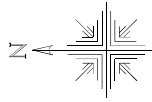


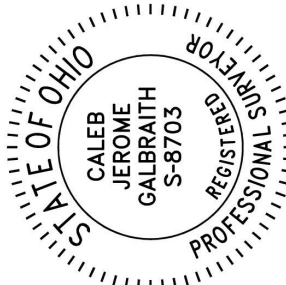
Madison Township
N.E. Qtr. Sec. 12
T-21 N, R-18 W
Richland County, Ohio
 SURVEYED FOR: Ivan Stutzman/ Mike Weirich

REFERENCES:

- Deeds as shown
- Surveys on file at Richland County Engineer Office.
- Basis of Bearing from Ohio State Plane Coordinate System, North Zone, NAD 83 (2011).



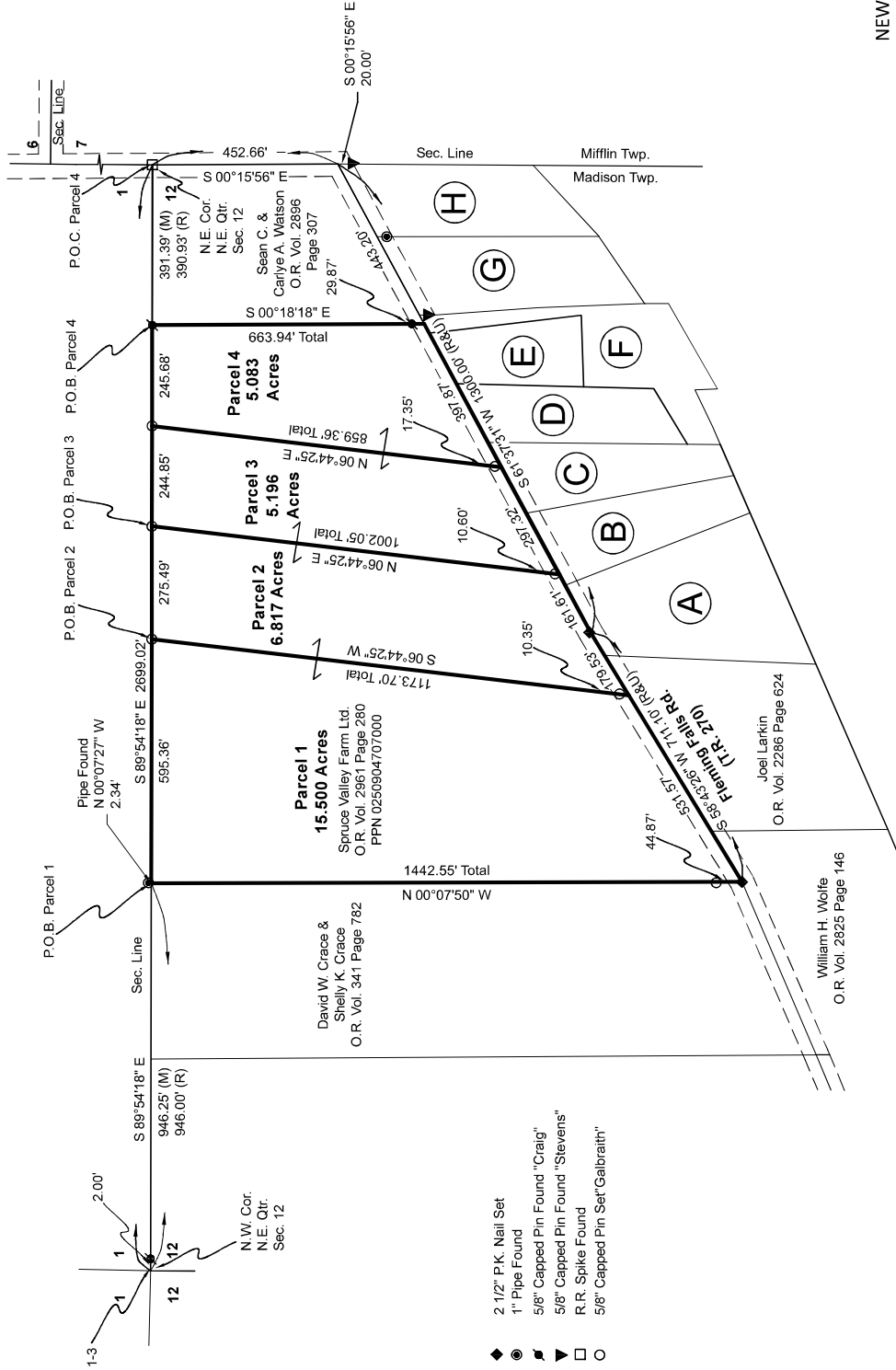
Scale 1"=300'



I certify this survey to be correct to the best of my knowledge.

Caleb Galbraith

Caleb Jerome Galbraith P.S. 8703
 Date: August 22, 2024
 ID: 13624
 Pioneer Surveying & Services, LLC.
 5434 Township Road 377
 Millersburg, Ohio 44654
 Phone: 330-276-0220
 Email: caleb@pioneersurveyingandservices.com



(A)

Randall C. Reeder & Elizabeth A. Bishop
 O.R. Vol. 2220 Page 112

(D)

Dwight & Brandi Gregory
 O.R. Vol. 2998 Page 2594

(G)

John W. & Tammy J. Adkins
 O.R. Vol. 2890 Page 807

(H)

John D. & Ollie M. Patchet
 O.R. Vol. 686 Page 297

(E)

Scott J. Ocheltree
 O.R. Vol. 2476 Page 247

(H)

Kevin A. Pierce
 O.R. Vol. 2323 Page 462

(F)

David S. Hornikel
 O.R. Vol. 2556 Page 445

(F)

Scott J. Ocheltree
 O.R. Vol. 2054 Page 654

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 9-30-24

INITIAL & DATE

NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 9-30-24

INITIAL & DATE

VERBAL APPROVAL BY PAUL SMITH
MADISON ZONING INSPECTOR 9-28-24

QQ-282





Address: 7029 CR 201, Millersburg, OH 44654

Phone: 330.231.0497

Description: Parcel 1 15.500 Acres

Being part of the Northeast Quarter of Section 12, Madison Township, T-21 N, R-18 W, Richland County, Ohio, also known as the lands of Spruce Valley Farm Ltd. in O.R. Vol. 2961 Page 280, PPN 0250904707000.

Described as follows:

Commencing at a point marking the northwest corner of the northeast quarter of section 12 witnessed by a 5/8 inch rebar found capped "Craig" S 89 degrees 54'18 E a distance of 2.00 feet, thence **S 89 degrees 54'18" E a distance of 946.25 feet** along the section line to a point witnessed by a pipe found N 00 degrees 07'27" W a distance of 2.34 feet being the TRUE PLACE OF BEGINNING.

Thence with the following **FOUR (4) COURSES**;

1. **S 89 degrees 54'18" E a distance of 595.36 feet** along the section line to an iron pin set;
2. **S 06 degrees 44'25" W a distance of 1173.70 feet** through the lands of said Spruce Valley Farm Ltd. to a point in Fleming Falls Rd. (T.R. 270) witnessed by an iron pin set N 06 degrees 44'25" E a distance of 10.35 feet;
3. **S 58 degrees 43'26" W a distance of 531.57 feet** along the north lines of Joel Larkin (O.R. Vol. 2286 Page 624), William H. Wolfe (O.R. Vol. 2825 Page 146), and along said road to a P.K. nail set witnessed by an iron pin set N 00 degrees 07'50" W a distance of 44.87 feet;
4. **N 00 degrees 07'50" W a distance of 1442.55 feet** along the east line of David W. Crace and Shelly K. Crace (O.R. Vol. 341 Page 782) to the TRUE PLACE OF BEGINNING.

This parcel contains 15.500 acres and is subject to all highways, easements, and restrictions of record.

Bearings from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83(2011).

All iron pins set are 5/8 inch rebars with plastic identification "Galbraith 8703".

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703 August 22, 2024.



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 9-30-24

INITIAL & DATE
QQ-282



Address: 7029 CR 201, Millersburg, OH 44654

Phone: 330.231.0497

Description: Parcel 2 6.817 Acres

Being part of the Northeast Quarter of Section 12, Madison Township, T-21 N, R-18 W, Richland County, Ohio, also known as the lands of Spruce Valley Farm Ltd. in O.R. Vol. 2961 Page 280, PPN 0250904707000.

Described as follows:

Commencing at a point marking the northwest corner of the northeast quarter of section 12 witnessed by a 5/8 inch rebar found capped "Craig" S 89 degrees 54'18" E a distance of 2.00 feet, thence **S 89 degrees 54'18" E a distance of 1541.61 feet** along the section line to an iron pin set being the TRUE PLACE OF BEGINNING.

Thence with the following **FIVE (5) COURSES;**

1. **S 89 degrees 54'18" E a distance of 275.49 feet** along the section line to an iron pin set;
2. **S 06 degrees 44'25" W a distance of 1002.05 feet** through the lands of said Spruce Valley Farm Ltd. to a point in Fleming Falls Rd. (T.R. 270) witnessed by an iron pin set N 06 degrees 44'25" E a distance of 10.60 feet;
3. **S 61 degrees 37'31" W a distance of 161.61 feet** along the north lines of John D. and Ollie M. Patchet (O.R. Vol. 686 Page 297), Randall C. Reeder and Elizabeth A. Bishop (O.R. Vol. 2220 Page 112), and along said road to a p.k. nail set;
4. **S 58 degrees 43'26" W a distance of 179.53 feet** along the north line of said Randall C. Reeder and Elizabeth A. Bishop, and along the north line of Joel Larkin (O.R. Vol. 2286 Page 624), and along said road to a point witnessed by an iron pin set N 06 degrees 44'25" E a distance of 10.35 feet;
5. **N 06 degrees 44'25" E a distance of 1173.70 feet** through the lands of said Spruce Valley Farm Ltd. to the TRUE PLACE OF BEGINNING.

This parcel contains 6.817 acres and is subject to all highways, easements, and restrictions of record.

Bearings from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83(2011).

All iron pins set are 5/8 inch rebars with plastic identification "Galbraith 8703".

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703 August 22, 2024.



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 9-30-24

INITIAL & DATE

QQ-282



Address: 7029 CR 201, Millersburg, OH 44654

Phone: 330.231.0497

Description: Parcel 3 5.196 Acres

Being part of the Northeast Quarter of Section 12, Madison Township, T-21 N, R-18 W, Richland County, Ohio, also known as the lands of Spruce Valley Farm Ltd. in O.R. Vol. 2961 Page 280, PPN 0250904707000.

Described as follows:

Commencing at a point marking the northwest corner of the northeast quarter of section 12 witnessed by a 5/8 inch rebar found capped "Craig" S 89 degrees 54'18 E a distance of 2.00 feet, thence **S 89 degrees 54'18" E a distance of 1817.10 feet** along the section line to an iron pin set being the TRUE PLACE OF BEGINNING.

Thence with the following **FOUR (4) COURSES;**

1. **S 89 degrees 54'18" E a distance of 244.85 feet** along the section line to an iron pin set;
2. **S 06 degrees 44'25" W a distance of 859.36 feet** through the lands of said Spruce Valley Farm Ltd. to a point in Fleming Falls Rd. (T.R. 270) witnessed by an iron pin set N 06 degrees 44'25" E a distance of 17.35 feet;
3. **S 61 degrees 37'31" W a distance of 297.32 feet** along the north lines of David S. Hornikel (O.R. Vol. 2556 Page 445), John D. and Ollie M. Patchet (O.R. Vol. 686 Page 297), and along said road to a point witnessed by an iron pin set N 06 degrees 44'25" E a distance of 10.60 feet;
4. **N 06 degrees 44'25" E a distance of 1002.05 feet** through the lands of said Spruce Valley Farm Ltd. to the TRUE PLACE OF BEGINNING.

This parcel contains 5.196 acres and is subject to all highways, easements, and restrictions of record.

Bearings from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83(2011).

All iron pins set are 5/8 inch rebars with plastic identification "Galbraith 8703".

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703 August 22, 2024.



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 9-30-24

INITIAL & DATE
QQ-282



Address: 7029 CR 201, Millersburg, OH 44654

Phone: 330.231.0497

Description: Parcel 4 5.083 Acres

Being part of the Northeast Quarter of Section 12, Madison Township, T-21 N, R-18 W, Richland County, Ohio, also known as the lands of Spruce Valley Farm Ltd. in O.R. Vol. 2961 Page 280, PPN 0250904707000.

Described as follows:

Commencing at a railroad spike found marking the northeast corner of the northeast quarter of section 12, thence **N 89 degrees 54'18" W a distance of 391.39 feet** along the section line to a 5/8 inch rebar found capped "Craig" being the TRUE PLACE OF BEGINNING.

Thence with the following **FOUR (4) COURSES**;

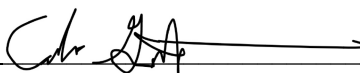
- 1. S 00 degrees 18'18" E a distance of 663.94 feet** along the west line of Sean C. and Carlye A. Watson (O.R. Vol. 2896 Page 307) to a point in Fleming Falls Rd. (T.R. 270) witnessed by an 5/8 inch rebar found capped "Craig" N 00 degrees 18'18" W a distance of 29.87 feet;
- 2. S 61 degrees 37'31" W a distance of 397.87 feet** along the north line of Scott J. Ocheltree (O.R. Vol. 2054 Page 654 and O.R. Vol. 2476 Page 247), Dwight and Brandi Gregory (O.R. Vol. 2998 Page 2594), David S. Homikel (OR. Vol. 2556 Page 445), and along said road to a point;
- 3. N 06 degrees 44'25" E a distance of 859.36 feet** through the lands of said Spruce Valley Farm Ltd. to an iron pin set and passing over an iron pin set at a distance of 17.35 feet;
- 4. S 89 degrees 54'18" E a distance of 245.68 feet** along the section line to the TRUE PLACE OF BEGINNING.

This parcel contains 5.083 acres and is subject to all highways, easements, and restrictions of record.

Bearings from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83(2011).

All iron pins set are 5/8 inch rebars with plastic identification "Galbraith 8703".

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703 August 22, 2024.





NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 9-30-24

INITIAL & DATE

QQ-282