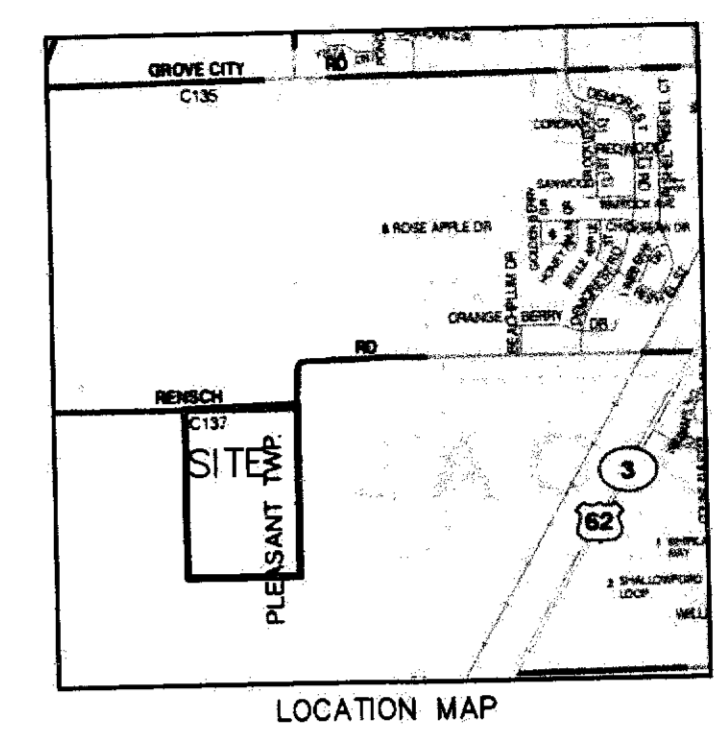
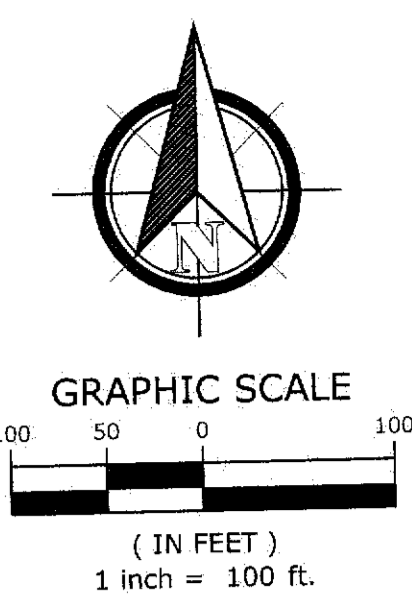
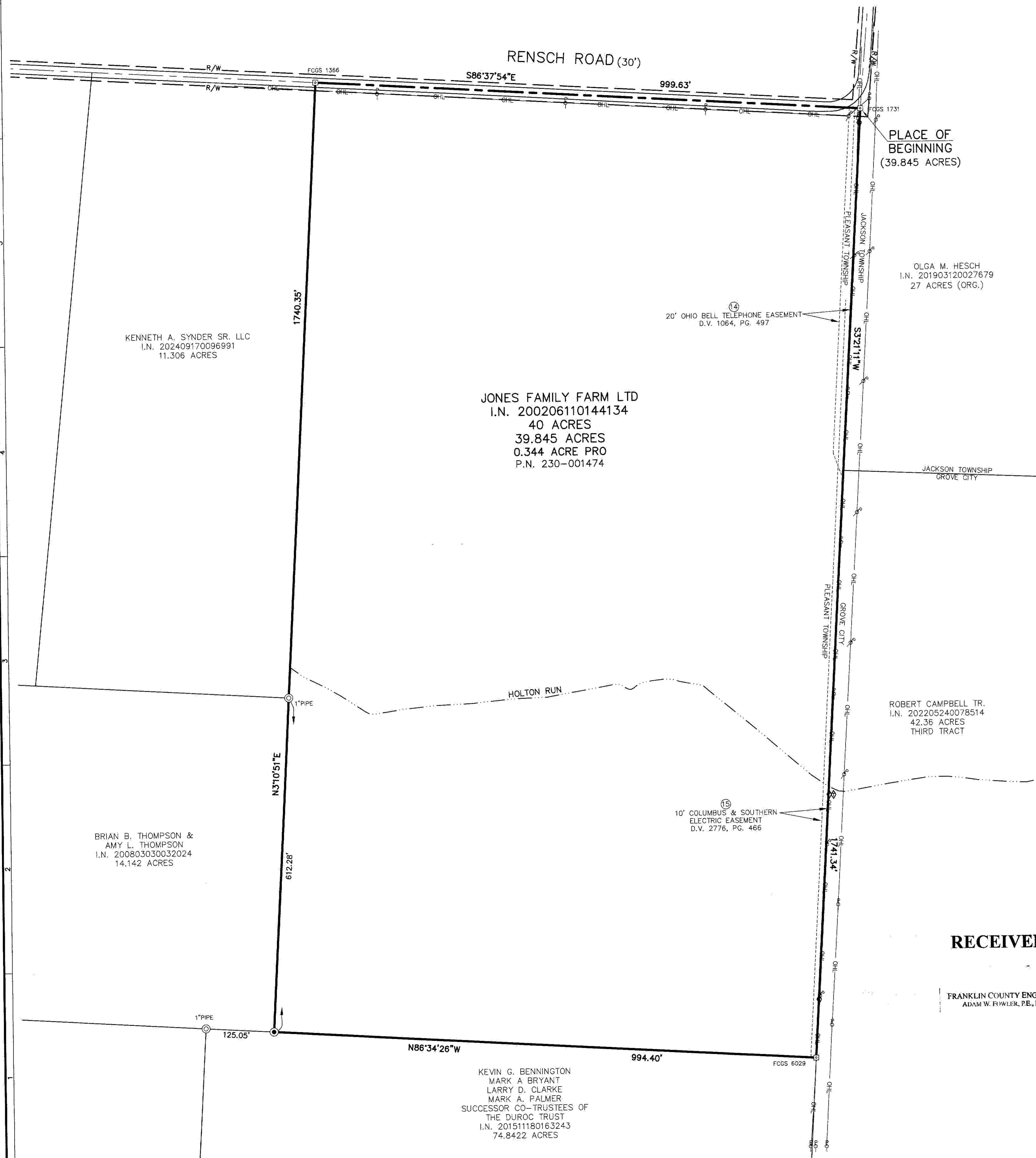


STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF PLEASANT  
 VIRGINIA MILITARY DISTRICT SURVEY No. 3027



**ARCADIS**  
 8101 North High Street, Suite 100  
 Columbus OH 43235 USA  
 tel 614 818 4900 fax 614 818 4901  
 arcadis.com



PLACE OF BEGINNING  
 (39.845 ACRES)

OLGA M. HESCH  
 I.N. 201903120027679  
 27 ACRES (ORG.)

KENNETH A. SYNDER SR. LLC  
 I.N. 202409170096991  
 11.306 ACRES

JONES FAMILY FARM LTD  
 I.N. 200206110144134  
 40 ACRES  
 39.845 ACRES  
 0.344 ACRE PRO  
 P.N. 230-001474

BRIAN B. THOMPSON &  
 AMY L. THOMPSON  
 I.N. 200803030032024  
 14.142 ACRES

KEVIN G. BENNINGTON  
 MARK A. BRYANT  
 LARRY D. CLARKE  
 MARK A. PALMER  
 SUCCESSOR CO-TRUSTEES OF  
 THE DUROC TRUST  
 I.N. 20151180163243  
 74.8422 ACRES

**DESCRIPTION**

Situated in the State of Ohio, County of Franklin, Township of Pleasant, Virginia Military Survey No. 3027, being all of that 40-acre tract as described in a deed to Jones Family Farm Ltd., of record in Instrument Number 200206110144134, all references herein being to the records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at Franklin County Geodetic Survey (FCGS) monument no. 1731 at an angle point in the centerline of Rensch Road, 30 feet in width, at the northeasterly corner of said 40-acre tract and in the westerly line of that 27-acre tract (less 8 exceptions) as described in a deed to Olga M. Hesch, of record in Instrument Number 201903120027679, and also being in the line between Pleasant Township and Jackson Township;

Thence South 3°21'11" West, along said Township line, along the westerly line of said 27-acre tract and the westerly line of that 42.36-acre Third Tract as described in a deed to Robert Campbell, Trustee (et al), of record in Instrument Number 202205240078514, a distance of 1741.34 feet to FCGS monument no. 6029 at the northeasterly corner of that 74.8422-acre tract as described in a deed to Kevin G. Bennington, Mark A. Bryant, Larry D. Clark and Mark A. Palmer, Co-Trustees of The Duroc Trust, of record in Instrument Number 20151180163243;

Thence North 86°34'26" West, along the northerly line of said 74.8422-acre tract, a distance of 994.40 feet to an iron pin set at the southeasterly corner of that 14.142-acre tract as described in a deed to Brian B. and Amy L. Thompson, of record in Instrument Number 200803030032024;

Thence North 3°10'51" East, along the easterly line of said 14.142-acre tract, passing a 1" pipe found at the southeasterly corner of that 11.306-acre tract as described in a deed to Kenneth A. Snyder Sr. LLC, of record in Instrument Number 202409170096991 at a distance of 612.28 feet, and continuing along the easterly line of said 11.306-acre tract, a total distance of 1740.35 feet to FCGS monument no. 1366 in the centerline of Rensch Road;

Thence South 86°37'54" East, along said centerline, a distance of 999.63 feet to the place of beginning and containing 39.845 acres of land of which 0.344 acre lies within the right of way of Rensch Road.

Bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83, 2011 adjustment, which establishes a bearing of North 85°52'23" West for Hoyes Road between FCGS Monument Nos. 1366 and 1731.

Iron pin set consists of a 5/8-inch rebar, 30 inches long with a yellow plastic cap stamped "Arcadis U.S. Inc. S-7740".

This description was prepared by Arcadis Survey, based on information obtained from an actual field survey of the premises performed in February 2025.

**TITLE NOTES**

This survey was prepared with the benefit of the title commitment File No. 104131, prepared by Stewart Title Guaranty Company, with an effective date of February 3, 2025.

The following items are from the Schedule B - Section II of said commitment:

- Item 14) Easement of record in Deed Book 1064, Page 497 DOES APPLY TO SUBJECT PROPERTY and is shown hereon.
- Item 15) Easement of record in Deed Book 2776, Page 466 DOES APPLY TO SUBJECT PROPERTY and is shown hereon.

**NOTES**

- 1) Property is currently zoned: Rural (R)
- 2) Subject property is located in Flood Zone "X" according to F.E.M.A. Map No. 39049C0401K dated June 17, 2008.
- 3) Encroachments - none observed.
- 4) Subject property is all of County parcel 230-001474.
- 5) Subject property has access to Rensch Road a publicly dedicated right of ways.
- 6) Subject property mathematically closes and constitutes one contiguous parcel of land without gaps, gores or overlaps and is contiguous with adjacent rights of way and/or adjoining parcels.
- 7) Utilities shown hereon are from field locations and plan information.

**BEARING REFERENCE**

BEARINGS SHOWN HEREON ARE BASED ON OHIO STATE PLANE COORDINATES SOUTH ZONE NAD83, 2023 ADJUSTMENT, ESTABLISHED BY GPS OBSERVATION ESTABLISHING BETWEEN FCGS MONUMENT NOS. 1366 AND 1731 A BEARING OF SOUTH 86°37'54"EAST FOR THE CENTERLINE OF RENSCH ROAD.

**LEGEND**

- ⊙ IRON PIN FOUND (AS NOTED)
- IRON PIN SET
- 5/8" REBAR 30" LONG  
ARCADIS U.S. INC. S-7740"
- ⊠ FRANKLIN COUNTY MONUMENT FOUND
- OHL— OVERHEAD UTILITY LINES
- ⊗ ITEM IN TITLE COMMITMENT SCHEDULE B-SECTION II
- ⊕ UTILITY POLE
- ◇ TELEPHONE LINE MARKER

**RECEIVED**

FRANKLIN COUNTY ENGINEER  
 ADAM W. FOWLER, P.E., P.S.

**CERTIFICATION**

To: Fincon Epic Ventures, Stewart Title Guaranty Company, First Ohio Title Insurance Agency

This is to certify that this plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 8, 13 and 16 of Table A thereof. The field work was completed in February 2025.

*David L. Chiesa*  
 David L. Chiesa  
 Registered Surveyor No. 7740



Date: 02/26/25

SUBMISSION:

REVISION:

STAMP:

JONES FAMILY FARM LTD  
 RENSCH ROAD  
 PLEASANT TOWNSHIP  
 DELAWARE COUNTY, OHIO

FIELD	DRAFT	CHECK
JE	DC	BW
ARCADIS NO.:	30269486	
DATE:	FEBRUARY 2025	
SCALE:	HORIZONTAL: 1"=100 VERTICAL:	
SHEET TITLE:	ALTA/NSPS LAND TITLE SURVEY	

SHEET NO.: