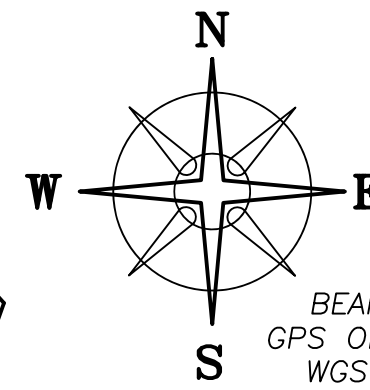


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	7812.36'	216.76'	216.75'	S 54°28'50" E	1°35'23"	108.38'
C2	7812.36'	740.72'	740.44'	S 50°58'11" E	5°25'57"	370.64'
C3	7812.36'	374.35'	374.32'	S 46°52'50" E	2°44'44"	187.21'
C4	925.37'	128.88'	128.78'	N 55°24'53" W	7°58'48"	64.55'
C5	7763.06'	466.69'	466.62'	N 50°55'59" W	3°26'40"	233.42'
C6	7753.06'	51.46'	51.46'	N 55°01'54" W	0°22'49"	25.73'



BEARINGS ARE BASED ON A GPS OBSERVATION ON 06/06/06 WGS 1984 GEODETIC NORTH.

NOTE

MAG NAIL AT THE CENTERLINE INTERSECTION OF SR 56 AND ANDERSON ANTIOCH IS:
 N=638949.11'
 E=1745753.85'

LINE	BEARING	DISTANCE
L1	S 55°16'32" E	179.62'
L2	S 36°36'30" W	34.95'
L3	N 57°06'11" W	145.77'
L4	S 42°03'12" W	38.79'
L5	N 41°54'31" W	58.41'
L6	N 39°30'59" W	102.09'
L7	N 55°15'00" W	140.30'
L8	N 66°34'27" W	49.31'
L9	N 39°55'11" E	70.07'
L10	S 45°30'28" E	218.01'
L11	S 51°00'17" W	499.99'
L12	N 45°30'34" W	218.01'
L13	N 51°00'17" E	500.00'
L14	S 51°00'17" W	500.00'
L15	S 45°30'34" E	218.01'
L16	S 45°31'52" E	30.00'
L17	N 34°42'53" E	240.88'
L18	S 55°16'32" E	41.51'
L19	N 88°26'32" E	93.45'
L20	S 43°54'51" E	280.72'
L21	S 55°16'32" E	132.45'

DEED REFERENCE

FARM AT SUGAR RUN LLC OR 421 PG 1462
 (A) 2.5 ACRES PARCEL No. 17-00056.002
 (B) 102.36 ACRES PARCEL No. 17-00056.002
 FARM AT SUGAR RUN LLC OR 421 PG 1453
 (C) 56.695 ACRES PARCEL No. 17-00693.000
 MADISON COUNTY R/W PLANS S.H. 243 SEC. C(pt.) & B(pt.)

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊛ WOOD FENCE POST (FOUND)
 - 1/2" Ø IRON PIPE (FOUND)
 - IRON PIN (FOUND)
 - 5/8" Ø IRON PIN (FOUND)
 - 3/4" SOLID IRON PIN (FOUND)
 - ▣ MAG NAIL (FOUND)
 - ⊙ MAG NAIL (SET)
 - ⊕ 3/4" Ø IRON PIPE & ALUMINUM CAP STAMPED "NCB 5969" (FOUND)
 - ⊕ 5/8" Ø REBAR & RED PLASTIC CAP STAMPED "McCARTY & ASSOC." (FOUND)
 - ⊕ 5/8" Ø REBAR & RED PLASTIC CAP STAMPED "7959" (FOUND)
 - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
 - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

REVISED 4/17/24

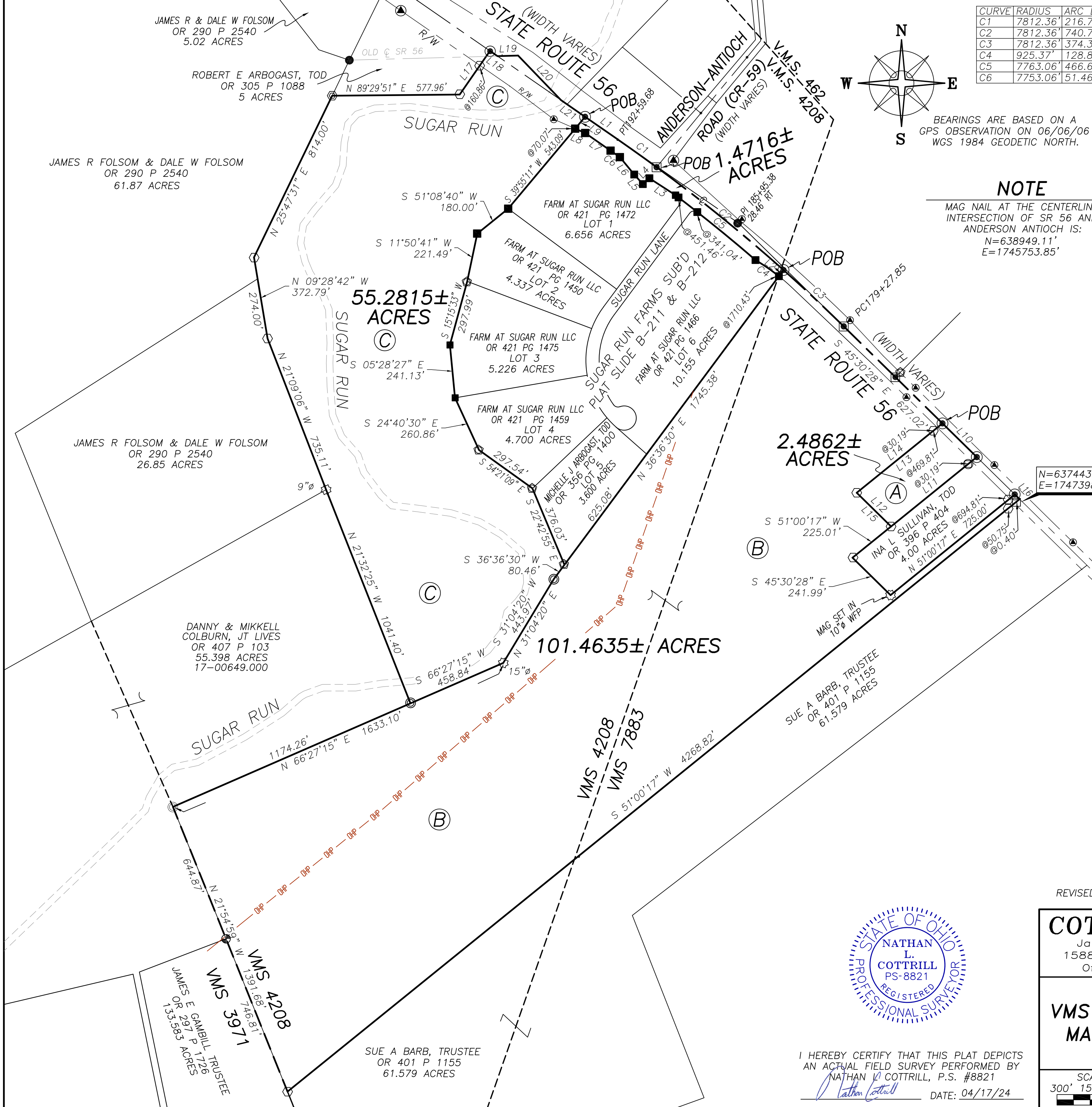
COTTRILL SURVEYING, INC
 James R Cottrill, PS Nathan Cottrill, PE PS
 15882 US Route 62 NE, Mt. Sterling, Ohio 43143
 Office: (740) 869-3811 www.cottrillsurveying.com

FARM SURVEY
VMS 4208 & 7883, PLEASANT TWP, MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR ARBOGAST

SCALE: 1" = 300'	JOB No. S240103	CREW: MW,AM
300' 150' 0 300'	SURVEYED 02/2024	DWN BY: JRC
	DRAWN 02/2024	CHECK: NC



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821
 DATE: 04/17/24



JAMES R & DALE W FOLSOM OR 290 P 2540 5.02 ACRES

ROBERT E ARBOGAST, TOD OR 305 P 1088 5 ACRES

JAMES R FOLSOM & DALE W FOLSOM OR 290 P 2540 61.87 ACRES

55.2815± ACRES

JAMES R FOLSOM & DALE W FOLSOM OR 290 P 2540 26.85 ACRES

DANNY & MIKKELL COLBURN, JT LIVES OR 407 P 103 55.398 ACRES 17-00649.000

101.4635± ACRES

2.4862± ACRES

N=637443.93'
 E=1747398.79'

SUE A BARB, TRUSTEE OR 401 P 1155 61.579 ACRES

JAMES E GAMBILL, TRUSTEE OR 267 P 1206 3.588 ACRES

COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

1.4716 Acre Tract *Surveyed for Arbogast*

The following described 1.4716 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 4208, being part of a 56.695 acre tract (Parcel 17-00693.000) conveyed to Farm at Sugar Run LLC by Official Record 421 page 1453, and being more particularly described as follows:

Beginning at a mag nail found at the centerline intersection of State Route 56 (right-of-way width varies, as shown in right-of-way plans S.H. 243 Sec C(pt.) & B(pt.)) and Anderson-Antioch Road (County Road 59, right-of-way width varies);

Thence, with the centerline of State Route 56, with a **curve to the right, radius of 7812.36 feet, arc length of 740.72 feet**, Delta angle of $5^{\circ} 25' 57''$, chord bears South $50^{\circ} 58' 11''$ East a distance of 740.44 feet to a mag nail set at the North corner of a 102.36 acre tract conveyed to Farm at Sugar Run LLC by Official Record 353 page 104;

Thence, with the Northwest line of said 102.36 acre tract, **South $36^{\circ} 36' 30''$ West** a distance of **34.95 feet** to a 5/8 inch diameter rebar found at the East corner of Lot 6 of Sugar Run Farms Subdivision as recorded in Plat Slide B-211 and B212;

Thence, with the Northeast line of said subdivision with the following nine courses:

- 1) with a **curve to the left, radius of 925.37 feet, arc length of 128.88 feet**, Delta angle of $7^{\circ} 58' 48''$, chord bears North $55^{\circ} 24' 53''$ West a distance of 128.78 feet to a 5/8 inch diameter rebar found;
- 2) with a **curve to the left, radius of 7763.06 feet**, passing a 5/8 inch diameter rebars found at 341.04 feet and 451.46 feet, **arc length of 466.69 feet**, Delta angle of $3^{\circ} 26' 40''$, chord bears North $50^{\circ} 55' 59''$ West a distance of 466.62 feet to a 5/8 inch diameter rebar found;
- 3) **North $57^{\circ} 06' 11''$ West** a distance of **145.77 feet** to a 5/8 inch diameter rebar found;
- 4) **South $42^{\circ} 03' 12''$ West** a distance of **38.79 feet** to a 5/8 inch diameter rebar found;
- 5) **North $41^{\circ} 54' 31''$ West** a distance of **58.41 feet** to a 5/8 inch diameter rebar found;
- 6) **North $39^{\circ} 30' 59''$ West** a distance of **102.09 feet** to an 5/8 inch diameter rebar found;
- 7) with a **curve to the left, radius of 7753.06 feet, arc length of 51.46 feet**, Delta angle of $0^{\circ} 22' 49''$, chord bears North $55^{\circ} 01' 54''$ West a distance of 51.46 feet to a 5/8 inch diameter rebar found;
- 8) **North $55^{\circ} 15' 00''$ West** a distance of **140.30 feet** to a 5/8 inch diameter rebar found;
- 9) **North $66^{\circ} 34' 27''$ West** a distance of **49.31 feet** to a 5/8 inch diameter rebar found at the North corner of Lot one of said subdivision;

Thence, with a new line across said 56.695 acre tract, **North $39^{\circ} 55' 11''$ East** a distance of **70.07 feet** to a mag nail set in the centerline of State Route 56;

Thence, with the centerline of State Route 56 with the following two courses:

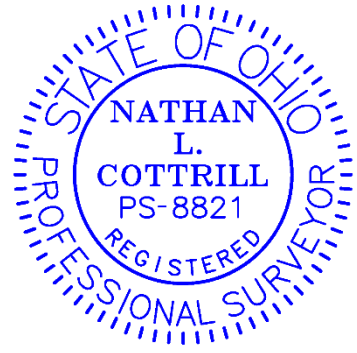
- 1) **South $55^{\circ} 16' 32''$ East** a distance of **179.62 feet** to a point;
- 2) with a **curve to the right, radius of 7812.36 feet, arc length of 216.76 feet**, Delta angle of $1^{\circ} 35' 23''$, chord bears South $54^{\circ} 28' 50''$ East a distance of 216.75 feet returning to the **Point of Beginning**, containing **1.4716 Acres** more or less.

Bearings are based on a GPS observation on June 6, 2006, WGS 1984 Geodetic North.

Subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill Surveying"

This description is based on an actual field survey performed by Nathan L. Cottrill, PS registration #8821 on February of 2024.



A handwritten signature in blue ink that reads "Nathan Cottrill".

Nathan L. Cottrill, PS #8821
(Job #S240103-1.4716)

COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

2.4862 Acre Tract Surveyed for Arbogast

The following described 2.4862 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 7883, being all of a 2.5 acre tract (Parcel 17-00056.002) conveyed to Farm at Sugar Run LLC by Official Record 421 page 1462, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of State Route 56 (right-of-way width varies, as shown in right-of-way plans S.H. 243 Sec C(pt.) & B(pt.)) at a corner to a 102.36 acre tract conveyed to Farm at Sugar Run LLC by Official Record 353 page 104 and the North corner of said 2.5 acre tract, said mag nail bears South 50° 58' 11" East a distance of 740.44 feet, South 46° 52' 50" East a distance of 374.32 and South 45° 30' 28" East a distance of 627.02 feet from a mag nail found at the centerline intersection of State Route 56 and Anderson-Antioch Road (County Road 59, right-of-way width varies);

Thence, with the centerline of State Route 56, **South 45° 30' 28" East** a distance of **218.01 feet** to a mag nail set at the North corner of a 4.00 acre tract conveyed to Ina L Sullivan, TOD by Official Record 396 page 404;

Thence, with the Northwest line of said 4.00 acre tract, **South 51° 00' 17" West**, passing a 1/2 inch diameter iron pipe found at 30.19 feet, a total distance of **499.99 feet** to an iron pin and cap set at a corner to said 102.36 acre tract;

Thence, with said 102.36 acre tract with the following two courses:

- 1) **North 45° 30' 34" West** a distance of **218.01 feet** to an iron pin and cap set;
- 2) **North 51° 00' 17" East**, passing an iron pin and cap set at 469.81 feet, a total distance of **500.00 feet** returning to the **Point of Beginning**, containing **2.4862 Acres** more or less.

Bearings are based on a GPS observation on June 6, 2006, WGS 1984 Geodetic North.

Subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill Surveying"

This description is based on an actual field survey performed by Nathan L. Cottrill, PS registration #8821 on February of 2024.



A handwritten signature in blue ink that reads "Nathan Cottrill".

Nathan L. Cottrill, PS #8821
(Job #S240103-2.4862)

COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

55.2815 Acre Tract *Surveyed for Arbogast*

The following described 55.2815 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 4208, being part of a 56.695 acre tract (Parcel 17-00693.000) conveyed to Farm at Sugar Run LLC by Official Record 421 page 1453, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of State Route 56 (right-of-way width varies, as shown in right-of-way plans S.H. 243 Sec C(pt.) & B(pt.)) At the extension of the Northwest line of Lot 1 of Sugar Run Farms Subdivision as recorded in Plat Slide B-211 and B212, said mag nail bears North 54° 28' 50" West a distance of 216.75 feet and North 55° 16' 32" West a distance of 179.62 feet from a mag nail found at the centerline intersection of State Route 56 and Anderson-Antioch Road (County Road 59, right-of-way width varies);

Thence, across said 56.695 acre tract and with the extension of the Northwest line of Lot 1, **South 39° 55' 11" West**, passing a 5/8 inch diameter rebar found at the North corner of said Lot 1 at 70.07 feet, continuing with the Northwest line of said Lot 1, a total distance of **543.09 feet** to a 5/8 inch diameter rebar found at the Northwest corner of Lot 2 of said subdivision;

Thence, with the Northwest line of Lot 2 with the following two courses:

- 1) **South 51° 08' 40" West** a distance of **180.00 feet** to a 5/8 inch diameter rebar found;
- 2) **South 11° 50' 41" West** a distance of **221.49 feet** to a 5/8 inch diameter rebar and red plastic cap stamped "McCarty & Associates" found at the Northwest corner of Lot 3 of said subdivision;

Thence, with the West line of said Lot 3 with the following two courses:

- 1) **South 15° 15' 33" West** a distance of **297.99 feet** to a 5/8 inch diameter rebar found;
- 2) **South 05° 28' 27" East** a distance of **241.13 feet** to a 5/8 inch diameter rebar found at the Northwest corner of Lot 4 of said subdivision;

Thence, with the Southwest line of Lot 4 with the following two courses:

- 1) **South 24° 40' 30" East** a distance of **260.86 feet** to a 5/8 inch diameter rebar and red plastic cap stamped "McCarty & Associates" found;
- 2) **South 54° 21' 09" East** a distance of **297.54 feet** to a 5/8 inch diameter rebar and red plastic cap stamped "McCarty & Associates" found at the West corner of Lot 5 of said subdivision;

Thence, with the Southwest line of Lot 5, **South 22° 42' 55" East** a distance of **376.03 feet** to a 5/8 inch diameter rebar and red plastic cap stamped "McCarty & Associates" found in the Northwest line of a 102.36 acre tract conveyed to Farm at Sugar Run LLC by Official Record 353 page 104;

Thence, with the Northwest line of said 102.36 acre tract with the following three courses:

- 1) **South 36° 36' 30" West** a distance of **80.46 feet** to a 3/4 inch diameter iron pipe and aluminum cap stamped "NCB 5969" found;
- 2) **South 31° 04' 20" West** a distance of **443.97 feet** to a 15 inch diameter wood fence post found;

- 3) **South 66° 27' 15" West** a distance of **458.84 feet** to a 3/4 inch diameter iron pipe and aluminum cap stamped "NCB 5969" found at the East corner of a 55.398 acre tract conveyed to Danny and Mikkell Colburn, Joint Lives by Official Record 407 page 103;

Thence, with the Northeast line of said 55.398 acre tract, **North 21° 32' 25" West** a distance of **1041.40 feet** to a 9 inch diameter wood fence post found at the East corner of a 26.85 acre tract conveyed to James R Folsom and Dale W Folsom by Official Record 290 page 2540;

Thence, with the Northeast line of said 26.85 acre tract with the following two courses:

- 1) **North 21° 09' 06" West** a distance of **735.11 feet** to an iron pin and cap set;
- 2) **North 09° 28' 42" West**, passing a corner to a 61.87 acre tract conveyed to James R Folsom and Dale W Folsom by Official Record 290 page 2540 at 274.00 feet, continuing with the East line of said 61.87 acre tract, a total distance of **372.79 feet** to an iron pin and cap set;

Thence, with the Southeast line of said 61.87 acre tract, **North 25° 47' 31" East** a distance of **814.00 feet** to an iron pin and cap previously set at the Southwest corner of a 5 acre tract conveyed to Robert E Arbogast, TOD by Official Record 305 page 1088;

Thence, around said 5 acre tract with the following two courses:

- 1) **North 89° 29' 51" East** a distance of **577.96 feet** to an iron pin and cap set;
- 2) **North 34° 42' 53" East**, passing an iron pin and cap set at 160.86 feet, a total distance of **240.88 feet** to a mag nail set in the centerline of State Route 56;

Thence, with the centerline of State Route 56, **South 55° 16' 32" East** a distance of **41.51 feet** to the original centerline of State Route 56;

Thence, with the original centerline of State Route 56 with the following two courses:

- 1) **North 88° 26' 32" East** a distance of **93.45 feet** to a point;
- 2) **South 43° 54' 51" East** a distance of **280.72 feet** to the to the centerline of State Route 56;

Thence, with the centerline of State Route 56, **South 55° 16' 32" East** a distance of **132.45 feet** returning to the **Point of Beginning**, containing **55.2815 Acres** more or less.

Bearings are based on a GPS observation on June 6, 2006, WGS 1984 Geodetic North.

Subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill Surveying"

This description is based on an actual field survey performed by Nathan L. Cottrill, PS registration #8821 on February of 2024.



A handwritten signature in blue ink that reads "Nathan Cottrill".

Nathan L. Cottrill, PS #8821
(Job #S240103-55.2815)

COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

101.4635 Acre Tract *Surveyed for Arbogast*

The following described 101.4635 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 4208 and VMS 7883, being all of a 102.36 acre tract (Parcel 17-00056.002) conveyed to Farm at Sugar Run LLC by Official Record 421 page 1462, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of State Route 56 (right-of-way width varies, as shown in right-of-way plans S.H. 243 Sec C(pt.) & B(pt.)) at the North corner of said 102.36 acre tract and the extension of the Southeast line of Lot 6 of Sugar Run Farms Subdivision as recorded in Plat Slide B-211 and B212, said mag nail bears South 50° 58' 11" East a distance of 740.44 feet from a mag nail found at the centerline intersection of State Route 56 and Anderson-Antioch Road (County Road 59, right-of-way width varies);

Thence, with the centerline of State Route 56 with the following two courses:

- 1) with a **curve to the right, radius of 7812.36 feet, arc length of 374.35 feet**, Delta angle of 2° 44' 44", chord bears South 46° 52' 50" East a distance of 374.32 feet to a mag nail found;
- 2) **South 45° 30' 28" East** a distance of **627.02 feet** to a mag nail set at the North corner of a 2.5 acre tract conveyed to Farm at Sugar Run LLC by Official Record 253 page 104;

Thence, around said 2.5 acre tract with the following two courses:

- 1) **South 51° 00' 17" West**, passing an iron pin and cap set at 30.19 feet, a total distance of **500.00 feet** to an iron pin and cap set;
- 2) **South 45° 30' 34" East** a distance of **218.01 feet** to an iron pin and cap set in the Northwest line of a 4.00 acre tract conveyed to Ina L Sullivan, TOD by Official Record 396 page 404;

Thence, around said 4.00 acre tract with the following three courses:

- 1) **South 51° 00' 17" West** a distance of **225.01 feet** to an iron pin and cap set;
- 2) **South 45° 30' 28" East** a distance of **241.99 feet** to a mag nail set in a 10 inch diameter wood fence post found;
- 3) **North 51° 00' 17" East**, passing an iron pin and cap set at 694.81 feet, a total distance of **725.00 feet** to a mag nail set in the centerline of State Route 56;

Thence, with the centerline of State Route 56, **South 45° 31' 52" East** a distance of **30.00 feet** to the North corner of a 61.579 acre tract conveyed to Sue A Barb, Trustee by Official Record 401 page 1155;

Thence, with the Northwest line of said 61.579 acre tract, **South 51° 00' 17" West**, passing an iron pin found at 0.40 feet, passing an iron pin and cap set at 50.75 feet, a total distance of **4268.82 feet** to an iron pin and cap set in the Northeast line of a 133.583 acre tract conveyed to James E Gambill, Trustee by Official Record 297 page 1726 and in the line between VMS 4208 and VMS 3971;

Thence, with the Northeast line of said 133.583 acre tract and with said VMS line, **North 21° 54' 59" West**, passing a 5/8 inch diameter rebar and red plastic cap stamped "7959" found at a corner to a 55.398 acre tract conveyed to Danny and Mikkel Colburn, Joint Lives by Official Record 407 page 103 at 746.81 feet, continuing with said 55.398 acre tract, a total distance of **1391.68 feet** to a 3/4 inch diameter iron pipe and aluminum cap stamped "NCB 5969" found;

Thence, with said 55.398 acre tract, **North 66° 27' 15" East**, passing a 3/4 inch diameter iron pipe and aluminum cap stamped "NCB 5969" found at the Southwest corner of a 56.695 acre tract conveyed to Farm at Sugar Run LLC by Official Record 353 page 108 at 1174.26 feet, continuing with the South line of said 56.695 acre tract, a total distance of **1633.10 feet** to a 15 inch diameter wood fence post found;

Thence, with the Southeast line of said 56.695 acre tract with the following two courses:

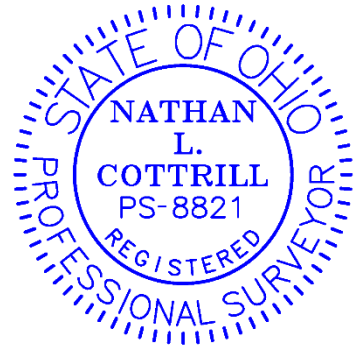
- 1) **North 31° 04' 20" East** a distance of **443.97 feet** to a 3/4 inch diameter iron pipe and aluminum cap stamped "NCB 5969" found;
- 2) **North 36° 36' 30" East**, passing a 5/8 inch diameter rebar and red plastic cap stamped "McCarty & Associates" found at the South corner of Lot 5 of Sugar Run Farms Subdivision as recorded in Plat Slide B-211 and B212 at 80.46 feet, continuing with the Southeast line of said subdivision, passing a 5/8 inch diameter iron pin found at the East corner of Lot 6 of said subdivision at 1710.43 feet, a total distance of **1745.38 feet** returning to the **Point of Beginning**, containing **101.4635 Acres** more or less.

Bearings are based on a GPS observation on June 6, 2006, WGS 1984 Geodetic North.

Subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill Surveying"

This description is based on an actual field survey performed by Nathan L. Cottrill, PS registration #8821 on February of 2024.



A handwritten signature in blue ink that reads "Nathan Cottrill".

Nathan L. Cottrill, PS #8821
(Job #S240103-101.4635)