

**Description of a 30.000 Acre Parcel**

for River Farms LLC

Situated in the Township of Berlin, County of Holmes, and State of Ohio:

Being a part of Lot 9 of the 1<sup>st</sup> Quarter of Township 9 N of Range 6 W and known as being part of a 103.173 acre parcel of land as conveyed to River Farms, LLC (0100345006) by Deed as recorded in Official Record 283, Page 3234 of the Holmes County Deed Records, and being more particularly described as follows:

Beginning at a Railroad Spike found at the northeast corner of said Lot 9;

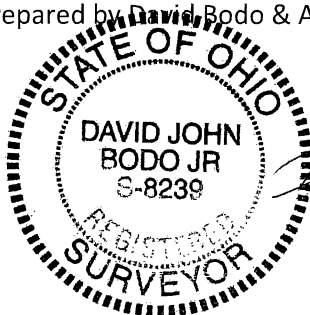
Thence S 0° 22' 04" W along the east line of said Lot 9, a distance of 264.00 feet to a 5/8" Baker bar found, said point being the **TRUE PLACE OF BEGINNING (N:335,874.40 – E:2,154,595.97)**;

- 1) Thence **S 0° 22' 04" W** along the east line of said Lot 9, a distance of **2417.26 feet** (passing over a 3/4" iron bar set at a distance of 2397.26 feet) to the southeast corner of said Lot 9;
- 2) Thence **N 88° 38' 50" W** along the south line of said Lot 9, a distance of **981.43 feet** (passing over a 3/4" iron bar set at a distance of 20.00 feet) to a 3/4" iron bar set;
- 3) Thence **N 10° 00' 00" E** along a New Division Line, a distance of **1357.62 feet** to a 3/4" iron bar set;
- 4) Thence **S 88° 38' 50" E** along a New Division Line, a distance of **614.21 feet** to a 3/4" iron bar set;
- 5) Thence **N 0° 22' 04" E** along a New Division Line, a distance of **963.32 feet** (passing over a 3/4" iron bar set at a distance of 938.32 feet) to a 3/4" iron bar set in Township Road 331;
- 6) Thence **N 58° 57' 13" E** in Township Road 331 and along the southeast line of lands now or formerly owned by Yoder 5, LLC (O.R. 275/5080), a distance of **64.76 feet** to a Railroad Spike found;
- 7) Thence **N 48° 42' 34" E** in Township Road 331 and along the southeast line of said Yoder 5, LLC parcel, a distance of **113.42 feet** to the **TRUE PLACE OF BEGINNING** and containing **30.000 acres** more or less, by an actual field survey performed under the direction of David Bodo & Associates, Inc. in August 2022 by David J. Bodo Jr., Ohio Registered Surveyor Number S-8239, but subject to all legal highways and any easements, restrictions or reservations of record.

The Basis of Bearing for this survey was based on Grid North (Ohio State Plane Coordinate System, North Zone, NAD 83) as determined from GPS observations made in August 2022 by David Bodo & Associates, Inc.

Note: All iron bars set are 3/4" in diameter rebar by 30" long with a plastic surveyor's cap stamped "David Bodo & Associates". For details of the survey used to prepare this description, see the Survey Plat prepared by David Bodo & Associates, Dated April 21, 2023.

Survey recorded in  
Plat Vol. 19, Pg. 5178



2023.04.25 07:32:22-04'00'

Parcel Number: 0100345009

