

**SURVEYOR'S NOTE:**  
 1930 Warranty Deed (Deed Book 109, Page 27 - First Tract) from Martha B. Overturf to William H. Haner and William S. Leckie contains after exception 801.33 acres. The exception is the 10-1/4 acre tract determined to be Tract 2 of Parcel Number 1500132000 presently owned by Resaca Land Holdings, LLC. 1938 Warranty Deed (Deed Book 122, Page 537 - Second Tract) to William S. Leckie containing 180.05 acres after a 1.23 acre exception, and being part of the original 801.33 acres, describes land west of and adjoining the 10-1/4 acre tract description of the parent tract, but is erroneous in description. It is this surveyor's opinion that establishing parcel lines from the east working west and holding historical evidence such as remnants of field fence, common crop lines, and an Iron Pin Set by Jason McConaughy PS 8509 in 2018 at the southeast corner of said 10-1/4 acre tract, is the proper solution.

**Rosedale-Plain City Road C.R. 24**  
 (45' Right-of-Way)

**PIKE TOWNSHIP, MADISON COUNTY, OHIO**  
**VIRGINIA MILITARY SURVEYS 2884, 3153, 4940, 5298**  
**BEING A RESURVEY AND DIVISION OF ALL OF THE 180.05 ACRE PARCEL NO. 12 (1,112.56 ACRES PER AUDITOR'S PARCEL NUMBER 1500076000) DESCRIBED IN OFFICIAL RECORD VOLUME 408, PAGE 1825, CONVEYED TO CROPLANDS LLC**

Fair Acres Farms on the Darby LLC  
 PN: 1500103000  
 246.69 Acres (Auditor)  
 O.R. Vol. 410, Pg. 1632  
 246.685 Acres

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 PN: 1500103000  
 246.69 Acres (Auditor)  
 O.R. Vol. 410, Pg. 1632  
 246.685 Acres

Croplands LLC  
 PN: 1500076000  
 1,112.56 Acres (Auditor)  
 Parcel No. 12  
 O.R. Vol. 408, Pg. 1825

**State Route 39**  
 (Morgantown-London Road, S. H. 239, 60' Right-of-Way, MAD-38-15.5-30.02)

**174.626 Acres**  
 (169.547 Acres Net)  
 Croplands LLC  
 PN: 1500076000  
 1,112.56 Acres (Auditor)  
 O.R. Vol. 408, Pg. 1825  
 Parcel No. 12  
 180.05 Acres

Michelle D. Thrush (1/2 Int.)  
 O.R. Vol. 411, Pg. 1089  
 Sonya K. Cross (1/2 Int.)  
 O.R. Vol. 411, Pg. 2183  
 PN: 1500098003  
 87.24 Acres (Auditor)  
 87.236 Acres

Jeff Blake Manning  
 PN: 1500081000  
 1.41 Acres (Auditor)  
 O.R. Vol. 316, Pg. 1567  
 1.414 Acres

John E. Wilson & Christina R. Wilson  
 PN: 1500091001  
 20.00 Acres (Auditor)  
 O.R. Vol. 349, Pg. 2595  
 20.001 Acres

Resaca Land Holdings, LLC  
 PN: 1500091000  
 100.02 Acres (Auditor)  
 O.R. Vol. 313, Pg. 2595  
 120.0215 Acres (Less Exceptions)

Resaca Land Holdings, LLC  
 PN: 1500132000  
 114.13 Acres (Auditor)  
 O.R. Vol. 313, Pg. 2595  
 Tract 4: 38-1/2 Acres

Resaca Land Holdings, LLC  
 PN: 1500132000  
 114.13 Acres (Auditor)  
 O.R. Vol. 313, Pg. 2595  
 Tract 1: 38-1/2 Acres

Resaca Land Holdings, LLC  
 PN: 1500132000  
 114.13 Acres (Auditor)  
 O.R. Vol. 313, Pg. 2595  
 Tract 3: 40 Acres (Less Exceptions)

**LINE TABLE:**

L - 1	S10°34'24"W 350.01'
L - 2	N10°34'24"E 358.25'
L - 3	S17°20'50"W 488.38'

**2,000 Acres**  
 (1,868 Acres Net)

**2,068 Acres**  
 (1,943 Acres Net)

**Point of Beginning**  
 174.369 Acres  
**Point of Commencement**  
 2,068 Acres & 2,000 Acres  
 3/4" Iron Pin Found in Monument Box @ Centerline Intersection of State Route 39 & Finley Guy Road  
 N: 751767.09  
 E: 1714416.76

Croplands LLC  
 PN: 1500075000  
 61.00 Acres (Auditor)  
 O.R. Vol. 408, Pg. 1825  
 Parcel No. 1 First Tract  
 334.51 Acres

Croplands LLC  
 Parcel No. 1 Second Tract  
 1.23 Acres  
 O.R. Vol. 408, Pg. 1825

Jakob Wilson & Megan Wilson  
 PN: 1500132002  
 1.83 Acres (Auditor)  
 O.R. Vol. 355, Pg. 2517  
 1.833 Acres

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 PLAN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010. THE CENTERLINE PORTION OF FINLEY-GUY ROAD, HAVING A BEARING OF N82°32'50"W IS DESIGNATED THE "BASIS OF BEARING" FOR THIS SURVEY.

**REFERENCE DEEDS:**  
 D.B. 109, PG. 27  
 D.B. 122, PG. 537  
 D.B. 137, PG. 197  
 D.B. 285, PG. 386  
 O.R. VOL. 313, PG. 2595  
 O.R. VOL. 318, PG. 57  
 O.R. VOL. 349, PG. 2595  
 O.R. VOL. 355, PG. 2517  
 O.R. VOL. 408, PG. 1825

**REFERENCE SURVEYS:**  
 131-03  
 116-02  
 84-93  
 49-10  
 35-16  
 11-19  
 10-19  
 9-19  
 5-08  
 PI-50

**INDEX OF TOWNSHIP ROAD MAPS**  
 MAD-38-15.5-30.02

I HEREBY CERTIFY THAT THIS PLAN IS A TRUE REPRESENTATION OF A SURVEY PERFORMED NOVEMBER - DECEMBER 2023 BY HARRAL AND STEVENSON, LLC, UNDER MY DIRECT SUPERVISION AND THAT THE ACCURACY OF SAID SURVEY IS CONSISTENT WITH OHIO ADMINISTRATIVE CODE 4733-37 AND MEETS OR EXCEEDS MADISON COUNTY CONVEYANCE STANDARDS.



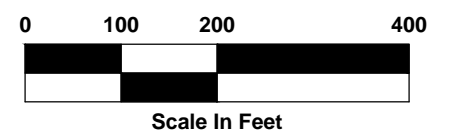
CRAIG E. STEVENSON, PS 8592  
 02/16/24  
 DATE

**Symbol Legend**

- Iron Pin Found
- Iron Pin Set
- ▲ Survey Nail/RRS Found
- △ Mag Spike Set
- Stone Found
- Right-of-Way Monument Found
- x Point

**Line Legend**

- Subject Boundary
- - - Adjacent Boundary
- - - Right-of-Way Centerline
- - - VMS Line
- - - Township Line
- - - Fence



**Harral and Stevenson**  
 Civil Engineering and Surveying  
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 Circleville, Ohio 43113  
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 www.harralstevenson.com

**PIKE TOWNSHIP, MADISON COUNTY, OHIO**  
**VIRGINIA MILITARY SURVEYS 2884, 3153, 4940, 5298**  
**PLAT OF SURVEY**  
**CROPLANDS LLC**

Project No: 50788 Scale: 1" = 200'  
 Client: Derrick Yoder Drawn: JBP  
 Date: February 16, 2024 Reviewed: CES

**Legal Description**  
**Pike Township, Madison County, Ohio**  
**Virginia Military Surveys 2884, 4940, & 5298**  
**2.000 Acres**

Situated in the Township of Pike, County of Madison, State of Ohio, and in Virginia Military Surveys 2884, 3153, 4940, 5298, being part of the 180.05 Acre Parcel No. 12 (1,112.56 Acres by Auditor's Parcel Number 1500076000) described in Official Record Volume 408, Page 1825, conveyed to Croplands LLC, being more particularly bounded and described as follows:

Commencing at a 3/4 inch diameter Iron Pin Found in a Monument Box at the centerline intersection of State Route 38 (60' Right-of-Way; MAD-38-15.5-30.02) and Finley-Guy Road C.R. 123 (50' Right-of-Way), being the south west corner of the tract of which this is a part;

Thence with the centerline of Finley-Guy Road and south line of the tract of which this is a part, passing a Mag Spike Set at 1795.63 feet, S82°32'50"E 2015.40 feet to a Mag Spike Set at the south east corner of a 2.068 acre tract also surveyed this date by this surveyor, said Mag Spike Set being the **TRUE POINT OF BEGINNING**;

Thence leaving said Finley-Guy Road and with the east line of said 2.214 acre tract, passing an Iron Pin Set at 250.00 feet, **N17°20'50"E 488.38 feet** to an Iron Pin Set;

Thence with a new line through the tract of which this is a part, **S46°14'23"E 208.40 feet** to an Iron Pin Set;

Thence with another new line through the tract of which this is a part, passing an Iron Pin Set at 158.25 feet, **S10°34'24"W 358.25 feet** to a Mag Spike Set in the centerline of Finley-Guy Road and south line of the tract of which this is a part;

Thence with the centerline of Finley-Guy Road and south line of the tract of which this is a part, **N82°32'50"W 232.36 feet** to the **TRUE POINT OF BEGINNING**;

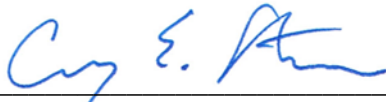
Containing **2.000 Acres** more or less, of which 0.132 acres Present Right-of-Way Occupied.

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

The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011) Epoch 2010. The centerline portion of Finley-Guy Road, having a bearing of N82°32'50"W is designated the "basis of bearing" for this survey.

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, is a true representation of the conditions as they existed on the date of the field survey, November – December 2023, performed by Harral and Stevenson, LLC, under my direct supervision, and that the accuracy of said survey is consistent with Ohio Administrative Code 4733-37 and meets or exceeds Madison County conveyance standards.



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



February 16, 2024

Date

**Legal Description**  
**Pike Township, Madison County, Ohio**  
**Virginia Military Surveys 2884, 4940, & 5298**  
**2.068 Acres**

Situated in the Township of Pike, County of Madison, State of Ohio, and in Virginia Military Surveys 2884, 3153, 4940, 5298, being part of the 180.05 Acre Parcel No. 12 (1,112.56 Acres by Auditor's Parcel Number 1500076000) described in Official Record Volume 408, Page 1825, conveyed to Croplands LLC, being more particularly bounded and described as follows:

Commencing at a 3/4 inch diameter Iron Pin Found in a Monument Box at the centerline intersection of State Route 38 (60' Right-of-Way; MAD-38-15.5-30.02) and Finley-Guy Road C.R. 123 (50' Right-of-Way), being the south west corner of the tract of which this is a part;

Thence with the centerline of Finley-Guy Road and south line of the tract of which this is a part, **S82°32'50"E 1795.63 feet** to a Mag Spike Set, said Mag Spike Set being the **TRUE POINT OF BEGINNING**;

Thence leaving said Finley-Guy Road and with new lines through the tract of which this is a part the following three (3) courses:

Passing an Iron Pin Set at 250.00 feet, **N23°39'15"E 455.76 feet** to an Iron Pin Set;

**N78°15'00"E 158.29 feet** to a Point; and

**S64°53'09"E 28.38 feet** to an Iron Pin Set at the north west corner of the 2.000 acre tract also surveyed this date by this surveyor;

Thence with the west line of said 2.000 acre tract, passing an Iron Pin Set at 238.38 feet, **S17°20'50"W 488.38 feet** to a Mag Spike Set in the centerline of Finley-Guy Road and south line of the tract of which this is a part;

Thence with the centerline of Finley-Guy Road and south line of the tract of which this is a part, **N82°32'50"W 219.77 feet** to the **TRUE POINT OF BEGINNING**;

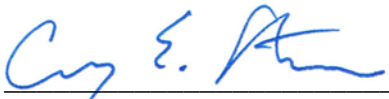
Containing **2.068 Acres** more or less, of which 0.125 acres Present Right-of-Way Occupied.

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

The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011) Epoch 2010. The centerline portion of Finley-Guy Road, having a bearing of N82°32'50"W is designated the "basis of bearing" for this survey.

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, is a true representation of the conditions as they existed on the date of the field survey, November – December 2023, performed by Harral and Stevenson, LLC, under my direct supervision, and that the accuracy of said survey is consistent with Ohio Administrative Code 4733-37 and meets or exceeds Madison County conveyance standards.



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



February 16, 2024

Date



**Legal Description**  
**Pike Township, Madison County, Ohio**  
**Virginia Military Surveys 2884, 3153, 4940, & 5298**  
**174.626 Acres**

Situated in the Township of Pike, County of Madison, State of Ohio, and in Virginia Military Surveys 2884, 3153, 4940, 5298, being part of the 180.05 Acre Parcel No. 12 (1,112.56 Acres by Auditor's Parcel Number 1500076000) described in Official Record Volume 408, Page 1825, conveyed to Croplands LLC, being more particularly bounded and described as follows:

Beginning at a 3/4 inch diameter Iron Pin Found in a Monument Box at the centerline intersection of State Route 38 (60' Right-of-Way; MAD-38-15.5-30.02) and Finley-Guy Road C.R. 123 (50' Right-of-Way), being the south west corner of the tract of which this is a part, said Iron Pin Found being the **TRUE POINT OF BEGINNING**;

Thence with the centerline of State Route 38, **N05°40'40"E 1126.08 feet** to a Mag Spike Set;

Thence continuing with the centerline of State Route 38, **N05°45'22"E 1603.36 feet** to a Mag Spike Set in a south line of the 246.685 acre tract described in Official Record Volume 410, Page 1632, conveyed to Fair Acres Farms on the Darby LLC;

Thence leaving said State Route 38 and with a south line of said 246.685 acre tract, passing Iron Pins Set at 35.00 feet and 2010.45 feet, **S89°09'31"E 2045.45 feet** to a Mag Spike Set in the centerline of Voglesburgh Road C.R. 124 (40' Right-of-Way);

Thence with the centerline of Vogelsburgh Road the following four (4) courses:

Passing a 1/2 inch diameter Iron Pin Found (2 inches deep) at 647.21 feet, **S00°48'20"E 989.85 feet** to 3/4 inch diameter Iron Pipe Found;

Passing a Mag Nail Found at 457.38 feet, **S18°54'03"E 623.80 feet** to a PK Nail Found (1 inch deep);

**S18°38'40"E 249.99 feet** to a 1/2 inch diameter Iron Pin Found (1 inch deep); and

**S32°06'49"E 258.59 feet** to a PK Nail Found (1 inch deep) at the southern corner of the 5.061 acre tract described in Official Record Volume 347, Page 1770, conveyed to Angela J. Critchfield and Richard D. Critchfield;

Thence leaving Vogelsburgh Road, partly with a south east line of said 5.061 acre tract, and partly with a south east line of the 20.001 acre tract described in Official Record Volume 349, Page 2595, conveyed to John E. Wilson and Christina R. Wilson, passing a 1/2 inch diameter Iron Pipe Found (Leaning) at 455.34 feet, **N54°59'46"E 622.10 feet** to an Iron Pin Set at the north west corner of the 10-1/4 acre Tract 2 described in Official Record Volume 313, Page 2595, conveyed to Resaca Land Holdings, LLC;

Thence with the south west line of said 10-1/4 acre Tract 2, **S33°33'43"E 1021.46 feet** to a 5/8 inch diameter Rebar Found (MCCARTY ASSOC) in a north west line of the 40 acre Tract 3 also described in Official Record Volume 313, Page 2595, and conveyed to Resaca Land Holdings, LLC;

Thence partly with a north west line of said 40 acre Tract 3 and partly with a north west line of the original 4.866 acre tract described in Official Record Volume 318, Page 57, conveyed to John E. Wilson and Christina R. Wilson, passing 5/8 inch diameter Rebars Found at 302.48 feet and 627.88 feet, passing a Mag Nail Found at 647.97 feet, and passing a 5/8 inch diameter Rebar Found (MCCARTY ASSOC) at 667.80 feet, **S55°37'51"W 813.33 feet** to a Point in the center of Little Darby Creek;

Thence with a south west line of said 4.866 acre tract, with the center of Little Darby Creek and the meanderings thereof, **S57°52'08"E 91.41 feet** to a Point at a north east corner of the 61 acre Parcel No. 1 First Tract also described in Official Record Volume 408, Page 1825, and conveyed to Croplands LLC;

Thence with a north line of said 61 acre Parcel No. 1 First Tract, passing an Iron Pin Set at 100.00 feet, **S84°57'24"W 323.52 feet** to a Mag Spike Set in the centerline of Finley-Guy Road;

Thence with the centerline of Finley-Guy Road, **N82°32'50"W 438.33 feet** to a Mag Nail Found at the south east corner of the 1.23 acre Parcel No. 1 Second Tract also described in Official Record Volume 408, Page 1825, and conveyed to Croplands LLC;

Thence leaving Finley-Guy Road and with the east, north, and west lines of said 1.23 acre Parcel No. 1 Second Tract the following three (3) courses:

Passing an Iron Pin Set at 165.00 feet, **N10°31'10"E 263.50 feet** to a Point;

**N55°42'06"W 191.26 feet** to an Iron Pin Set; and

Passing an Iron Pin Set at 150.01 feet, **S10°35'24"W 350.01 feet** to a Mag Spike Set in the centerline of Finley-Guy Road;

Thence with the centerline of Finley-Guy Road, **N82°32'50"W 72.00 feet** to a Mag Spike Set;

Thence with a new lines through the tract of which this is a part the following five (5) courses:

Passing an Iron Pin Set at 200.00 feet, **N10°35'24"E 358.25 feet** to an Iron Pin Set;

**N46°14'23"W 208.40 feet** to an Iron Pin Set;

**N64°53'09"W 28.38 feet** to a Point;

**S78°15'00"W 158.29 feet** to an Iron Pin Set; and

Passing an Iron Pin Set at 255.76 feet, **S23°39'15"E 455.76 feet** to a Mag Spike Set in the centerline of Finley-Guy Road;

Thence with the centerline of Finley-Guy Road, **N82°32'50"W 1795.63 feet** to the **TRUE POINT OF BEGINNING**;

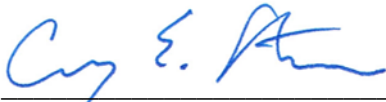
Containing **174.626 Acres** more or less, of which 5.079 acres Present Right-of-Way Occupied.

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

The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011) Epoch 2010. The centerline portion of Finley-Guy Road, having a bearing of N82°32'50"W is designated the "basis of bearing" for this survey.

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, is a true representation of the conditions as they existed on the date of the field survey, November – December 2023, performed by Harral and Stevenson, LLC, under my direct supervision, and that the accuracy of said survey is consistent with Ohio Administrative Code 4733-37 and meets or exceeds Madison County conveyance standards.



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



February 16, 2024  
Date