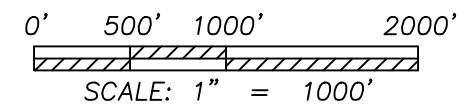
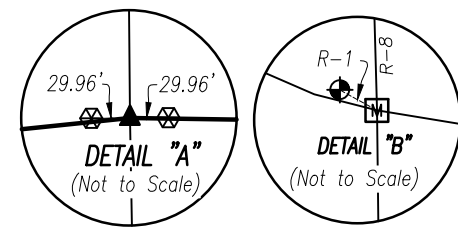


- ① ARTHUR W. COPP, JR.  
ORV. 414 PG. 1740  
(5 AC.-R.)
- ② CHRISTOPHER WADE MICHAEL  
AND DANIELLE LEIN MICHAEL  
ORV. 413 PG. 615  
(4.789 AC.-R.)
- ③ STEWART FARM INC  
ORV. 426 PG. 2193  
(1.800 AC.-R.)

- REFERENCE DOCUMENTS:**
- VIRGINIA MILITARY SURVEY No. 4939
  - VIRGINIA MILITARY SURVEY No. 6965
  - VIRGINIA MILITARY SURVEY No. 12131, 12132, 12133
  - PIKE TOWNSHIP 1875 ATLAS
  - SURVEY BY J.K. HARVEY, DATED MAY 1975
  - SURVEY BY J.K. HARVEY, DATED SEPTEMBER 1975
  - SURVEY BY JOSEPH P. PRIDAY, DATED 02/25/2000
  - SURVEY BY JAMES R. COTTRILL, DATED 04/29/2010
  - SURVEY BY JASON C. MCCONNAUGHEY, DATED 04/29/2021
  - SURVEY BY JASON C. MCCONNAUGHEY, DATED 04/20/2022
  - SURVEY BY NATHAN L. COTTRILL, DATED 04/01/2024
  - MAD-38-27.69 R/W PLAN
  - MAD-TR24-2.75 R/W PLAN



Distances shown hereon are ground distances and are expressed in feet and decimal parts thereof. The Project Adjustment Factor 1.00003407403721 is used to convert from grid to ground scaled about the origin 0,0,0. Coordinates reported hereon are State Plane Grid Coordinates, NAD83(2011), Ohio South Zone.

Bearings are based on the Ohio State Plane Coordinate System NAD83(2011) and are used to express angles only.

CERTIFICATION: I hereby state that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code.

By:  10/15/2024  
Nathaniel B. Ramsey, P.S. #8396 Date  
For Ramsey Surveying

LINE	BEARING	DISTANCE
L-1	S 84°31'49" W	1408.42'
L-2	S 22°43'19" W	90.16'
L-3	S 71°56'16" W	803.65'
L-4	S 69°07'51" W	328.74'
L-5	S 74°48'47" W	201.12'
L-6	S 29°41'24" W	490.42'
L-7	S 13°25'39" W	877.34'
L-8	S 02°24'32" W	982.77'
L-9	N 89°12'37" W	801.07'
L-10	S 72°31'37" W	980.10'
L-11	S 78°36'31" E	445.83'
L-12	N 84°39'16" E	478.44'
L-13	N 84°31'49" E	633.25'
L-14	S 84°31'49" W	775.17'

LINE	BEARING	DISTANCE
R-1	N 61°08'19" W	76.68'
R-2	N 11°54'20" E	30.05'
R-3	S 73°34'03" E	75.84'
R-4	S 73°34'03" E	50.00'
R-5	N 89°12'37" W	58.00'
R-6	S 07°16'59" E	30.00'
R-7	S 19°28'36" W	30.00'
R-8	N 01°33'40" W	1033.89'

- LEGEND**
- R - RECORD
  - 2" MAGNAIL SPIKE SET
  - IRON PIN FOUND
  - ▲ RAILROAD SPIKE SET
  - △ RAILROAD SPIKE FOUND
  - × SURVEY POINT
  - ⊕ COUNTY MONUMENT FOUND (12-45)
  - ⊗ ODOT R/W MONUMENT FOUND
  - Ⓜ MONUMENT BOX FOUND W/ 1" IRON BAR
  - STONE FOUND
  - ⊙ MAGNAIL SPIKE FOUND
  - IRON PIN SET-5/8" REBAR SET WITH I.D. CAP STAMPED "RAMSEY S-8396"

**RAMSEY SURVEYING**  
Professional Land Surveying Services  
283 Eby Road  
Shiloh, Ohio 44878  
TEL (419) 512-2596 FAX (419) 522-0399  
EMAIL nramsey@ramsey-surveying.com

**SURVEY MADE FOR THE ELAINE M. KELLER REVOCABLE TRUST**

SITUATED IN THE VIRGINIA MILITARY DISTRICT SURVEYS:  
12131, 12132 & 12133, 4939, 6965  
PIKE TOWNSHIP,  
MADISON COUNTY, OHIO

**LEGAL DESCRIPTION**

**PARCEL 1**

October 15, 2024

**Situated** in the Township of Pike, County of Madison, State of Ohio, being a part of Virginia Military Survey (VMS) 12131, 12132, 12133 & 4939 (Parcel 15-00070.000) and being a record 345.77-acre parcel conveyed to Eileen M. Keller, Trustee of the Eileen M. Keller Revocable Trust UAD October 23, 1997 by official record volume 312, page 1517 of the Madison County Recorder's records and being more particularly described as follows:

**Commencing** at a 1" iron bar found in monument box marking the intersection of the centerline of Rosedale Plain City Road-(TR 24)(60' R/W) with the centerline of State Route 38, being referenced by County Monument 12-45 found North 61 degrees 08 minutes 19 seconds West, 76.68 feet, therefrom;

Thence, **North 01 degree 33 minutes 40 seconds West, 1033.89 feet** along said centerline of State Route 38 to a railroad spike set in an interior corner of a record 246.685-acre parcel conveyed to Fair Acres Farm on the Darby, LLC. by official record volume 410, page 1632, and being the **Place of Beginning** of the parcel herein described;

Thence, the following courses:

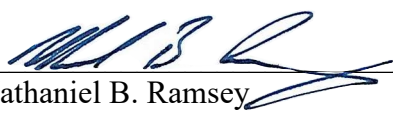
1. **South 84 degrees 08 minutes 18 seconds West, 1938.44 feet** along a north line of said 246.685-acre Fair Acres Farm on the Darby, LLC. parcel to an iron pin found in the southwest corner of VMS 4939, also being a corner of said VMS 6965, and being on the centerline of Rosedale Plain City Road-(60' R/W);
2. **South 84 degrees 31 minutes 49 seconds West, 1408.42 feet** along a southerly line of VMS 12131, 12132 and 12133, also being along said centerline of Rosedale Plain City Road to a railroad spike found in a southeast corner of a record 341.876-acre parcel conveyed to Miley Farms, LLC. by official record volume 387, page 2061;
3. **North 11 degrees 54 minutes 20 seconds East, 4123.95 feet** along the east line of said Miley Farms, LLC. parcel and along an east line of a record 765.40-acre parcel conveyed to Stewart Farm, Inc. by official record volume 184, page 329 to an iron pin set in an interior corner of said Stewart Farm, Inc. parcel, passing through iron pins found for reference at 30.05 feet and 2755.33 feet respectively;
4. **South 86 degrees 11 minutes 57 seconds East, 2387.19 feet** along a south line of said Stewart Farm, Inc. parcel to an iron pin set in an interior corner thereof, and being the northwest corner of said VMS 4939;

5. **South 73 degrees 34 minutes 03 seconds East, 2801.09 feet** along the north line of VMS 4939, also being a south line of said Stewart Farm, Inc. parcel and the south line of a 98.02-acre parcel conveyed to Fair Acres Farm on the Darby, LLC. by official record volume 410, page 1632 to a point in the northeast corner of VMS 4939, being in the center of the Little Darby Creek, passing through a Magnail spike found for reference at 75.84 feet, in the aforementioned centerline of State Route 38, and an iron pin set for reference at 2751.09 feet;
6. Along the east line of VMS 4939, also being the center of Little Darby Creek, the following **SEVEN** courses:
  - 5.1. **South 22 degrees 43 minutes 19 seconds West, 90.16 feet;**
  - 5.2. **South 71 degrees 56 minutes 16 seconds West, 803.65 feet;**
  - 5.3. **South 69 degrees 07 minutes 51 seconds West, 328.74 feet;**
  - 5.4. **South 74 degrees 48 minutes 47 seconds West, 201.12 feet;**
  - 5.5. **South 29 degrees 41 minutes 24 seconds West, 490.42 feet;**
  - 5.6. **South 13 degrees 25 minutes 39 seconds West, 877.34 feet;**
  - 5.7. **South 02 degrees 24 minutes 32 seconds West, 982.77 feet** to a point in a northeast corner of the aforementioned record 246.685-acre parcel conveyed to Fair Acres Farm on the Darby, LLC. by official record volume 410, page 1632;
7. **North 89 degrees 12 minutes 37 seconds West, 801.07 feet** along a north line of said 246.685-acre parcel to the **Place of Beginning**, passing through an iron pin set for reference at 58.00 feet, and containing 346.3428 acres, more or less, and subject to all legal highways, leases, servitudes, use restrictions, and easements of record.

Bearings are based on the Ohio State Plane Coordinate System NAD83(2011) and are used to express angles only.

Iron pins set are 5/8" rebar with cap stamped "Ramsey S-8396"

According to a survey made in October 2024 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-6057\_Legal PARCEL 1\_R01.docx



**LEGAL DESCRIPTION**

**PARCEL 2**

October 15, 2024

**Situated** in the Township of Pike, County of Madison, State of Ohio, being a part of Virginia Military Survey (VMS) 6965 (Parcel 15-00070.001) and being a record 103.65-acre parcel conveyed to Eileen M. Keller, Trustee of the Eileen M. Keller Revocable Trust UAD October 23, 1997 by official record volume 312, page 1517 of the Madison County Recorder's records and being more particularly described as follows:

**Commencing** at a 1" iron bar found in monument box marking the intersection of the centerline of Rosedale Plain City Road-(TR 24)(60' R/W) with the centerline of State Route 38, being referenced by County Monument 12-45 found North 61 degrees 08 minutes 19 seconds West, 76.68 feet, therefrom;

Thence, **North 01 degree 33 minutes 40 seconds West, 1033.89 feet** along said centerline of State Route 38 to a railroad spike set in an interior corner of a record 246.685-acre parcel conveyed to Fair Acres Farm on the Darby, LLC. by official record volume 410, page 1632;

Thence, **South 84 degrees 08 minutes 18 seconds West, 1938.44 feet** along a north line of said 246.685-acre Fair Acres Farm on the Darby, LLC. parcel to an iron pin found in the southwest corner of VMS 4939, also being a corner of said VMS 6965, and being on the centerline of Rosedale Plain City Road-(60' R/W);

Thence, **South 84 degrees 31 minutes 49 seconds West, 775.17 feet** along a northerly line of VMS 6965, also being said centerline of Rosedale Plain City Road, to a 2" Magnail spike set in the northwest corner of a record 5-acre parcel conveyed to Arthur W. Copp, Jr. by official record volume 414, page 1740, and being the **Place of Beginning** of the parcel herein described;

Thence, the following **SEVEN** courses:


1. **South 07 degrees 16 minutes 59 seconds East, 2016.21 feet** along the west line of said Arthur W. Copp, Jr. parcel and a west line of the aforementioned record 246.685-acre parcel conveyed to Fair Acres Farm on the Darby, LLC. by official record volume 410, page 1632 to an iron pin set in a southwest corner of said Fair Acres Farm on the Darby, LLC parcel, said iron pin also marking a northeast corner of a record 201.4-acre parcel (deed parcel 4) conveyed to Croplands, LLC. by official record volume 408, page 1825, passing through an iron pin set for reference at 30.00 feet;
2. **South 72 degrees 31 minutes 37 seconds West, 980.10 feet** along a north line of said Croplands, LLC. parcel to an iron pin set in an interior corner thereof;

3. **South 87 degrees 40 minutes 19 seconds West, 1695.66 feet** along a north line of said Croplands LLC parcel to a stone found in a northwest corner thereof, said stone also marking an existing corner of a record 164-acre-2-rods-16 perches parcel conveyed to Woodland Farms, Inc. by official record volume 154, page 45;
4. **North 19 degrees 28 minutes 36 seconds East, 2488.63 feet** along an easterly line of said Woodland Farms, Inc. parcel to a 2” Magnail spike set in a northeast corner thereof, said spike also being on a northerly line of the aforementioned VMS 6965, being on the aforementioned centerline of Rosedale Plain City Road, and passing through an iron pin set for reference at 2458.63 feet;
5. **South 78 degrees 36 minutes 31 seconds East, 445.83 feet** along said northerly line of VMS 6965, said centerline of Rosedale Plain City Road, to an iron pin found marking a point of deflection;
6. **North 84 degrees 39 minutes 16 seconds East, 478.44 feet** continuing along a northerly line of VMS 6965, said centerline of Rosedale Plain City Road, to a railroad spike found at a point of deflection;
7. **North 84 degrees 31 minutes 49 seconds East, 633.25 feet** continuing along a northerly line of VMS 6965, said centerline of Rosedale Plain City Road, to the **Place of Beginning**, and containing 106.1664 acres, more or less, and subject to all legal highways, leases, servitudes, use restrictions, and easements of record.

Bearings are based on the Ohio State Plane Coordinate System NAD83(2011) and are used to express angles only.

Iron pins set are 5/8” rebar with cap stamped “Ramsey S-8396”

According to a survey made in October 2024 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
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