

483.940 Acres
 (474.482 Acres Net)

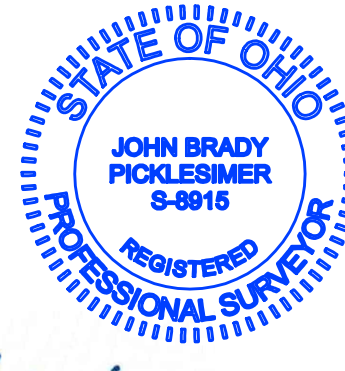
Point of Beginning 483.940 Acres
 3/4" Iron Pin Found in Monument
 Box @ Centerline Intersection of
 State Route 38 & Finley Guy Road
 N: 791767.09
 E: 1714416.76
 Madison County Monument 12-45
 Bears N03°41'46"E 4852.92'
 by Published Coordinates:
 N: 756609.913
 E: 1714729.609

LINE TABLE	
L-1	N69°24'35"W 71.18'
L-2	N85°03'24"W 94.34'
L-3	N68°30'00"W 38.17'
L-4	N65°14'35"W 68.43'
L-5	N65°21'44"W 68.75'
L-6	N62°44'32"W 55.42'
L-7	N63°27'14"W 67.18'
L-8	N75°22'11"W 78.34'
L-9	N64°43'59"W 138.71'
L-10	N55°42'06"W 191.26'
L-11	N75°59'15"W 72.02'

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
 O.R. VOL. 424, PG. 490
 O.R. VOL. 425, PG. 1133

SURVEYS:
 29-24
 32-24
 46-24
 10/15/2024 SURVEY BY NATHANIEL B. RAMSEY, PS 8396

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY PERFORMED NOVEMBER 2023 - DECEMBER 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.



J. BRADY PICKLESIMER, PS 8915
 DATE: 1/28/2025

Symbol Legend

- Iron Pin Found
- Iron Pin Previously Set
- ▲ Survey Nail Found
- ▲ Railroad Spike Found
- ▲ Mag Spike Previously Set
- MSS ▲ Mag Spike Set This Survey
- Stone Found
- Fence Post Found
- Monument Found
- × Point



IRON PINS SET THIS SURVEY ARE 5/8" DIAMETER X 30" LONG REBAR WITH RED PLASTIC CAP STAMPED "H&S 8915". 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.

Harral and Stevenson
 Civil Engineering and Surveying
 2869 North Court Street
 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: S0991sv	Scale: 1" = 300' Original
Client: Croplands, LLC	Drawn: JBP
Date: January 24, 2025	Reviewed: JBP

Legal Description
Pike Township, Madison County, Ohio
Virginia Military Surveys 2884, 3153, 4940, 5298, 10700
483.940 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 288.058 Acre tract (Less Exceptions), 282.05 Acres by Auditor's Parcel Number 15-00076.005, described in Official Record Volume 425, Page 1133, and all of the 201.4 Acre Parcel No. 4, which is part of Auditor's Parcel Number 15-00076.000, 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), said Iron Pin Found being a southern corner of the tract herein described and the **TRUE POINT OF BEGINNING**;

Thence with the centerline of Finley-Guy Road and the south line of the above referenced 288.058 Acre tract, passing a Mag Spike Previously Set at 1951.62 feet, **N80°16'02"W 5192.04 feet** to a Mag Spike Set at the south east corner of the 60 Acre, 1 Rod Tract No. 10 described in Deed Book 154, Page 45 conveyed to Woodland Farms, Inc.;

Thence leaving Finley-Guy Road and with an east line of Woodland Farms Tract No. 10, passing a 10 inch diameter Wood Fence Post at 24.06 feet, **N09°39'22"E 2359.90 feet** to a Stone Found at a south west corner of the 109-3/4 Acre Tract 1 (Less Exceptions) described in Official Record Volume 312, Page 1517, conveyed to Eileen M. Keller, Trustee;

Thence with a south line of Keller's Tract 1, **N87°40'09"E 1695.66 feet** to 5/8 inch diameter Rebar Found (RAMSEY S-8396);

Thence with another south line of Keller's Tract 1, **N72°31'27"E 980.14 feet** to 5/8 inch diameter Rebar Found (RAMSEY S-8396) at the south west corner of the 30 Acre, 3 Roods, 36 Square Rods tract (Less Exceptions) described in Official Record Volume 410, Page 1632, conveyed to Fair Acres Farms on the Darby LLC;

Thence with the south line of the above mentioned Fair Acres tract, **S80°47'14"E 567.98 feet** to a Stone Found in the west line of the 274 Acre tract (Less Exceptions) also described in Official Record Volume 410, Page 1632, and conveyed to Fair Acres Farms on the Darby LLC;

Thence with the west line of Fair Acres 274 Acre tract, **S07°00'55"W 596.89 feet** to an Iron Pin Previously Set;

Thence with a south line of said 274 Acre tract, passing an Iron Pin Previously 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 five (5) 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);

S32°06'49"E 258.59 feet to a PK Nail Found; and

Passing a Mag Spike Previously Set at 211.26 feet, **S32°05'41"E 414.26 feet** to a Mag Spike Previously Set at the south west corner of the 2.793 Acre tract described in Official Record Volume 433, Page 1762, conveyed to Croplands LLC;

Thence leaving Vogelsburgh Road, partly with a south east line of said 2.793 Acre tract, and partly with a south east line of the 0.141 Acre tract also described in Official Record Volume 433, Page 1762 and conveyed to Croplands LLC, passing Iron Pins Previously Set at 19.97 feet and 599.82 feet, **N55°37'51"E 632.58 feet** to an Iron Pin Previously Set in the south west line 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 600.59 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 **483.940 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 this survey are 5/8" diameter x 30" long rebar with red plastic cap stamped "H&S 8915".

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 - December 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.



J. Brady Picklesimer, PS 8915
Harral and Stevenson



January 28, 2025
Date