

86/18746

DEED DESCRIPTION  
40.000 ACRES { split }  
**MAJORS FARMS, LLC** PROPERTY [part]  
AUDITOR'S PARCEL #0130034400 [part]

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION #13, TOWNSHIP 15 NORTH, RANGE 19 WEST, GREENFIELD TOWNSHIP, FAIRFIELD COUNTY, OHIO [ALSO BEING A PART OF AN ORIGINAL 112.54 + - ACRE TRACT OF THE **MAJORS FARMS, LLC** PROPERTY OF OFFICIAL RECORD BOOK 1649, PAGE 1908 OF THE FAIRFIELD COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING, FOR REFERENCE**, AT A POINT AT THE INTERSECTION OF, ASPHALT SURFACED, STATE ROUTE #158 [A.K.A. LANCASTER-KIRKERSVILLE ROAD] AND, ASPHALT SURFACE, COUNTY ROAD #31 [A.K.A. COONPATH ROAD] MARKING THE SOUTHWEST CORNER OF SECTION #13 [SAID "POINT" IS REFERENCED BY TWO EXISTING { 6" inch diamter, concrete, monuments } HIGHWAY MONUMENTS. THE FIRST "MONUMENT" BEARS N 32° 25' 23" W 54.67 FEET FROM SAID "POINT". THE SECOND "MONUMENT" BEARS N 33° 36' 25" E 55.22 FEET FROM SAID "POINT".];

THENCE, LEAVING "COUNTY ROAD #31", N 0° 29' 27" W 1344.85 FEET, IN THE WEST LINE OF SECTION #13 AND IN "STATE ROUTE #158", TO A POINT AND THE **PRINCIPAL PLACE OF BEGINNING** OF THIS 40.000 ACRES PARCEL TO BE DESCRIBED;

THENCE, CONTINUING IN THE WEST LINE OF SECTION #13 AND IN "STATE ROUTE #158", N 0° 29' 27" W 1118.11 FEET, IN THE EAST BOUNDARIES, RESPECTIVELY, OF RANDY L. and CYNTHIA K. HENWOOD OF OFFICIAL RECORD BOOK 1203, PAGE 2595, LEO E. and WILMA K. STRAWN OF DEED BOOK 555, PAGE 973 AND THE DENNIS R. ANDREWS PROPERTY OF OFFICIAL RECORD BOOK 1588, PAGE 450, TO A POINT MARKING THE SOUTHWEST CORNER OF THE BRADLEY ALLEN BROTHERTON and CANDACE CAE BROTHERTON PROPERTY OF OFFICIAL RECORD BOOK 1294, PAGE 2861 [SAID POINT BEARS S 0° 29' 27" E 243.08 FEET FROM A POINT MARKING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION #13. SAID NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION # 13 BEARS S 89° 55' 12" W 40.00 FEET FROM AN EXISTING, 5/8" INCH DIAMETER RE-BAR WITH A PLASTIC IDENTIFICATION CAP MARKED TOBIN-McFARLAND ];

THENCE, LEAVING THE WEST LINE OF SECTION #13 AND "STATE ROUTE #158", N 89° 55' 12" E 1075.14 FEET TO AN IRON PIN SET MARKING THE SOUTHEAST CORNER OF THE AFORESAID "BROTHERTON" PROPERTY, PASSING AN IRON PIN SET AT 50.00 FEET;

THENCE N 0° 29' 27" W 243.08 FEET TO AN INACCESSIBLE POINT, IN A TREE ROOT, MARKING THE NORTHEAST CORNER OF THE AFORESAID "BROTHERTON" PROPERTY AND IN THE MID LINE {east & west} OF SECTION #13 AND IN THE SOUTH LINE OF THE VILLAGE OF DUMONTSVILLE [ PLAT BOOK 1, PAGE 24 ], PASSING AN IRON PIN SET AT 238.08 FEET;

THENCE N 89° 55' 12" E 397.28 FEET, IN THE MID LINE {east & west} OF SECTION #13 AND IN THE SOUTH LINE OF THE "VILLAGE OF DUMONTSVILLE", TO AN INACCESSIBLE POINT IN AN EXISTING STREAM;

THENCE, LEAVING THE MID LINE {east & west} OF SECTION #13 AND THE SOUTH LINE OF THE "VILLAGE OF DUMONTSVILLE", S 0° 27' 45" E 1361.18 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 10.00 FEET;

THENCE S 89° 55' 12" W 1471.75 FEET TO A "POINT" IN "STATE ROUTE #158" AND THE **PRINCIPAL PLACE OF BEGINNING** OF THIS, SUBJECT, "40.000 ACRES

PARCEL”.

THE PARCEL AS DESCRIBED CONTAINS 40.000 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, ALL RESTRICTIONS AND ALL EASEMENTS OF RECORD.

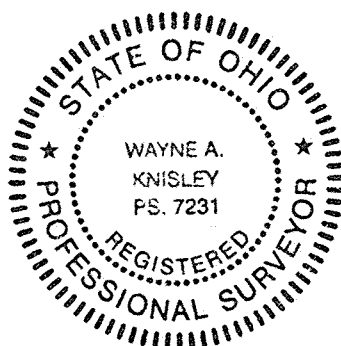
THE BEARINGS IN THE ABOVE DESCRIBED PARCEL ARE BASED ON THE SOUTH LINE OF SECTION #13 AS BEING S 89° 43' 30" W ie. ALL BEARINGS DESCRIBED HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

THE ABOVE DESCRIBED “40.000 ACRES TRACT” IS A DERIVATIVE OF AN ACTUAL FIELD SURVEY MADE BY OR UNDER THE DIRECT SUPERVISION OF WAYNE A. KNISLEY, OHIO REGISTERED SURVEYOR # 7231, ON DECEMBER 5, 2013.

ALL IRON PINS SET ARE 5/8” INCH BY 30” INCH STEEL ROD WITH PLASTIC IDENTIFICATION CAPS MARKED KNISLEY 7231. SEE THE PLAT ATTACHED.

A & E  
P.O. BOX 420  
SOMERSET, OHIO 43783  
PHONE: (740) 743-2201, FAX: 743-2498, CELL: (740) 605-0002

*Wayne A. Knisley*  
**WAYNE A. KNISLEY – OHIO P. S. # 7231**  
DATE: December 5, 2013



LEGAL DESCRIPTION AND PLAT  
MEETS MINIMUM STANDARDS FOR  
BOUNDARY SURVEYS. FAIRFIELD  
COUNTY ENGINEER.

BY *[Signature]* DATE 12/17/13

86/18746

DEED DESCRIPTION  
71.478 ACRES { remainder }  
**MAJORS FARMS, LLC** PROPERTY [part]  
AUDITOR'S PARCEL #0130034400 [part]

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION #13, TOWNSHIP 15 NORTH, RANGE 19 WEST, GREENFIELD TOWNSHIP, FAIRFIELD COUNTY, OHIO [ALSO BEING A PART OF AN ORIGINAL 112.54 + - ACRE TRACT OF THE PROPERTY OF **MAJORS FARMS, LLC** OF OFFICIAL RECORD BOOK 1649, PAGE 1908 OF THE FAIRFIELD COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT AT THE INTERSECTION OF THE, APPROXIMATE CENTERS OF, ASPHALT SURFACED, STATE ROUTE #158 [A.K.A. LANCASTER-KIRKERSVILLE ROAD] AND, ASPHALT SURFACE, COUNTY ROAD #31 [A.K.A. COONPATH ROAD] MARKING THE SOUTHWEST CORNER OF SECTION #13 [SAID "POINT" IS REFERENCED BY TWO EXISTING { 6" inch diameter, concrete, monuments } HIGHWAY MONUMENTS. THE FIRST "MONUMENT" BEARS N 32° 25' 23" W 54.67 FEET FROM SAID "POINT". THE SECOND "MONUMENT" BEARS N 33° 36' 25" E 55.22 FEET FROM SAID "POINT".];

THENCE, LEAVING "COUNTY ROAD #31", N 0° 29' 27" W 1344.85 FEET, IN THE WEST LINE OF SECTION #13, IN "STATE ROUTE #158" { A.K.A. LANCASTER-KIRKERSVILLE ROAD } AND IN THE EAST BOUNDARIES, RESPECTIVELY, OF THE FOLLOWING PROPERTIES, JEFFREY J. and DENISE M. GRESSICK OF DEED BOOK 654, PAGE 128, SHARON M. GATES, et. al. OF OFFICIAL RECORD BOOK 1470, PAGE 1610, DANIEL J. and DELORIS K. MILLER OF DEED BOOK 608, PAGE 298, SHIRLEY ALLEN and NANCY CYDRUS, TRUSTEES, OF OFFICIAL RECORD BOOK 1563, PAGE 3152 AND THE RANDY L. and CYNTHIA K. HENWOOD, TRUSTEES, PROPERTY OF OFFICIAL RECORD BOOK 1203, PAGE 2595, TO A POINT;

THENCE, LEAVING THE WEST LINE OF SECTION #13, "STATE ROUTE #158" AND THE AFORESAID "RANDY L. and CYNTHIA K. HENWOOD, TRUSTEES," PROPERTY, N 89° 55' 12" E 1471.75 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 40.00 FEET;

THENCE N 0° 27' 45" W 1361.18 FEET TO AN INACCESSIBLE POINT IN AN EXISTING STREAM, IN THE MID LINE {east & west} OF SECTION #13 AND IN THE SOUTH LINE OF THE VILLAGE OF DUMONTSVILLE [PLAT BOOK 1, PAGE 24], PASSING AN IRON PIN SET AT 1351.18 FEET;

THENCE N 89° 55' 12" E 470.00 FEET, IN THE MID LINE {east & west} OF SECTION #13 AND IN THE SOUTH LINE OF THE "VILLAGE OF DUMONTSVILLE", TO AN IRON PIN SET MARKING THE NORTHWEST CORNER OF THE DAVID E. and MAURA M. RAWN PROPERTY OF OFFICIAL RECORD BOOK 1593, PAGE 1127;

THENCE, LEAVING THE MID LINE {east & west} OF SECTION #13 AND THE SAID "VILLAGE OF DUMONTSVILLE", S 0° 27' 45" E 2266.76 FEET, IN THE AFORESAID "RAWN" BOUNDARY AND IN THE WEST BOUNDARIES, RESPECTIVELY, OF THE FOLLOWING PROPERTIES, LEAH M. NICHOLS, TRUST, OF OFFICIAL RECORD BOOK 1528, PAGE 2421 AND THE FREDERICK F. and MICHELE L. HANNA PROPERTY OF OFFICIAL RECORD BOOK 1522, PAGE 2479, TO AN IRON PIN SET MARKING THE NORTHEAST CORNER OF THE THOMAS N. and LEOTA M. ACTON PROPERTY OF DEED BOOK 599, PAGE 134, PASSING EXISTING IRON PINS {Both being 5/8" inch re-bar with a plastic Id. Cap marked "Tobin-McFarland"} AT 1710.37 FEET [THE NORTHWEST CORNER OF THE AFORESAID "NICHOLS, TRUST" PROPERTY] AND AT 2209.43 FEET [THE NORTHWEST CORNER OF THE AFORESAID "HANNA" PROPERTY];

THENCE, LEAVING THE AFORESAID "HANNA" PROPERTY, N 89° 44' 21" W 301.88 FEET TO AN EXISTING IRON PIN { A 5/8" inch re-bar with a plastic Id. Cap marked Beiter

5348 } MARKING THE NORTHWEST CORNER OF THE RICHARD L. HOLDREN PROPERTY OF OFFICIAL RECORD BOOK 1609, PAGE 3780, **PASSING** AN EXISTING IRON PIN { a 5/8" inch re-bar with a plastic Id. Cap marked "Beiter" 5348 } MARKING THE NORTHWEST CORNER OF THE AFORESAID "ACTON" PROPERTY AT 102.53 FEET;

THENCE S 0° 42' 23" E 435.51 FEET TO A POINT IN "COUNTY ROAD #31" { A.K.A. COON PATH ROAD } MARKING THE SOUTHWEST CORNER OF THE AFORESAID "HOLDREN" PROPERTY AND IN THE SOUTH LINE OF SECTION #13, **PASSING** AN IRON PIN SET AT 385.51 FEET;

THENCE, **LEAVING** THE AFORESAID "HOLDREN" PROPERTY, S 89° 43' 30" W 1641.06 FEET, IN THE SOUTH LINE OF SECTION #13, IN "COUNTY ROAD #31" AND IN THE NORTH BOUNDARIES, RESPECTIVELY, OF THE FOLLOWING PROPERTIES, RICHARD W. and JUDITH K. SNYDER OF DEED BOOK 438, PAGE 505, JUDITH K. SNYDER OF DEED BOOK 452, PAGE 152, DENISE S. KORDACK OF OFFICIAL RECORD BOOK 1581, PAGE 1968, JACK L. and ELSIE L. BURNSIDE OF OFFICIAL RECORD BOOK 1471, PAGE 2707, BRYAN E. GOODRICH OF OFFICIAL RECORD BOOK 1584, PAGE 3717, JASON D. BIGGS OF OFFICIAL RECORD BOOK 1374, PAGE 2981, CURTIS R. POTTS OF OFFICIAL RECORD BOOK 1551, PAGE 2811, CAROL E. JOHNSON OF DEED BOOK 541, PAGE 859, NANCY G. HOFFNER OF DEED BOOK 610, PAGE 84 AND THE WILLIAM D. GOWINS PROPERTY OF OFFICIAL RECORD BOOK 1504, PAGE 47, TO A "POINT" AND THE "PLACE OF BEGINNING" OF THIS, SUBJECT, "71.478 ACRES PARCEL".

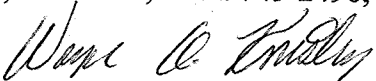
THE PARCEL AS DESCRIBED CONTAINS 71.478 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, ALL RESTRICTIONS AND ALL EASEMENTS OF RECORD.

THE BEARINGS IN THE ABOVE DESCRIBED PARCEL ARE BASED ON THE SOUTH LINE OF SECTION #13 AS BEING S 89° 43' 30" W ie. ALL BEARINGS DESCRIBED HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

THE ABOVE DESCRIBED "71.478 ACRES TRACT" IS A DERIVATIVE OF AN ACTUAL FIELD SURVEY MADE BY OR UNDER THE DIRECT SUPERVISION OF WAYNE A. KNISLEY, OHIO REGISTERED SURVEYOR # 7231, ON DECEMBER 5, 2013.

ALL IRON PINS SET ARE 5/8" INCH BY 30" INCH STEEL ROD WITH PLASTIC IDENTIFICATION CAPS MARKED KNISLEY 7231. SEE THE PLAT ATTACHED.

A & E  
P.O. BOX 420  
SOMERSET, OHIO 43783  
PHONE: (740) 743-2201, FAX: 743-2498, CELL: (740) 605-0002

  
**WAYNE A. KNISLEY - OHIO P. S. # 7231**

DATE: December 5, 2013

LEGAL DESCRIPTION AND PLAT  
MEETS MINIMUM STANDARDS FOR  
BOUNDARY SURVEYS. FAIRFIELD  
COUNTY ENGINEER.

BY  DATE 12/17/13



# PLAT OF SURVEY

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION #13, TOWNSHIP 15 NORTH, RANGE 19 WEST, GREENFIELD TOWNSHIP, FAIRFIELD COUNTY, OHIO. ALSO BEING THE MAJORS FARMS, LLC PROPERTY, AN ORIGINAL 112.54 + - ACRE TRACT, BEFORE EXCEPTIONS, OF OFFICIAL RECORD BOOK 1649, PAGE 1908 OF THE FAIRFIELD COUNTY RECORDER. ALSO BEING SHOWN AS AUDITOR'S PARCEL #0130034400.

## BASIS OF BEARINGS

All bearings shown hereon are based on the south line of Section #13 as being S 89° 43' 30" W ie. All bearings shown are to an assumed meridian and are used to denote angles only.

## PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

- 1- Deed references as shown
- 2- Greenfield Township tax maps
- 3- U.S.G.S. maps
- 4- Various survey records found in the office of the Fairfield County Engineer, Lancaster, Ohio.

SURVEY FOR:

**MAJORS FARMS, LLC**

**JOB # M201373P**

**Mid Line Of Section # 13**

**PLAT BOOK 1, PAGE 24**

Reference  
N/W CORNER  
OF THE S/W  
QTR. OF  
SECTION #13

FIRST ADDITION TO THE VILLAGE OF  
GRESSELVILLE (PLAT BOOK 3, PG. 14)

Iron Pin Fd. W/Plastic Id.  
cap marked Tobin-McFarland  
40.00' offset

VILLAGE OF DUMONTSVILLE

S 89°55'12" W 1075.14' = total

Mid Line Of Section # 13

Bradley Allen Brotherton and Candace Cae Brotherton  
Property, 6 + - Acres, Official Record Book 1294, Page 2861

1025.14' N 89°55'12" E 1075.14' = total

Inaccessible Point  
in a tree root

crooked fence  
{ woven wire }

238.08'

N 89°55'12" E 397.28'

crooked fence  
{ woven wire }

5.00' offset  
{ not to scale }

crooked fence  
{ woven wire }

Small Stream

N 89°55'12" E 470.00'

inaccessible Point

10.00' offset  
{ not to scale }

crooked fence  
{ woven wire }

David E. & Maura M. Rawn Property --- O.R. 1593, Page 1127 (80.47 acres)

**40.000 ACRES { split }**

**MAJORS FARMS, LLC PROPERTY {part}**

**O.R. 1649, PAGE 1908**

**Auditor's Parcel # 0130034400 {part}**

Dennis R. Andrews  
Prop. {1.00 ac.}  
O.R. 1588, Pg. 450

Leo E. & Wilma K.  
Strawn Prop.  
D.B. 555, 973  
{1.00 acre}

Randy L. & Cynthia K.  
Henwood, Trustees,  
Property {14.42 ac.}  
O.R. 1203, Pg. 2595

40.00'  
offset

S 89°55'12" W 1471.75' = total

P.P.O.B. of  
40.000 Acres { split }

STATE ROUTE #158  
A.K.A. Lancaster - Kirkersville Rd.  
[ asphalt surfaced ]

**71.478 ACRES { remainder }**

## LINE TABLE

Id	Bearing	Distance
L1	N 89°44'21" W	301.88'
L2	S 00°42'23" E	435.51'
L3	N 00°29'27" W	243.08'
L4	S 00°29'27" E	243.08'

6" + - dia., concrete, R/W Mon. Fd.  
{ fair condition }  
{ Stationing Unknown }  
{ Reference Only }

COUNTY ROAD #31  
A.K.A. COONPATH ROAD  
[ asphalt surfaced ]

S 89°43'30" W 1641.06'

Thomas N. & Leota M.  
Acton Prop. {1.0 ac.}  
D.B. 599, Pg. 134

Richard L. Holdren  
Property {2.00 ac.}  
O.R. 1609, Pg. 3780

Leah M. Nichols Tr. Prop.  
O.R. 1528, Pg. 2421  
{13.84 acres}

Fredrick F. & Michele L.  
Hanna Prop.  
O.R. 1522, Pg. 2479  
{2.00 acres}

Jeffrey J. & Denise M.  
Gressick Prop. {2.00 ac.}  
D.B. 654, Pg. 128

SECTION #14  
N 32°25'23" W 54.67'

SECTION #14  
N 33°36'25" E 55.22'

P.O.B. of  
71.478 Acres  
S/W CORNER  
OF  
SECTION #13

SECTION #24  
William D. Gowins  
Prop. {0.86 ac.}  
O.R. 1504  
Pg. 47

Nancy G.  
Hoffner Prop.  
D.B. 610, Pg. 84  
{0.75 ac. &  
0.75 ac.}

Carol E.  
Johnson  
Prop. D.B. 541  
Pg. 859  
{1.07 ac.}

Curtis R. Potts Prop.  
O.R. 1551, Pg. 2811  
{0.75 acre}

Jason D. Biggs Prop.  
O.R. 1374, Pg. 2981  
{0.75 acre}

Bryan E. Goodrich  
Property {5.60 ac.}  
O.R. 1584, Pg. 3717

Jack L. & Elsie L.  
Burnside Prop.  
O.R. 1471, Pg. 2707  
{1.48 acres}

SECTION #24  
Denise S.  
Kordack Prop.  
O.R. 1581  
Pg. 1968  
{1.61 ac.}

Richard W. & Judith K.  
Snyder Prop. {24.19 ac.}  
D.B. 438, Pg. 505

SECTION #13  
S/E CORNER OF  
THE S/W QTR.  
OF SECTION #13

N 0° 16' 28" W  
30.00'  
I.P.F., no id.  
5/8" re-bar  
{ not to scale }

## Note:

Wayne A. Knisley, obtained a Right of Way monument report, for State Route # 158, from the O.D.O.T., District 5, Jacksonstown, Ohio. The O.D.O.T. report did not provide R/W monument information that would encompass the, subject, area near the intersection of State Route # 158 and "Coon Path Road". The Hwy. Right of Way plan, FAI-158-01.55 shows that the intersection of "State Rt. # 155" and "Coon Path Rd" as being Station 144 + 63.8 + - (ie. approximate Station, only)

## NOTE:

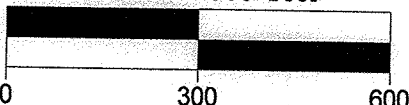
This plat is a derivative of a field survey made by or under the direct supervision of Wayne A. Knisley, Ohio P.S. # 7231 on December 5, 2013.

## LEGEND

- ⊕ IRON PIN SET = 5/8" x 30" STEEL ROD WITH PLASTIC ID. CAP MARKED KNISLEY 7231
- EXISTING IRON PIN {as noted hereon}
- ⊙ EXIST., concrete, R/W MONUMENT
- POINT {nothing set}

## GRAPHIC SCALE

1" Inch = 300' Feet



A&P  
P.O. BOX 420  
SOMERSET, OHIO 43783  
Ph: (740) 743-2201 Fax: 743-2498  
Cell: (740) 605-0002

WAYNE A. KNISLEY - OHIO P.S. #7231  
DATE: December 5, 2013