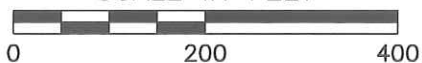




NORTH  
SCALE IN FEET



# PLAT OF SURVEY

STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF JEFFERSON  
VIRGINIA MILITARY SURVEY NO. 2677 & 2678

### BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF NORTH 83°31'18" EAST FOR THE CENTERLINE OF U.S. 40 (BROAD STREET) AS DETERMINED BY GPS OBSERVATIONS USING ODOT VRS, BASED ON NAD 83 (2011), OHIO STATE PLAN SOUTH ZONE, AT THE TIME OF THE SURVEY.

### IRON PINS

WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 5/8" SOLID REBAR, THIRTY INCHES LONG WITH YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC".

### PERTINENT DOCUMENTS

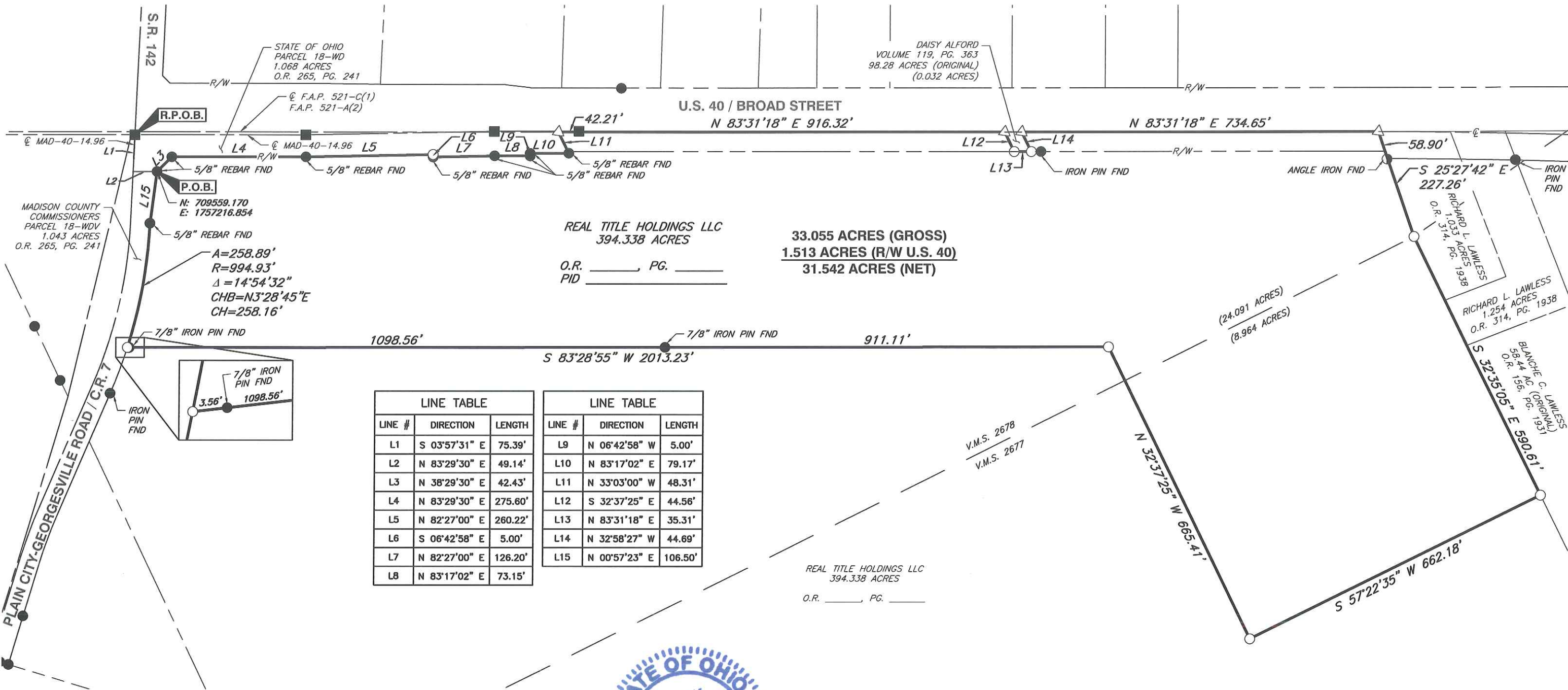
DEEDS OF RECORD, MADISON COUNTY RECORDER'S OFFICE, RECORD SURVEYS & TAX MAPS, MADISON COUNTY MAP ROOM.

### COORDINATES

COORDINATES SHOWN HEREON ARE BASED ON OHIO STATE PLAN, SOUTH ZONE, NAD 83 (2011) PER AS DETERMINED BY GPS OBSERVATIONS USING ODOT VRS, BASED ON NAD 83 (2011), OHIO STATE PLANE SOUTH ZONE, AT THE TIME OF THE SURVEY.

### LEGEND

- IRON PIN FOUND
- ⊙ ANGLE IRON FOUND
- CENTERLINE MONUMENT FOUND
- FENCE POST FOUND
- IRON PIN SET
- △ MAG NAIL SET



REAL TITLE HOLDINGS LLC  
394.338 ACRES

33.055 ACRES (GROSS)  
1.513 ACRES (R/W U.S. 40)  
31.542 ACRES (NET)

O.R. \_\_\_\_\_, PG. \_\_\_\_\_  
PID \_\_\_\_\_

LINE #	DIRECTION	LENGTH
L1	S 03°57'31" E	75.39'
L2	N 83°29'30" E	49.14'
L3	N 38°29'30" E	42.43'
L4	N 83°29'30" E	275.60'
L5	N 82°27'00" E	260.22'
L6	S 06°42'58" E	5.00'
L7	N 82°27'00" E	126.20'
L8	N 83°17'02" E	73.15'

LINE #	DIRECTION	LENGTH
L9	N 06°42'58" W	5.00'
L10	N 83°17'02" E	79.17'
L11	N 33°03'00" W	48.31'
L12	S 32°37'25" E	44.56'
L13	N 83°31'18" E	35.31'
L14	N 32°58'27" W	44.69'
L15	N 00°57'23" E	106.50'

P:\2016\164-539\Survey\164-539-SV02-SRV\_Split.dwg\LAYOUT1 LS:(3/21/2017 - jcoffin) - LP: 3/22/2017 8:05 AM

WE HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PREPARED WITH ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-37 OHIO ADMINISTRATIVE CODE.



*Mark Alan Smith*  
 MARK ALAN SMITH  
 REGISTERED SURVEYOR NO. S-8232  
 DATE 3/22/2017

**CEC**  
**Civil & Environmental Consultants, Inc.**  
 250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085  
 614-540-6633 · 888-598-6808  
 www.cecinc.com

JEFFERSON TOWNSHIP  
 MADISON COUNTY, OHIO  
 33.055 ACRES

DRAWN BY: JEC	CHECKED BY: MJA	APPROVED BY: MAS	EXHIBIT: A
DATE: MARCH 2017	DWG SCALE: 1"=200'	PROJECT NO: 164-539	



**DESCRIPTION OF A  
33.055 ACRE TRACT**

Situated in the State of Ohio, County of Madison, Township Jefferson, lying within Virginia Military Survey No. 2677 and 2678, being part of 394.338 acre tract (PID \_\_\_\_\_) as described in deed to Real Title Holdings LLC, of record in Official Record \_\_\_\_\_, Page \_\_\_\_\_, all being of record in the Recorder's Office, Madison County, Ohio, and being more particularly described as follows:

**BEGINNING FOR REFERENCE** at a concrete monument found at the centerline intersection of U.S. 40 (Broad Street), County Road 7 (Plain City-Georgesville Road), and S.R. 142 (Plain City-Georgesville Road), as shown in Ohio Department of Transportation, District 6 MAD-40-14.96 plans;

Thence South 03°57'31" East, with the centerline of said County Road 7, a distance of 75.39 feet, to a point in the common line of that 1.068 acre tract as described in deed to the State of Ohio (Parcel 18-WD) and that 1.043 acre tract as described in deed to the Madison County Commissioners (Parcel 18-WDV), both of record in Official Record 265, Page 241;

Thence North 83°29'30" East, with aforesaid common line, a distance of 49.14 feet, to a 5/8" rebar found at the common corner of said 1.043 acre tract, said 1.068 acre tract, and said 394.338 acre tract, being the easterly intersection of right of way of U.S. 40 and County Road 7, and being the **POINT OF TRUE BEGINNING**;

Thence with the common line of said 1.068 acre tract and said 394.338 acre tract, being the southerly right of way of U.S. 40, as shown in said MAD-40-14.96, the following courses:

North 38°29'30" East, a distance of 42.43 feet, to a 5/8" rebar found;

North 83°29'30" East, a distance of 275.60 feet, to a 5/8" rebar found;

North 82°27'00" East, a distance of 260.22 feet, to an iron pin set;

South 06°42'58" East, a distance of 5.00 feet, to a 5/8" rebar found;

North 82°27'00" East, a distance of 126.20 feet, to a 5/8" rebar found;

North 83°17'02" East, a distance of 73.15 feet, to a 5/8" rebar found;

North 06°42'58" West, a distance of 5.00 feet, to a 5/8" rebar found;

North 83°17'02" East, a distance of 79.17 feet, to a 5/8" rebar found;

North 33°03'00" West, a distance of 48.31 feet, to a mag nail set common corner of said 1.068 acre tract and said 394.338 acre tract, being in the centerline of right of way of U.S. 40, as shown in Ohio Department of Transportation, District 6 F.A.P. 521-C(1)/F.A.P. 521-A(2) plans;

Thence North 83°31'18" East, with aforesaid centerline of U.S. 40, being the northerly line of said 394.338 acre tract, passing a concrete monument at a distance of 42.21 feet, a total distance of 916.32 feet, to a mag nail set;

Thence with the common line of said 394.338 acre tract and that 0.032 acre remainder of that original 98.28 acre tract as described in deed to Daisy Alford, of record in Volume 119, Page 363, the following courses:

South 32°37'25" East, a distance of 44.56 feet, to an iron pin set;

North 83°31'18" East, a distance of 35.31 feet, to an iron pin set;

North 32°58'27" West, a distance of 44.69 feet, to a mag nail set in the north line of said 394.338 acre tract and in the aforesaid centerline of U.S. 40;

Thence North 83°31'18" East, with the aforesaid centerline of U.S. 40, being the northerly line of said 394.338 acre tract, a distance of 734.65 feet, to a mag nail set in the common corner of said 394.338 acre tract and that 1.033 acre tract as described in deed to Richard L. Lawless, of record in Official Record 314, Page 1938;

Thence with the easterly line of said 394.338 acre tract, the following courses:

South 25°27'42" East, with the west line of said 1.033 acre tract, passing an angle iron found at a distance of 58.90 feet, to an iron pin set in an angle point in said common line, a total distance of 227.26 feet;

South 32°35'05" East, with part of the west line of said 1.033 acre tract, with the west line of that 1.254 acre tract as described in deed to Richard L. Lawless, of record in Official Record 314, Page 1938, and with part of the west line of that original 58.44 acre tract as described in deed to Blanche C. Lawless, of record in Official Record 156, Page 1931, a distance of 590.61 feet, to an iron pin set;

Thence with a new division line and through said 394.338 acre tract, the following courses:

South 57°22'35" West, a distance of 662.18 feet, to an iron pin set;

North 32°37'25" West, a distance of 665.41 feet, to an iron pin set;

South 83°28'55" West, passing a 7/8" iron pin found at a distance of 911.11 feet and a 7/8" iron pin found at a distance of 2009.67 feet, a total distance of 2013.23 feet, to an iron pin set in the east line of said line of said 1.043 acre tract (Parcel 18-WDV) and the easterly right of way of County Road 7;

Thence with the common line of said line of said 1.043 acre tract and said 394.338 acre tract and the easterly right of way of County Road 7, the following courses:

With a curve to the left, having an arc distance of 258.89 feet, a radius of 994.93 feet, a delta of 14°54'32", a chord bearing of North 03°28'45" East, and chord distance of 258.16 feet, to a 5/8" rebar found;

North 00°57'23" East, a distance of 106.50 feet, to the **POINT OF TRUE BEGINNING**, containing 33.055 acres, more or less, with 1.513 acres being within the right of way of U.S. 40.

Iron pins set are 5/8-inch rebar, 30 inches in length, with a yellow cap bearing the initials "CEC INC".

Subject, however, to all easements, restrictions, and rights-of-way of record, if any.

The bearings as described are based on the bearing of North 83°31'18" East for a portion of the centerline of U.S. 40 (Broad Street) as determined by GPS observations using ODOT VRS, based on NAD 83 (2011), Ohio State Plane South Zone, at the time of the survey.

The above description is based on existing records obtained from the Madison County Recorder's Office and an actual field survey performed on December 30, 2016 under my supervision.

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



*Mark Alan Smith*  
Mark Alan Smith  
Registered Surveyor No. S-8232

*3/22/2017*  
Date