45'16"W 60.00 feet** to the **TRUE POINT OF BEGINNING**, containing **33.006 Acres** (2.261 acres in Canaan Township, 7.058 acres in Monroe Township, 23.687 acres in Darby Township), more or less.

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

Bearings are based on the centerline of Finley Guy Road being N39°50'46"E , as determined by GPS observation based on ODOT CORS using VRS on the NAD83(11) datum.

Iron Pins Set are 5/8" diameter x 30" long rebar with red plastic cap stamped "H&S 8592".

I hereby certify that the foregoing legal description and the attached plat are a true representation of the conditions as they existed on the date of the field survey, March 2023, and that the accuracy of same is consistent with accepted surveying standards.



Craig E. Stevenson P.S. 8592
Harral and Stevenson

08-04-23
Date

