

288.058 Acres
 (280.270 Acres Net)

Point of Beginning 288.058 Acres
 3/4" Iron Pin Found in Monument
 Box @ Centerline Intersection of
 State Route 38 & Finley Guy Road
 N: 751767.09
 E: 1714416.76
 Madison County Monument 12-45
 Bears N03°41'46"E 4850.92'
 by Published Coordinates:
 N: 756609.913
 E: 1714729.605

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 (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 29-24
 116-02 11-19
 84-93 10-19
 49-10 9-19
 35-16 5-08
 PI-5D

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 NOVEMBER 2023 - 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.



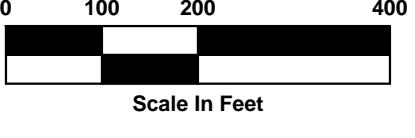
Craig E. Stevenson
 CRAIG E. STEVENSON, PS 8592
 DATE: 4/19/24

Line Legend

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

Symbol Legend

	Iron Pin Found
	Iron Pin Previously Set
	Iron Pin Set (This Survey)
	Survey Nail/RRS Found
	Mag Spike Previously Set
	Mag Spike Set (This Survey)
	Stone Found
	Right-of-Way Monument Found
	Point



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 Circleville, Ohio 43113
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PIKE TOWNSHIP, MADISON COUNTY, OHIO
 VIRGINIA MILITARY SURVEYS 2884, 3153, 4940, 5298, 10700
PLAT OF SURVEY
 CROPLANDS LLC

Project No: 50901	Scale: 1" = 200'
Client: Derrick Yoder	Drawn: JBP
Date: April 19, 2024	Reviewed: CES

Legal Description
Pike Township, Madison County, Ohio
Virginia Military Surveys 2884, 3153, 4940, 5298, 10700
288.058 Acres

Situated in the Township of Pike, County of Madison, State of Ohio, and in Virginia Military Surveys 2884, 3153, 4940, 5298, 10700, being all of the 171.452 acre tract (Auditor's Parcel Number 1500076005) described in Official Record Volume 424, Page 490, and all of the 116.35 acre Parcel No. 3 (part of Auditor's Parcel Number 1500076000) described in Official Record Volume 408, Page 1825, both conveyed to Croplands LLC in the Madison County Recorder's Office, 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 a south corner of the tract herein described, said Iron Pin Found being the **TRUE POINT OF BEGINNING**;

Thence with the centerline of Finley-Guy Road and the south line of the above referenced 116.35 acre Parcel No. 3, **N80°16'02"W 1951.62 feet** to a Mag Spike Set at the south east corner of the 201.4 acre Parcel No. 4 also described in Official Record Volume 408, Page 1825, and conveyed to Croplands LLC;

Thence leaving Finley-Guy Road and with an east line of said 201.4 acre Parcel No. 4, **N07°07'06"E 2574.06 feet** to an Iron Pin Set at a south west corner of the 246.69 acre tract (by Auditor's Parcel Number 1500103000) described in Official Record Volume 410, Page 1632, conveyed to Fair Acres Farms on the Darby LLC;

Thence with a south line of said 246.69 acre tract, passing an Iron Pin Set at 1849.30 feet, **S84°52'30"E 1884.30 feet** to a Mag Spike Previously Set in the centerline of State Route 38;

Thence continuing 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 and north line of the 4.408 acre tract also described in Official Record Volume 424, Page 490, and conveyed to Croplands LLC;

Thence with the center of Little Darby Creek, the meanderings thereof, and north lines of said 4.408 acre tract 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; and

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

Thence departing the centerline of Little Darby Creek, and continuing with north lines of said 4.408 acre tract, the following three (3) courses:

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;

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

N75°59'15"W 72.02 feet to an Iron Pin Previously Set at the north east corner of the 2.000 acre tract described in Official Record Volume 423, Page 1832, conveyed to Croplands LLC;

Thence with the north line of said 2.000 acre tract, **N46°14'23"W 208.40 feet** to an Iron Pin Set at the north east corner of the 2.068 acre tract also described in Official Record Volume 423, Page 1832, and conveyed to Croplands LLC;

Thence with north and west lines of said 2.068 acre tract the following three (3) courses:

N64°53'09"W 28.38 feet to a Point;

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

Passing an Iron Pin Previously Set at 205.76 feet, **S23°39'15"W 455.76 feet** to a Mag Spike Previously Set in the centerline of Finley-Guy Road and south line of the tract herein described;

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

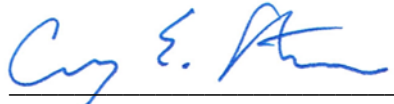
Containing **288.058 Acres** more or less, of which 7.788 acres Present Right-of-Way Occupied.

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, 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



April 23, 2024
Date