



The State of Ohio
Record 11 acres - Parcel DC 200
(DB 130, Page 103)

NATIONAL ROAD (U.S. Route 40) (width varies) (public)

- detail "C" -
AREA OF LAND EXCHANGE

- detail "B" -

- see detail "A" -

Place of Beginning TRACT III

Place of Beginning TRACT IV

Place of Beginning TRACT I

Place of Beginning TRACT II

Frederick E. & Jane D. Frey
Parcel 08-00914.000
OR 108, Page 156
Commitment #686629-1
TRACT 2
6.1568 acres (survey)
(268,189 sq. ft.)

Shui-nan Chuang and Chiou-Jeu Chuang, Trustees
of the Shui-nan and Chiou-Jeu Chuang Trust
Parcel 08-00328.000
OR 262, Page 1277
Commitment #686629-1
TRACT 1
144.2737 acres (survey)
(6,284,563 sq. ft.)

Casey Michael Murphy Jr.
Parcel 08-00973.001

Steven D. & Jill W Adelsberger
Parcel 08-00933.001

Dennis W. & Winona R. Todd
Parcel 08-00259.000
OR 107, Page 2131, 2133, 2135, and 2137
Commitment #686629-1
TRACT 3
29.0816 acres (survey)
(1,266,793 sq. ft.)

M & E Family LLC
Parcel 10-02005.000
(OR Book 111, Page 1964)

Beverly J. Littler
Parcel 08-00935.000
OR 221, Page 563

Commitment #686629-1
TRACT 4
25.9383 acres (survey)
(1,129,871 sq. ft.)

Kennison A. Sims &
Andrew S. Sims
Parcel 08-00933.002
(OR Book 258, Page 1992)

SURVEY LEGEND

- - 5/8" Iron Pin Set w/cap CESO, Inc
- - Iron Pin Found & Described
- - Iron Pipe Found & Described
- ⊕ - Railroad Spike Found
- ⊠ - Monument Fnd. & Usd.
- Fnd. (F) - Found
- Msd. (M) - Measured
- Usd. (U) - Used
- Obs. (O) - Observed
- Rec. (R) - Recd.
- Calc. (C) - Calculated

TOPOGRAPHIC LEGEND

- ⚡ Power / Telephone Pole
- ⚡ Power Pole
- ⚡ Signal Pole
- ⚡ Water Valve
- ⚡ Hydrant
- ⚡ Clean Out
- ⚡ Sanitary Manhole
- ⚡ Catchbasin
- ⚡ Storm Inlet Basin
- ⚡ Storm Drainage Manhole
- ⚡ Telephone Manhole
- ⚡ Electric Box (access)
- ⚡ Traffic Control Box
- ⚡ Structure Number
- ⚡ Sign
- ⚡ Ballard
- ⚡ Gas Valve
- ⚡ Guy Wire
- ⚡ Electric Meter
- ⚡ Gas Meter
- ⚡ Air Conditioner
- ⚡ Mail Box
- ⚡ Unknown Valve
- ⚡ End Storm Drain
- ⚡ Light Pole
- ⚡ Downspout
- ⚡ Monitoring Well
- G Gas Line
- STM Storm Sewer
- W Water Line
- SAN Sanitary Sewer
- OHE Overhead Utility Line
- G Gas Line
- UGE Underground Electric
- UGT Underground Communications



ALTA / NSPS LAND TITLE SURVEY

PROJECT MAPLE

U.S. ROUTE 40, NATIONAL RD. JEFFERSON TOWNSHIP
MADISON COUNTY, OHIO

SCALE: VARIES DATE: 09/09/2018

DESIGN: DRAWN: CHECKED: swc

JOB NO.: 755621 SHEET NO.: 2 OF 2

CESO
WWW.CESONC.COM

TITLE COMMITMENT 686629-1
SCHEDULE A LEGAL DESCRIPTION

TRACT I:

THE FOLLOWING DESCRIBED 144.2653 ACRE TRACT IS SITUATED IN THE STATE OF OHIO, MADISON COUNTY, JEFFERSON TOWNSHIP, VMS 12143 AND 7876, AND BEING PART OF A 34.8432 ACRE TRACT CONVEYED TO JOHN FREY, ET AL BY OFFICIAL RECORD 253, PAGE 2297 AND PART OF A 109.4187 ACRE TRACT CONVEYED TO JOHN FREY, ET AL BY OFFICIAL RECORD 107, PAGE 281, AND A MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN AND CAP SET IN THE SOUTH LINE OF SAID 11 ACRE TRACT CONVEYED TO THE STATE OF OHIO BY DEED BOOK 130, PAGE 103 (FORMERLY THE SOUTH LINE OF THE OLD C. L. AND S. RAILROAD RIGHT-OF-WAY) SAID AN IRON PIN AND CAP IS THE NORTHWEST CORNER OF SAID 34.8432 ACRE TRACT AND THE NORTH EAST CORNER OF A LANEWAY LEADING TO A 43.7579 ACRE TRACT CONVEYED TO KIRK K. MILLER, ET AL BY OFFICIAL RECORD 232, PAGE 1935, SAID IRON PIN AND CAP IS 75 FT. RIGHT OF THE CENTERLINE OF THE WESTBOUND LANE OF US 40 STATION 198+79.12 AS SHOWN ON THE ODOT RIGHT-OF-WAY PLANS MADISON COUNTY, S.H.1 SEC. D-2 (PT), C, B & WEST JEFFERSON (PT), SHEETS 8 & 9 OF 13, 1947; THENCE, WITH THE SOUTH LINE OF SAID 11 ACRE TRACT, NORTH 87° 25 MINUTES 36 SECONDS EAST A DISTANCE OF 433.19 FT.; THENCE, WITH A NEW LINE ACROSS SAID 34.8432 ACRE TRACT, SOUTH 01 DEGREE 35 MINUTES 07 SECONDS EAST, PASSING A 1/2 INCH DIAMETER IRON PIPE AND YELLOW PLASTIC CAP STAMPED BAKER S-5539 FOUND AT THE NORTHWEST CORNER OF A 6.1568 ACRE TRACT CONVEYED TO FREDERICK E. FREY, ET AL BY OFFICIAL RECORD 108, PAGE 156 AT 21.59 FT. AND CONTINUING ALONG THE WEST LINE OF SAID TRACT A TOTAL DISTANCE OF 595.36 FT. TO AN IRON PIPE FOUND; THENCE, WITH SAID 6.1568 ACRE TRACT THE FOLLOWING 3 COURSES: 1) NORTH 86° 52 MINUTES 28 SECONDS EAST A DISTANCE OF 231.78 FT. TO AN IRON PIPE FOUND; 2) NORTH 87° 48 MINUTES 29 SECONDS EAST A DISTANCE OF 231.04 FT. TO A 1/2 INCH DIAMETER IRON PIN FOUND 3) NORTH 00° 29 MINUTES 05 SECONDS EAST, PASSING A 6 IN. DIAMETER CONCRETE RIGHT-OF-WAY MONUMENT (TOP BROKEN) FOUND AT THE NORTHEAST CORNER OF SAID 6.1568 ACRE TRACT AT 575.48 FT., AND CONTINUING ALONG THE LINE BETWEEN SAID 34.8432 AND 109.4187 ACRE TRACTS A TOTAL DISTANCE OF 594.97 FT. TO A POINT IN THE SOUTH LINE OF SAID 11 ACRE TRACT; THENCE, ALONG THE SOUTH LINE OF SAID 11 ACRE TRACT THE FOLLOWING 2 COURSES: 1) NORTH 87° 25 MINUTES 36 SECONDS EAST A DISTANCE OF 282.50 FT. 2) NORTH 87° 06 MINUTES 53 SECONDS EAST A DISTANCE OF 1073.93 FT. THENCE, WITH A NEW LINE ACROSS SAID 109.4187 ACRE TRACT, SOUTH 02° 52 MINUTES 38 SECONDS EAST, PASSING AN IRON PIN AND CAP SET IN THE SOUTH RIGHT-OF-WAY LINE OF US 40 AND THE NORTHWEST CORNER OF A 1 ACRE TRACT CONVEYED TO MICHAEL B. SMITH BY OFFICIAL RECORD 176, PAGE 201 AT 19.82 FT., AND CONTINUING ALONG THE WEST SIDE OF SAID 1 ACRE TRACT A TOTAL DISTANCE OF 283.82 FT. TO AN IRON PIN AND CAP SET; THENCE, WITH SAID 1 ACRE TRACT THE FOLLOWING 2 COURSES: 1) NORTH 87° 07 MINUTES 22 SECONDS EAST A DISTANCE OF 165.00 FT. TO AN IRON PIN AND CAP SET 2) NORTH 02° 52 MINUTES 38 SECONDS WEST, PASSING A 3/4 INCH DIAMETER SOLID IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID 1 ACRE TRACT AT 264.00 FT. AND CONTINUING WITH A NEW LINE ACROSS SAID 109.4187 ACRE TRACT A TOTAL DISTANCE OF 283.84 FT. TO A POINT IN THE SOUTH LINE OF SAID 11 ACRE TRACT; THENCE, WITH THE SOUTH LINE OF SAID 11 ACRE TRACT, NORTH 87° 06 MINUTES 53 SECONDS EAST A DISTANCE OF 225.59 FT. TO THE NORTHWEST CORNER OF A 29.09 ACRE TRACT CONVEYED TO DENNIS W. AND WINONA R. TODD BY OFFICIAL RECORD 107, PAGE 2137; THENCE, WITH THE WEST LINE OF SAID 29.09 ACRE TRACT, SOUTH 00° 53 MINUTES 03 SECONDS EAST, PASSING A 3/4 INCH DIAMETER SOLID IRON PIN FOUND AT 19.29 FT., A TOTAL DISTANCE OF 2574.23 FT. TO AN IRON PIN AND CAP SET IN THE NORTH LINE OF A 135.48 ACRE TRACT CONVEYED TO LARRY S. SIDNER BY DEED BOOK 280, PAGE 361; THENCE, WITH SAID 135.48 ACRE TRACT THE FOLLOWING 2 COURSES: 1) NORTH 85° 16 MINUTES 47 SECONDS WEST A DISTANCE OF 1763.08 FT. TO A 1" DIAMETER IRON PIPE AND YELLOW PLASTIC CAP STAMPED "RET 6552" FOUND 2) SOUTH 02° 44 MINUTES 03 SECONDS WEST A DISTANCE OF 277.75 FT. TO A 1/2 INCH DIAMETER IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID MILLER'S 43.7579 ACRE TRACT; THENCE, WITH SAID 43.7579 ACRE TRACT THE FOLLOWING 2 COURSES: 1) SOUTH 85° 35 MINUTES 06 SECONDS WEST, PASSING THE SOUTHERN CORNER COMMON TO SAID 34.8432 AND 109.4187 ACRE TRACTS AT 388.55 FT., A TOTAL DISTANCE OF 833.67 FT. TO AN IRON PIN AND CAP PREVIOUSLY SET 2) NORTH 01 DEGREE 55 MINUTES 08 SECONDS WEST, PASSING A 6 IN. DIAMETER CONCRETE RIGHT-OF-WAY MONUMENT FOUND AT 2619.84 FT., A TOTAL DISTANCE OF 2644.84 FT. RETURNING TO THE POINT BEGINNING CONTAINING 144.2653 ACRES MORE OR LESS, OF WHICH 34.1009 ACRES MORE OR LESS IS PART OF SAID 34.8432 ACRE TRACT AND 110.1644 ACRES MORE OR LESS IS PART OF SAID 109.4187 ACRE TRACT. BEARINGS ARE BASED ON THE EAST LINE OF MILLER'S LANEWAY TO SAID 43.7579 ACRE TRACT (SOUTH 01 DEGREE 55 MINUTES 08 SECONDS EAST) AS DESCRIBED IN OFFICIAL RECORD 232, PAGE 1935. ALL IRON PINS SET ARE 5/8 INCH DIAMETER REBAR WITH YELLOW PLASTIC CAPS STAMPED "COTTRILL L.L.C. 6858". THIS DESCRIPTION IS BASED ON A FIELD SURVEY PERFORMED NOVEMBER 17, 2010 BY JAMES R. COTTRILL REGISTRATION #6858. (JOB #5101104)

TRACT II:

SITUATED IN THE JEFFERSON OF TOWNSHIP, COUNTY OF MADISON, STATE OF OHIO, DESCRIBED AS FOLLOWS: PROPERTY BOUNDARY DESCRIPTION OF 6.1568 ACRES OF LAND IN VMS 12143 IN JEFFERSON CIVIL TOWNSHIP, MADISON COUNTY, STATE OF OHIO AND BEING A PORTION OF TAX PARCEL NUMBER 02-0076-000 (AERIAL PARCEL 423) 41.000 ACRES OF RECORD IN DEED BOOK 296 AT PAGES 537 & 538 CURRENTLY IN THE OWNERSHIP OF JONAS M. FREY, SAID 6.1568 ACRES INCLUDES THE BUILDINGS AND RESIDENCE AT # 5515 NEW U.S. ROUTE 40, ...BEING BOUNDED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE WITH A POINT OF STARTING REFERENCE WITH THE CENTERLINE OF WESTBOUND OLD U.S. ROUTE 40 (FORMERLY NATIONAL ROAD AKA S.H.1 SEC. 02 (PART) AT THE CENTERLINE JUNCTION WITH BYERLY ROAD (TWP RD. # 115 IN DEER CREEK CIVIL TOWNSHIP); THEN MEASURING EASTERLY ALONG THE ORIGINAL CENTERLINE OF OLD U.S. ROUTE # 40 (PASSING INTO JEFFERSON CIVIL TOWNSHIP AT 3,713.50 FEET A TOTAL DISTANCE OF 6,820.26 FEET TO A POINT; THEN S 05 DEG 05 MIN 36 SEC E CROSSING THE EAST BOUND LANES OF U.S. ROUTE 40 95.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF FORMER INTERURBAN ELECTRIC RAILWAY EASEMENT AND BEING ON THE SOUTHERLY RIGHT OF WAY BOUNDARY FOR U.S. ROUTE # 40 AT A FOUND CONCRETE MONUMENT RECORDED 95 FEET RIGHT OF HIGHWAY STATION 207+85.76 AND IS THE TRUE POINT OF BEGINNING, SAID MONUMENT IS ALSO THE NORTHEASTERLY CORNER OF AFORESAID 41.000 ACRES AND THE NORTHWESTERLY CORNER OF 109.4187 ACRES OF RECORD IN O R 0096 PG. 0941; THENCE: S. 02 DEG 37 MIN 19 SEC E 575.050 FEET TO A WOOD CORNER POST REFERENCED WITH A 3/8 INCH STEEL ROD SET 0.24 FT. SOUTH AND 0.70 FT. EAST THEREOF; THENCE: PASSING A 5/8 INCH STEEL ROD AT 0.708 FT. S 85 DEG 27 MIN 30 SEC W 230.200 FEET TO A 5/8 INCH STEEL ROD BEING ANOTHER CORNER BETWEEN SAID 41.000 ACRES AND THE ABUTTING 109.4187 ACRES MENTIONED; THENCE: S 84 DEG 34 MIN 49 SEC W 201.572 FEET TO A SET 3/4 INCH PIPE CAPPED AT THE SOUTHWESTERLY CORNER TO THE HEREIN DESCRIBED 6.1568 ACRES; THENCE: N 03 DEG 49 MIN 23 SEC W 573.945 FEET TO A SET 3/4 INCH PIPE CAPPED ON THE SOUTHERLY RIGHT OF WAY LINE FOR AFORESAID U.S. ROUTE # 40 FOUR LANES PUBLIC HIGHWAY (THE FORMER SOUTHERLY LINE OF OLD INTERURBAN ELECTRIC RAILROAD); THENCE: FOLLOWING ALONG THE SAID RIGHT OF WAY LINE N 84 DEG 55 MIN 43 SEC A FRONTAGE DISTANCE OF 473.830 FEET TO THE POINT OF BEGINNING. CONTAINING WITHIN SAID BOUNDS 6.1568 ACRES OF LAND, PART OF 41.000 ACRES. BEARINGS DERIVED FROM N 85 DEG 09 MIN 34 SEC E AND N 84 DEG 54 MIN 34 SEC E ALONG THE SOUTHERLY LINE OF U.S. ROUTE # 40 RIGHT OF WAY AS SURVEYED BY JOHN CIRCLE RECORDED ON O R 096 AT PG. 0941. PIPES SET ARE 3/4 INCH GALV. BY 30 INCHES WITH CAPS STAMPED R.I. BAKER S-5539.

TRACT III:

SITUATED IN THE TOWNSHIP OF JEFFERSON, COUNTY OF MADISON AND STATE OF OHIO: BEGINNING AT AN IRON PIN WHICH IS THE NORTHWEST CORNER OF THE CHARLES E. SIDNER FARM AND 343 1/4 FEET WEST FROM A STAKE IN THE SOUTH LINE OF THE RIGHT-OF-WAY OF THE OHIO ELECTRIC RAILWAY COMPANY, AND SAID STAKE BEING SOUTH 4 DEGREES 10 MINUTES EAST 75 FEET DISTANT FROM AN IRON PIN IN THE CENTER OF THE NATIONAL PIKE, AND ALSO BEING THE NORTHWEST CORNER TO W. H. HEADLEY'S DURFLINGER FARM; THENCE SOUTH 2 DEGREES 45 MINUTES EAST 1292 1/4 FEET TO A STONE; THENCE NORTH 86 DEGREES 45 MINUTES EAST 218 FEET TO A STONE; THENCE SOUTH 2 DEGREES 30 MINUTES EAST 1363 FEET TO A STONE IN THE SOUTHWEST CORNER OF CHARLES E. SIDNER'S LAND; THENCE WEST 625 FEET TO AN IRON PIN; THENCE NORTH 1 DEGREE 20 MINUTES WEST 2578 FEET TO AN IRON PIN IN THE SOUTH LINE OF SAID RIGHT-OF-WAY; THENCE EAST 343 1/4 FEET ALONG SAID RIGHT-OF-WAY TO THE BEGINNING, CONTAINING TWENTY-NINE AND NINE HUNDREDTHS (29.09) ACRES OF LAND, OF WHICH SIX (6) ACRES ARE IN SURVEY NO. 7876 AND TWENTY-THREE AND NINE HUNDREDTHS (23.09) ACRES ARE IN SURVEY NO. 12143.

TRACT IV:

SITUATED IN THE COUNTY OF MADISON, IN THE STATE OF OHIO, AND IN THE TOWNSHIP OF JEFFERSON, AND BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A STAKE IN THE SOUTH LINE OF THE RIGHT OF WAY OF THE OHIO ELECTRIC RAILWAY CO. AND BEING S. 4 DEG. 10' E. 75 FEET DISTANT FROM AN IRON PIN IN THE CENTER OF NATIONAL PIKE AND ALSO BEING NORTHWEST CORNER TO THE W. H. HEADLEY AND THE DURFLINGER FARM; THENCE S. 4 DEG. 10' E. 1292-1/4 FEET TO A STONE CORNER TO SAID HEADLEY AND IN A LINE BETWEEN SURVEYS #7876 AND 12143 AND CORNER TO SAID HEADLEY; THENCE WITH THE SAID SURVEY LINE S. 56 DEG. E. 763 FEET TO STONE CORNER TO SAID HEADLEY AND TO SAID SURVEY 12143, ALSO CORNER TO NOS. 12143 AND 12150; THENCE WITH TWO LINES OF SAID HEADLEY S. 28 DEG. 19' W. 1089 FEET TO DEAD BUR OAK; THENCE W. 214 FEET TO A STONE S.E. CORNER TO JOHN D. SIDNERS LAND; THENCE S. 2 DEG. 30' EAST 1363 FEET TO A STONE; THENCE N. 86 DEG. 45' E. 219 FEET TO A STONE; THENCE S. 2 DEG. 45' E. 1292-1/4 FEET TO AN IRON PIN N.E. CORNER OF JOHN D. SIDNERS LAND AND IN THE S. LINE OF SAID RIGHT OF WAY; THENCE E. 343-1/4 FEET ALONG SAID RIGHT OF WAY TO THE PLACE OF BEGINNING CONTAINING 26 ACRES OF LAND OF WHICH 9 ACRES ARE IN SURVEY NO. 7876 AND 17 ACRES ARE IN SURVEY NO. 12143.

THE ABOVE TRACTS ARE THE SAME CITED AND DESCRIBED IN FIRST AMERICAN TITLE COMMITMENT 686629-1 DATED 07/17/2018

SCHEDULE B - SECTION II:

THIS ALTA/NSPS SURVEY IS EXECUTED HEREON PER TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FOR THE PROPOSED INSURED DUKE REALTY OHIO,

THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY:

COMMITMENT NO.: 686629-1
EFFECTIVE DATE:
July 12, 2018 at 6:00 a.m. as to Tract I
August 14, 2015 at 7:30 a.m. as to Tract II
April 20, 2015 at 7:30 a.m. as to Tract III
September 21, 2015 at 7:30 a.m. as to Tract IV

AS TO TRACT I:
10. Easement for Highway Purposes from Dorothy Ruth Carter, et al, to State of Ohio, dated August 17, 1948, filed for record December 1, 1948 and recorded in Volume 143, Page 613 of Madison County Records.
- SHOWN HEREON ACROSS TRACT 1

11. Easement from Lizzie Carter to Columbus and Southern Ohio Electric Company, dated October 7, 1943, filed for record November 3, 1943 and recorded in Volume 143, Page 292 of Madison County Records.
- NOT SHOWN, NO DEFINED LOCATION. CITED AS "ALONG THE SOUTH ROAD LINE, WITHIN THE LIMITS OF THE HIGHWAY"

12. Easement from Mary L. Jackson and Ellis Jackson to Columbus and Southern Ohio Electric Company, dated October 1, 1943, filed for record October 13, 1943 and recorded in Volume 134, Page 153 of Madison County Records.
- NOT SHOWN, NO DEFINED LOCATION. CITED AS "ALONG THE SOUTH ROAD LINE, WITHIN THE LIMITS OF THE HIGHWAY"

13. Easement from Lizzie Carter to Columbus and Southern Ohio Electric Company, dated October 7, 1943, filed for record November 3, 1943 and recorded in Volume 134, Page 292 of Madison County Records.
- NOT SHOWN, NO DEFINED LOCATION. CITED AS "ALONG THE SOUTH ROAD LINE, WITHIN THE LIMITS OF THE HIGHWAY"

14. Easement from Mary L. Jackson to Columbus and Southern Ohio Electric Company, dated August 18, 1949, filed for record September 14, 1949 and recorded in Volume 144, Page 279 of Madison County Records.
- NOT SHOWN, NO DEFINED LOCATION. CITED AS "ALONG THE SOUTH ROAD LINE, WITHIN THE LIMITS OF THE HIGHWAY"

15. INTENTIONALLY DELETED
16. INTENTIONALLY DELETED

AS TO TRACT II:
17. Easement from Lizzie Carter to Columbus and Southern Ohio Electric Company recorded November 3, 1943 in Deed Book 134, Page 292 of Madison County Records.
- NOT SHOWN, NO DEFINED LOCATION. CITED AS "ALONG THE SOUTH ROAD LINE, WITHIN THE LIMITS OF THE HIGHWAY"

18. Easement for Highway Purposes from Dorothy Ruth Carter, et al to the State of Ohio recorded December 3, 1948 in Deed Book 143, Page 613 of Madison County Records.
- SHOWN HEREON ACROSS TRACT 2

19. INTENTIONALLY DELETED
20. This item has been intentionally deleted.
21. INTENTIONALLY DELETED
22. INTENTIONALLY DELETED

AS TO TRACT III:
23. Easement from Fern B. Thomas, Admx. of Estate of Robert J. Thomas, Dec'd. to Columbus and Southern Ohio Electric Company recorded November 27, 1946 in Deed Book 141, Page 229 of Madison County Records.
- INSUFFICIENT INFORMATION IN THIS DOCUMENT TO DETERMINE LOCATION.
Assigned to Ohio Edison on December 8, 1952 in Deed Book 148, Page 241 of Madison County Records.

AS TO TRACT IV:
24. Easement for Highway Purposes from Lee Sidner to State of Ohio recorded December 3, 1948 in Book 143, Page 609 of Madison County Records.
- SHOWN HEREON ACROSS SUBJECT PARCEL

PARCEL IV
AS-SURVEYED DESCRIPTION

LEGAL DESCRIPTION
Containing 25.9383 Acres

Situated in the County of Madison, State of Ohio, and part of Survey No. 7876 & 12143, Virginia Military Lands and all of a record 26 acre parcel (Parcel # 08-00935.000) conveyed to Beverly J. Litter (OR Book 221, Page 563, recorded September 6, 2006), being further bounded and described as follows:

Commencing at a 5/8" iron pin found in a monument box at the intersection of Enterprise Parkway and National Road (U.S. Route 40) (with varies), also being the intersection of the northerly prolongation of the easterly line of said Litter parcel and the centerline of National Road (U.S. Route 40), the northwest corner of a record 1.818 acre parcel conveyed to Myma Teeters (OR Book 141, page 2483) and the northeast corner of a record 11 acre parcel conveyed to The State of Ohio (Deed Book 130, Page 103, Parcel DC 200).

thence **South 04°23'49" East**, along the prolongation of said easterly line and the westerly line of said Teeters parcel, a distance of **75.01 feet** to the southeast corner of said 11 acre State of Ohio parcel, a 5/8" iron pin set with cap marked "CESO, INC" and the **TRUE PLACE OF BEGINNING** of the parcel herein described;

thence continue **South 04°23'49" East** along said westerly line of said Teeters parcel and a westerly line of a parcel conveyed to M & E Family LLC (OR Book 111, Page 1964), a distance of **1,290.60 feet** to a deflection in said westerly line of M & E Family LLC parcel and a stone found;

thence **South 56°05'00" East**, continuing along a westerly line of said M & E Family LLC parcel, a distance of **763.01 feet** to a deflection therein and a stone found;

thence **South 27°45'37" West**, continuing along a westerly line of said M & E Family LLC parcel, a distance of **432.66 feet** to a southwesterly corner thereof, a northwesterly corner of a parcel conveyed to Kennison A. Sims and Andrew S. Sims (OR Book 258, Page 1992) and a 1" iron pin found;

thence **South 28°03'43" West**, along a westerly line of said Sims parcel, a distance of **648.04 feet** to an interior corner thereof and a 1" iron pin found;

thence **North 86°50'18" West**, along a northerly line of said Sims parcel, a distance of **217.29 feet** to a southeasterly corner of a parcel conveyed to Dennis W. & Winona R. Todd (OR Book 107, Page 2131, 2133, 2135 and 2137) and a 5/8" iron pin set with cap marked "CESO, Inc";

thence along the easterly line of said Todd parcel the following 3 calls:
North 02°46'48" West, a distance of **1,363.00 feet** to a 5/8" iron pin set with cap marked "CESO, Inc";

thence **South 84°58'42" West**, a distance of **219.00 feet** to a 5/8" iron pin set with cap marked "CESO, Inc";

thence **North 02°58'29" West**, a distance of **1,293.64 feet** to the northeast corner of said Todd parcel, the south line of said 11 acre State of Ohio parcel and a 5/8" iron pin set with cap marked "CESO, Inc";

thence **North 86°26'14" East**, along the southerly line of said 11 acre State of Ohio parcel, a distance of **343.26 feet** to the **TRUE PLACE OF BEGINNING** and containing **25.9383 acres** (16.5239 acres in VMS 12143 and 9.4144 acre in VMS 7876), more or less as surveyed and described by Steven W. Clutter, PS-7655, for and on behalf of CESO, Inc. in September 2018.

Basis of Bearings for this description is NAD 83 (2011) Ohio State Plane, South Zone.
THE ABOVE DESCRIPTION IS INTENDED TO DESCRIBE PARCEL IV OF FIRST AMERICAN TITLE COMMITMENT 686629-1 DATED 07/17/2018

ALTA/NSPS LAND TITLE SURVEY
CONTAINING 205.44504 TOTAL ACRES OF LAND

JEFFERSON TOWNSHIP
MADISON COUNTY, OHIO



SURVEYOR NOTES

- 1. North and bearing system based upon NAD 83, OHIO SOUTH
Vertical datum based on NAVD 88
- 2. This survey does not constitute a title search by the surveyor. All information regarding record easements, and other documents that might affect the quality of title to the parcel shown hereon we obtained through a certified title commitment conducted by First American Title Insurance Company, as cited hereon.
- 3. All underground utilities are shown to the best of our knowledge and are based on locations taken from observed evidence. No certification is made or implied that the utilities shown are correct or that all underground utilities are shown. OUPS Ticket Number #B822700016
- 4. All data sources, documents and records shown hereon are on file in the Madison County register of deeds.
- 5. All monumentation shown hereon is in good condition unless otherwise noted.
- 6. Access to the subject parcel is available along U.S. Route 40, National Rd. No roadway improvement plans were disclosed to CESO during the survey.
- 7. Utilities are shown from field observation.
- 8. Structures are as shown hereon, no evidence of recent earthwork and recent building construction.
- 9. No evidence that subject property is being used as a sanitary landfill.
- 10. No evidence of wetland delineation areas were evident at the time of the survey.
- 11. This is not a recordable document for transfer of title.
- 13. Parcel is located within Zone "X" (area of minimal flooding) as indicated by the Flood Insurance Rate Map (FIRM) Map Number: 30091C0175D, effective date: 06/18/2010; published by the Federal Emergency Management Agency.
- 14. Zoning information not supplied to surveyor
- 15. There currently exist NO striped parking spaces on site.

SURVEYOR'S CERTIFICATION:

TO: MEDLINE INDUSTRIES, INC. AN ILLINOIS CORPORATION AND FIRST AMERICAN TITLE INSURANCE COMPANY ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTEREST MAY APPEAR.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(a), 7(a)(b), 8, 9, 13, 14, 16 and 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN AUGUST 2018.

DATE OF PLAT OR MAP: _____

SIGNED: *Steven W. Clutter* DATE: 09/11/2018
STEVEN W. CLUTTER, P.S. 7655
CESO, INC.
175 MONTROSE WEST AVE, SUITE 400
AKRON, OH 44321

ALTA / NSPS LAND TITLE SURVEY
PROJECT MAPLE
JEFFERSON TOWNSHIP
MADISON COUNTY, OHIO
U.S. ROUTE 40, NATIONAL RD.
SCALE: NA DATE: 09/09/2018
DESIGN: JOB NO.: 755621
DRAWN: SHEET NO.: 1 OF 2
CHECKED: swc

LEGAL DESCRIPTION
Containing 25.9383 Acres

Situated in the County of Madison, State of Ohio, and part of Survey No. 7876 & 12143, Virginia Military Lands and all of a record 26 acre parcel (Parcel # 08-00935.000) conveyed to Beverly J. Littler (OR Book 221, Page 563, recorded September 6, 2006), being further bounded and described as follows:

Commencing at a 5/8" iron pin found in a monument box at the intersection of Enterprise Parkway and National Road (U.S. Route 40) (width varies), also being the intersection of the northerly prolongation of the easterly line of said Littler parcel and the centerline of National Road (U.S. Route 40), the northwest corner of a record 1.818 acre parcel conveyed to Myrna Teeters (OR Book 141, page 2483) and the northeast corner of a record 11 acre parcel conveyed to The State of Ohio (Deed Book 130, Page 103, Parcel DC 200),

thence **South 04°23'49" East**, along the prolongation of said easterly line and the westerly line of said Teeters parcel, a distance of **75.01 feet** to the southeast corner of said 11 acre State of Ohio parcel, a 5/8" iron pin set with cap marked "CESO, INC" and the **TRUE PLACE OF BEGINNING** of the parcel herein described;

thence continue **South 04°23'49" East** along said westerly line of said Teeters parcel and a westerly line of a parcel conveyed to M & E Family LLC (OR Book 111, Page 1964), a distance of **1,290.60 feet** to a deflection in said westerly line of M & E Family LLC parcel and a stone found;

thence **South 56°05'00" East**, continuing along a westerly line of said M & E Family LLC parcel, a distance of **763.01 feet** to a deflection therein and a stone found;

thence **South 27°45'37" West**, continuing along a westerly line of said M & E Family LLC parcel, a distance of **432.66 feet** to a southwesterly corner thereof, a northwesterly corner of a parcel conveyed to Kennison A. Sims and Andrew S. Sims (OR Book 258, Page 1992) and a 1" iron pin found;

thence **South 28°03'43" West**, along a westerly line of said Sims parcel, a distance of **648.04 feet** to an interior corner thereof and a 1" iron pipe found;

thence **North 86°50'18" West**, along a northerly line of said Sims parcel, a distance of **217.29 feet** to a southeasterly corner of a parcel conveyed to Dennis W. & Winona R. Todd (OR Book 107, Page 2131, 2133, 2135 and 2137) and a 5/8" iron pin set with cap marked "CESO, Inc";

thence along the easterly line of said Todd parcel the following 3 calls:

North 02°46'48" West, a distance of **1,363.00 feet** to a 5/8" iron pin set with cap marked "CESO, Inc";

thence **South 84°58'42" West**, a distance of **219.00 feet** to a 5/8" iron pin set with cap marked "CESO, Inc";

thence **North 02°58'29" West**, a distance of **1,293.64 feet** to the northeast corner of said Todd parcel, the south line of said 11 acre State of Ohio parcel and a 5/8" iron pin set with cap marked "CESO, Inc";

thence **North 86°26'14" East**, along the southerly line of said 11 acre State of Ohio parcel, a distance of **343.26 feet** to the **TRUE PLACE OF BEGINNING** and containing **25.9383 acres** (16.5239 acres in VMS 12143 and 9.4144 acre in VMS 7876), more or less as surveyed and described by Steven W. Clutter, PS-7655, for and on behalf of CESO, Inc. in September 2018.

Basis of Bearings for this description is NAD 83 (2011) Ohio State Plane, South Zone.

