

PIKE TOWNSHIP, MADISON COUNTY, OHIO
 VIRGINIA MILITARY SURVEYS 2884, 3153, 4940, 5298

171.452 ACRES BEING A RESURVEY AND DIVISION OF THE 174.626 ACRE TRACT (AUDITOR'S PARCEL NUMBER 1500076.000) OFFICIAL RECORD VOLUME 423, PAGE 1842, CONVEYED TO CROPLANDS LLC, 4.408 ACRES BEING A COMBINATION OF THE 1.23 ACRE TRACT (AUDITOR'S PARCEL NUMBER 15-00075.000) DESCRIBED IN OFFICIAL RECORD VOLUME 408, PAGE 1825, CONVEYED TO CROPLANDS LLC, WITH 3.174 ACRES OF SAID 174.626 ACRE TRACT.

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

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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 246.69 Acres (Auditor)
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 246.685 Acres

Croplands LLC
 PN: 1500076004
 1,112.56 Acres (Auditor)
 Parcel No. 3
 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)

Croplands LLC
 PN: 1500076000
 1,112.56 Acres (Auditor)
 Parcel No. 1, 1825
 308.27 Acres

Point of Beginning
 171.452 Acres
 Point of Commencement 4.408 Acres
 3/4" Iron Pin Found in Monument Box @ Centerline Intersection of State Route 39 & Finley Guy Road N: 721267.09 E: 1714416.76

From Which Madison County Monument 12-45 Bears N03°41'46"E 4852.92'
 Published Coordinates:
 N: 756609.915 E: 1714729.605

171.452 Acres
 (166.644 Acres Net)
 Croplands LLC
 PN: 1500076.004
 O.R. Vol. 423, Pg. 1842
 174.626 Acres (Auditor)

LINE TABLE:

L-1	N75°22'11"W 78.34'
L-2	N63°27'14"W 67.18'
L-3	N62°44'32"W 55.42'
L-4	N65°21'44"W 68.75'
L-5	N65°14'35"W 68.43'
L-6	N68°30'00"W 38.17'
L-7	N85°03'24"W 94.34'
L-8	N69°24'35"W 71.18'
L-9	S57°52'08"E 91.41'

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

Angela J. Critchfield & Richard D. Critchfield
 PN: 1500090000
 5.06 Acres (Auditor)
 O.R. Vol. 347, Pg. 1770
 5.061 Acres

Resaca Land Holdings, LLC
 PN: 1500132000
 114.13 Acres (Auditor)
 O.R. Vol. 313, Pg. 2595
 Tract 2: 10-1/2 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)

Croplands LLC
 PN: 15-00076.002
 2.068 Acres
 O.R. Vol. 423, Pg. 1832

Croplands LLC
 PN: 1500075.000
 1.23 Acres
 O.R. Vol. 408, Pg. 1825

4.408 Acres
 (3.802 Acres Net)

Easement
 Board of County Commissioners of Madison County
 D.B. 179, Pg. 352

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.

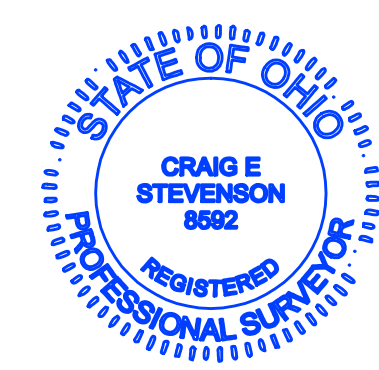
REFERENCE DEEDS:
 D.B. 109, PG. 27
 D.B. 122, PG. 937
 D.B. 137, PG. 197
 D.B. 285, PG. 386
 O.R. VOL. 313, PG. 2595
 O.R. VOL. 318, PG. 57
 O.R. VOL. 349, PG. 2595
 O.R. VOL. 355, PG. 2517
 O.R. VOL. 408, PG. 1825
 O.R. VOL. 423, PG. 1832
 O.R. VOL. 423, PG. 1837
 O.R. VOL. 423, PG. 1842

REFERENCE SURVEYS:
 131-03
 118-02
 84-93
 49-10
 35-16
 11-19
 10-19
 9-19
 6-08
 PI-50

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

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY PERFORMED MARCH 2024 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
 03-27-2024
 DATE

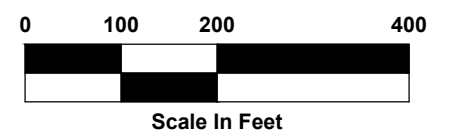


Symbol Legend

- Iron Pin Found
- Iron Pin Previously Set
- ▲ Survey Nail/RRS Found
- △ Mag Spike Previously 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



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 Civil Engineering and Surveying
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PIKE TOWNSHIP, MADISON COUNTY, OHIO
 VIRGINIA MILITARY SURVEYS 2884, 3153, 4940, 5298

PLAT OF SURVEY
 CROPLANDS LLC

Project No: 50900 Scale: 1" = 200'
 Client: Derrick Yoder Drawn: KMO
 Date: March 27, 2024 Reviewed: JBP

Legal Description
Pike Township, Madison County, Ohio
Virginia Military Surveys 2884 & 5298
4.408 Acres

Situated in the Township of Pike, County of Madison, State of Ohio, and in Virginia Military Surveys 2884 & 5298, being all of the 1.23 Acre Parcel (Auditor's Parcel Number 1500075.000) described in Official Record Volume 408, Page 1825, conveyed to Croplands LLC, and part of the 174.626 Acre Parcel (Auditor's Parcel Number 1500076.004) described in Official Record Volume 423, Page 1842, 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 said 174.626 acre tract;

thence with the centerline of Finley Guy Road, **S82°32'50"E 2247.76 feet** to a Mag Spike Previously Set, and being the **TRUE POINT OF BEGINNING**;

Thence leaving said Finley Guy Road and with the east line of a 2.000 acre parcel described in Official Record Volume 423, page 1832, passing an Iron Pin Previously Set at 200.00 feet, **N10°34'24"E 358.25 feet** to an Iron Pin Previously Set in the south line of said 174.626 acre tract;

Thence with a new line through said 174.626 acre parcel, **S75°59'15"E 72.02 feet** to an Iron Pin Previously Set in the original north west corner of said 1.23 acre parcel;

Thence with the original north line of said 1.23 acre parcel, **S55°42'06"E 191.26 feet** to a Point in the Little Darby Creek;

Thence with a new line through said 174.626 acre parcel, **S64°43'59"E 138.71 feet** to the center of the Little Darby Creek;

Thence with the center of Little Darby Creek and the meanderings thereof, the following nine (9) courses:

S75°22'11"E 78.34 feet to a Point at the center of Little Darby Creek;

S63°27'14"E 67.18 feet to a Point at the center of Little Darby Creek;

S62°44'32"E 55.42 feet to a Point at the center of Little Darby Creek;

S65°21'44"E 68.75 feet to a Point at the center of Little Darby Creek;

S65°14'35"E 68.43 feet to a Point at the center of Little Darby Creek;

S68°30'00"E 38.17 feet to a Point at the center of Little Darby Creek;

S85°03'24"E 94.34 feet to a Point at the center of Little Darby Creek;

S69°24'35"E 71.18 feet to a Point at the center of Little Darby Creek;

S57°52'08"E 91.41 feet to a Point at the center of Little Darby Creek;

Thence departing from the centerline of the Little Darby Creek, passing an iron Pin Previously Set at 100.00', **S84°57'24"W 323.52 feet** to a Mag Spike Previously Set in the centerline of Finley Guy Road;

Thence with the centerline of Finley Guy Road, passing a Mag Nail Found at 438.33 feet, and passing a Mag Spike Previously Set at 613.93 feet, **N82°32'50"W 685.93 feet** to the **TRUE POINT OF BEGINNING**;

Containing **4.408 Acres** more or less (0.584 acres and 2.590 acres in two pieces for a total of 3.174 acres from said 174.626 acre parcel, and 1.234 acres by survey from said 1.23 acre parcel), of which 0.606 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 Previously 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, March 2024, 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

03-27-2024

Date



Legal Description
Pike Township, Madison County, Ohio
Virginia Military Surveys 2884, 3153, 4940, & 5298
171.452 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 174.626 Acre Parcel (Auditor's Parcel Number 1500076.004) described in Official Record Volume 423, Page 1842, 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 Previously Set;

Thence continuing with the centerline of State Route 38, **N05°45'22"E 1603.36 feet** to a Mag Spike Previously 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 Previously Set at 35.00 feet and 2010.45 feet, **S89°09'31"E 2045.45 feet** to a Mag Spike Previously Set in the centerline of Voglesburgh Road C.R. 124 (40' Right-of-Way);

Thence with the centerline of Voglesburgh 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 Voglesburgh 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 Previously 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 the center of Little Darby Creek and the meanderings thereof, the following eight (8) courses:

N69°24'35"W 71.18 feet to a Point at the center of Little Darby Creek;

N85°03'24"W 94.34 feet to a Point at the center of Little Darby Creek;

N68°30'00"W 38.17 feet to a Point at the center of Little Darby Creek;

N65°14'35"W 68.43 feet to a Point at the center of Little Darby Creek;

N65°21'44"W 68.75 feet to a Point at the center of Little Darby Creek;

N62°44'32"W 55.42 feet to a Point at the center of Little Darby Creek;

N63°27'14"W 67.18 feet to a Point at the center of Little Darby Creek;

N75°22'11"W 78.34 feet to a Point at the center of Little Darby Creek;

Thence departing from the centerline of the Little Darby Creek, on a new line through said 174.626 acre parcel, **N64°43'59"W 138.71 feet** to a point within the banks of the Little Darby Creek from which an iron pin Previously Set bears S10°31'10"W 98.50 feet, said point also being the northeast corner of the 1.23 acre parcel described in Official Record Volume 408, Page 1825, conveyed to Croplands LLC;

Thence with a north line of said 1.23 acre Parcel **N55°42'06"W 191.26 feet** to an Iron Pin Previously Set;

Thence with a new line through said 174.626 acre tract, **N75°59'15"W 72.02 feet** to an Iron Pin Previously Set;

Thence with the north line of the original 2.000 acre parcel described in Official Record Volume 423, Page 1832, conveyed to Croplands LLC, **N46°14'23"W 208.40 feet** to an Iron Pin Previously Set;

Thence with the north lines of the original 2.068 acre parcel described in Official Record Volume 423, Page 1832, conveyed to Croplands LLC, the following two (2) courses crossing the Little Darby Creek;

N64°53'09"W 28.38 feet to a Point;

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

Thence passing an Iron Pin Previously Set at 255.76 feet, **S23°39'15"W 455.76 feet** to a Mag Spike Previously 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 **171.452 Acres** more or less, of which 4.808 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 Previously 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, March 2024, 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

03-27-2024

Date

