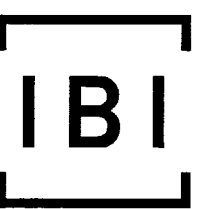
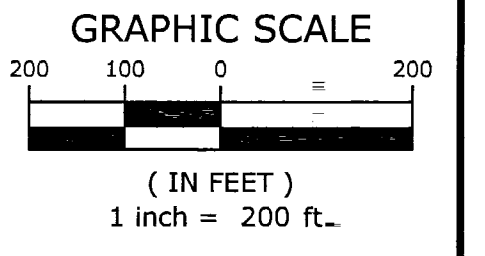
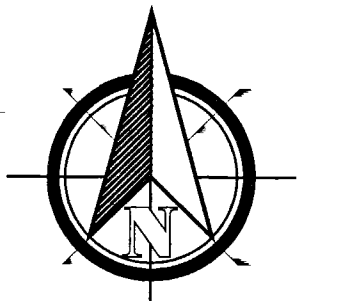
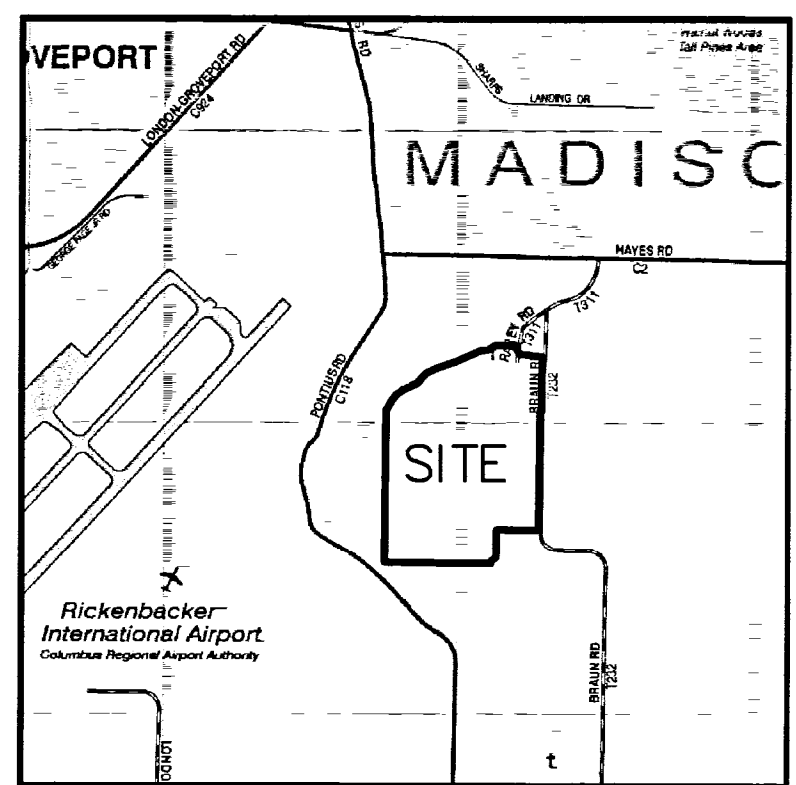


STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF MADISON
 SECTIONS 4 & 5, TOWNSHIP 10, RANGE 21, MATHEW'S SURVEY OF CONGRESS LANDS



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 ibigroup.com



DESCRIPTION

Situated in the State of Ohio, County of Franklin, Township of Madison, being located in Sections 4 and 5, Township 10, Range 21 Mathew's Survey of Congress Lands, being all of Parcel Number One (Tracts Number One, Two, Three and Four) as described in a deed to the Donna J. Miller Trust, of record in Instrument Number 201506180081487, all references herein being to the records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a 1-inch iron pipe found in the southerly line of Section 4, at a southeasterly corner of Tract Number Four, the southwesterly corner of that 5.352-acre tract as described in a deed to Roy Martin, of record in Instrument Number 201910220140432 and in the northerly line of that 15.201-acre tract, Parcel Four, as described in a deed to JD/AC Farm Acres, LLC, of record in Instrument Number 201401230009318, said iron pipe being located North 85°43'50" West, along said Section line, a distance of 2025.43 feet from Franklin County Geodetic Survey (FCGS) Monument No. 8836 at the P.I. of a curve for the centerline of Braun Road, 50.00 feet in width;

Thence North 85°43'50" West, along said northerly line and said Section line, a distance of 629.40 feet to an iron pin set at an angle point in the northerly line of said 15.201-acre tract and at the southwesterly corner of Section 4, the southeasterly corner of Section 5;

Thence North 85°34'17" West, continuing along said northerly line and the southerly line of Section 5, a distance of 1222.38 feet to a 3/8-inch rebar found at the southeasterly corner of that Tract V as described in a deed to JCD Pickaway Farm LLC, of record in Instrument Number 201207260107288 (1/2 interest) and to Sunshine & Smooch LLC, of record in Instrument Number 201311120188470 (1/2 interest);

Thence along the easterly perimeter of said Tract V the following courses:
 1. North 4°05'14" East, passing an iron pin found at a distance of 2360.12 feet, a total distance of 2660.12 feet to an angle point in said perimeter and in Little Walnut Creek;
 2. South 85°50'35" East, a distance of 9.84 feet to an angle point;
 3. North 30°38'10" East, a distance of 154.39 feet to an angle point;
 4. North 38°53'08" East, a distance of 146.60 feet to an angle point;
 5. North 57°39'08" East, a distance of 149.24 feet to an angle point;
 6. North 68°19'08" East, a distance of 280.00 feet to an angle point;
 7. North 47°46'08" East, a distance of 230.00 feet to an angle point;
 8. North 67°31'08" East, a distance of 200.00 feet to an angle point;
 9. North 74°41'08" East, a distance of 369.80 feet to a southeasterly corner of said Tract V, the southwesterly corner of Tract II;

Thence along the southerly perimeter of said Tract II, continuing along Little Walnut Creek, the following courses:
 1. North 69°06'44" East, a distance of 421.91 feet to an angle point;
 2. North 84°10'25" East, a distance of 172.39 feet to an angle point;
 3. North 58°59'24" East, a distance of 127.22 feet to the most westerly corner of that 0.70-acre tract (Parcel II) as described in a deed to Robert E. Keller, of record in Instrument Number 201802070017304;

Thence South 85°51'45" East, along the southerly line of said 0.70-acre tract, a distance of 303.62 feet to a 1-inch iron pipe found in the westerly line of that 0.927-acre tract (Parcel I) also as described in said Keller deed;

Thence South 19°01'45" East, along said westerly line a distance of 22.97 feet to a 1-inch iron pipe found at the southwesterly corner of said 0.927-acre tract and in the approximate centerline of unimproved Rarey Road (R.R. 7, PG. 36), 60 feet in width;

Thence North 52°21'33" East, along the easterly line of said 0.927-acre tract and along said approximate centerline, a distance of 46.01 feet to a 1-inch iron pipe found in the westerly line of that 5.57-acre tract as described in a deed to Norman E. Klamfloth, of record in Deed Volume 3595, Page 409;

Thence along the perimeter of said 5.57-acre tract the following courses:
 1. South 22°41'49" East, a distance of 173.11 feet to a 1-inch iron pipe found;
 2. South 79°59'31" East, a distance of 395.74 feet to a Mag Nail set at the southeasterly corner of said 5.57-acre tract, in the centerline of Braun Road, 50.00 feet in width, and at the northeasterly corner of the aforementioned Tract Two of the Miller Trust property;

Thence South 4°07'39" West, along said centerline, a distance of 943.76 feet to a Mag Nail set in the northerly line of that 12.004-acre tract as described in a deed to James N. & Dawn L. Stevenson, of record in Instrument Number 201902190018599;

Thence North 85°50'20" West, along said northerly line, a distance of 25.00 feet to an iron pin set in the westerly right-of-way line of Braun Road;

Thence South 4°07'39" West, along said right-of-way line, a distance of 326.32 feet to an iron pin set at an angle point, a southwesterly corner of said 12.004-acre tract and at a northwesterly corner of the remainder of that original 78.098-acre tract as described in a deed to JD/AC Family Acres, LLC, of record in Instrument Number 201312100202890;

Thence South 4°15'44" West, continuing along said westerly right-of-way line, the westerly line of said original 78.098-acre tract, the westerly line of that 25.56-acre tract as described in a deed to Helen J. Frazier, of record in Instrument Number 201505280069550, and the westerly lines of four 5.012-acre tracts as described in deeds to Kevin L. Trusty, of record in Official Record Volume 15015, Page F05, Eric M. & Lisa C. Norman, of record in Official Record Volume 17494, Page E13, Duane E. & Teresa L. Ramsey, of record in Official Record Volume 14232, Page A06 and Barbara J. & Douglas F. Partlow, of record in Instrument Number 200704130065055, a distance of 1745.22 feet to a fence post at the northeasterly corner of that aforementioned 5.352-acre Roy Martin tract;

Thence along the perimeter of said 5.352-acre tract the following courses:
 1. North 85°50'55" West, a distance of 719.40 feet to an iron pin set at the northwesterly corner;
 2. South 4°17'12" West, a distance of 480.48 feet to an iron pin set;
 3. South 57°22'28" West, a distance of 114.82 feet to an iron pin set;
 4. South 4°15'47" West, a distance of 48.16 feet to the place of beginning and containing 202.492 acres of land, 100.299 acres in PN 010-000929 and 102.193 acres in PN 010-000205, of which 0.542 acre lies within the right-of-way of Braun Road and 1.430 acres lies within the unimproved right-of-way of Rarey Road.

Subject to the Rarey Cemetery located in the northerly portion of said 202.492-acre tract along the unimproved Rarey Road, Road Record 7, Page 36.

Bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83, 2011 adjustment, which establishes a bearing of South 4°07'39" West for Braun Road along Tract Two (Instrument Number 201506180081487).

Iron pins set consist of a 5/8-inch rebar, 30 inches long with an orange plastic cap stamped 'IBI Group, S-6872/S-7740'.

This description was prepared by IBI Group Survey, based on information obtained from actual field surveys of the premises performed in July 2021.

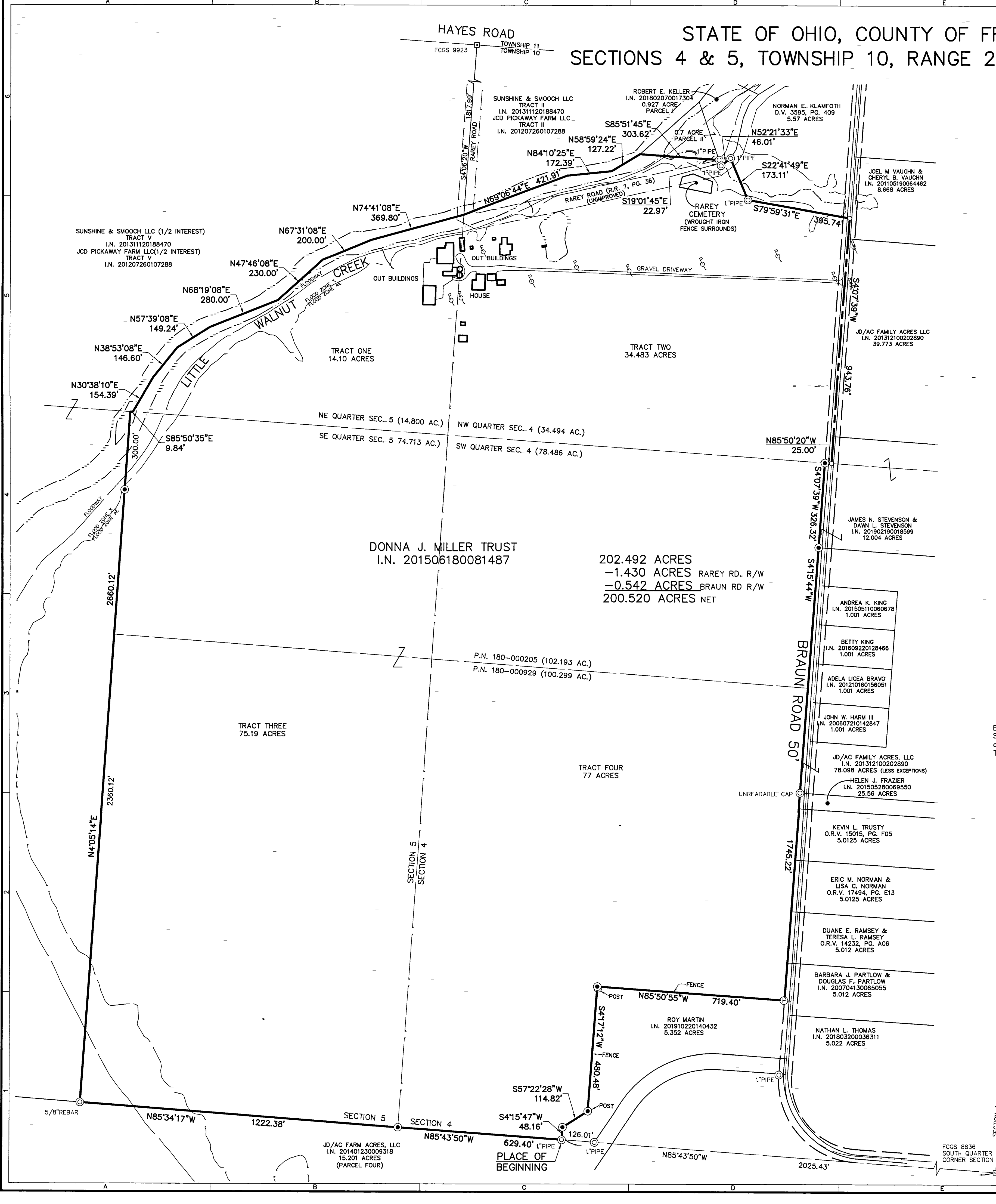
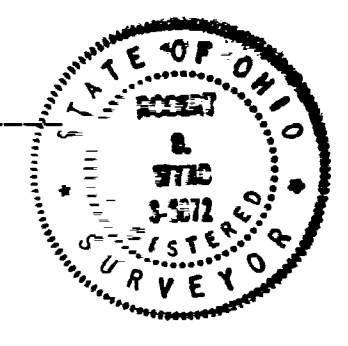
LEGEND

- ⊙ IRON PIN FOUND (AS NOTED)
- ⊠ FRANKLIN COUNTY GEODETIC SURVEY (FCGS) MONUMENT FOUND
- ⊙ UTILITY POLE
- ⊙ IRON PIN SET 5/8" REBAR 30" LONG 'IBI GROUP S-6872/S-7740'
- ⊙ WOOD POST FOUND

BEARING REFERENCE

Bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83, 2011 adjustment, which establishes a bearing of South 4°07'39" West for Braun Road along Tract Two (Instrument Number 201506180081487).

BY: *Robert S. Wynd*
 Robert S. Wynd
 Registered Surveyor No. 6872
 Date: 8/23/21



SUBMISSION:

REVISION:

STAMP:

DONNA J. MILLER TRUST
 BRAUN ROAD
 MADISON TOWNSHIP,
 FRANKLIN COUNTY, OHIO

FIELD	DRAFT	CHECK
IE	DC	BW

IBI NO.: 125980
 DATE: AUGUST 2021
 SCALE: HORIZONTAL= 1"=200'
 VERTICAL=
 SHEET TITLE:

BOUNDARY SURVEY

SHEET NO.: