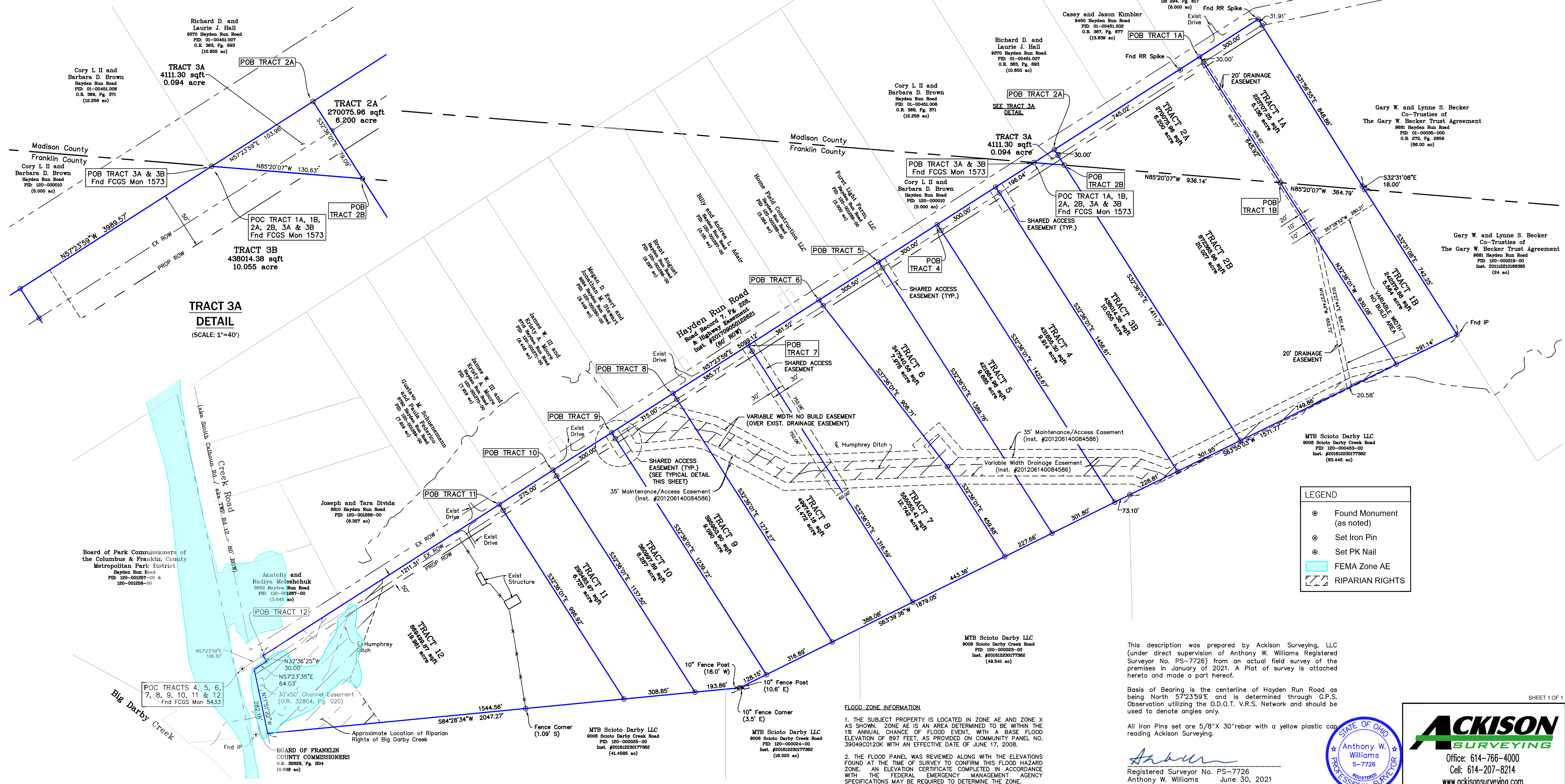
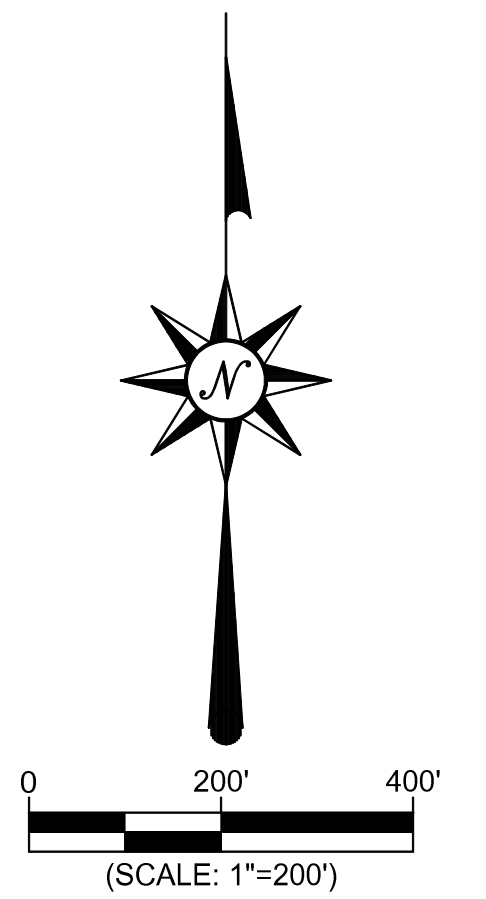
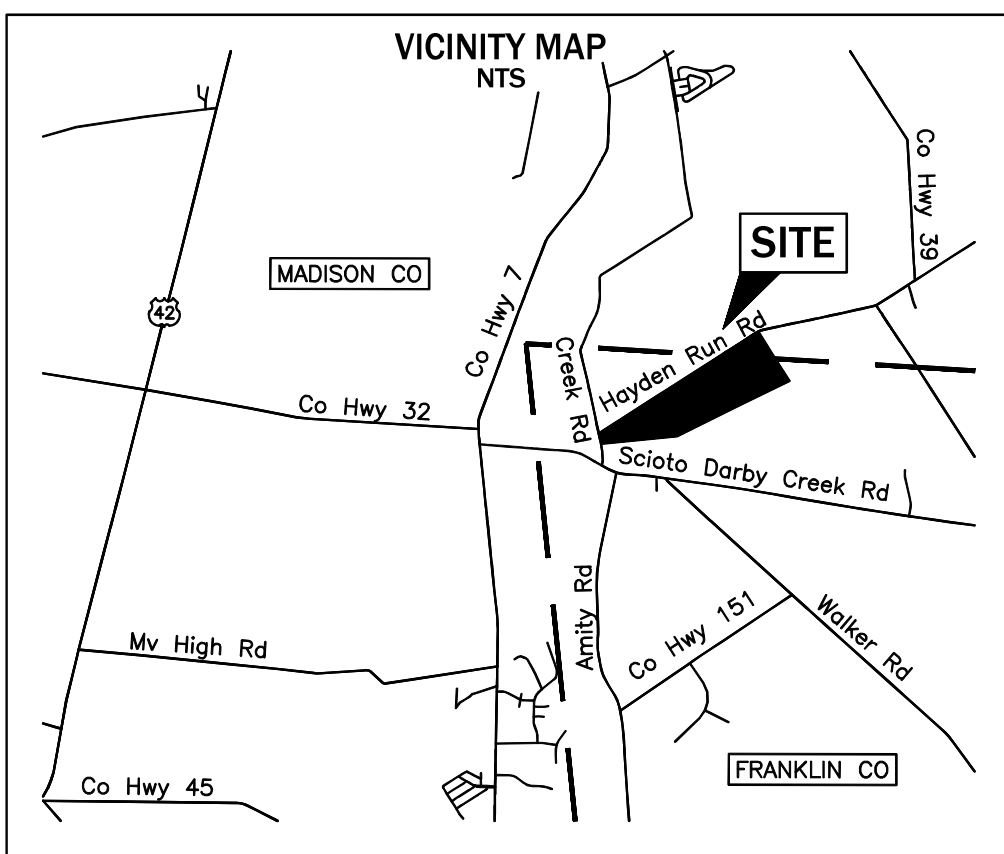


BOUNDARY SURVEY OF TRACTS 1 THROUGH 12 OUT OF A 142.944 ACRE TRACT

Situated in the State of Ohio, County of Madison, Township of Canaan, in Virginian Military Survey No. 1478, and being part of a 142.944 Acre Tract, (141.833 Acre Deed) as Conveyed to the Weber Family Limited Partnership in O.R. Volume 33840, Page H03: Franklin County Deed Records and O.R. Volume 45, Page 1004: Madison County Deed Records. (Franklin County PID: 120-000126, Madison County PID: 01-00451.000)



This description was prepared by Ackison Surveying, LLC (under direct supervision of Anthony W. Williams Registered Surveyor No. PS-7726) from an actual field survey of the premises in January of 2021. A Plat of survey is attached hereto and made a part hereof.

Basis of Bearing is the centerline of Hayden Run Road as being North 57°23'59"E and is determined through G.P.S. Observation utilizing the O.D.O.T. V.R.S. Network and should be used to denote angles only.

All Iron Pins set are 5/8" X 30" rebar with a yellow plastic cap reading Ackison Surveying.

Registered Surveyor No. PS-7726
Anthony W. Williams
June 30, 2021

FLOOD_ZONE_INFORMATION

1. THE SUBJECT PROPERTY IS LOCATED IN ZONE AE AND ZONE X AS SHOWN. ZONE AE IS AN AREA DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE OF FLOOD EVENT, WITH A BASE FLOOD ELEVATION OF 897 FEET, AS PROVIDED ON COMMUNITY PANEL NO. 39049C0120K WITH AN EFFECTIVE DATE OF JUNE 17, 2008.

2. THE FLOOD PANEL WAS REVIEWED ALONG WITH THE ELEVATIONS FOUND AT THE TIME OF SURVEY TO CONFIRM THIS FLOOD HAZARD ZONE. AN ELEVATION CERTIFICATE COMPLETED IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY SPECIFICATIONS MAY BE REQUIRED TO DETERMINE THE ZONE.



SHEET 1 OF 1

Office: 614-766-4000
Call: 614-207-8214
www.ackisonsurveying.com

Legal Description of a 5.136 Acre Tract 1A

Situated in the State of Ohio, County of Madison, Township of Canaan, in Virginia Military Survey No. 1478 and being part of a 142.944 Acre tract as conveyed to the Weber Family Limited Partnership in O.R. 45 PG. 1004, records stated herein are from the Recorder's Office, Madison County, Ohio and being more particularly described as follows;

Commencing at a Franklin County Monument (FCGS 1573) in the Centerline of Hayden Run Road (80') and being on the Franklin and Madison County Line, said monument being N57°23'59"E a distance of 4056.44 feet from Franklin County Monument FCGS 5433 at the centerline intersection of Hayden Run Road and Creek Road 60' (AKA Twp. Rd. 12), thence North 57°23'59" East, 848.98 feet to a Mag Nail Set and being the TRUE POINT OF BEGINNING of the herein described 5.136 acre tract;

Thence continuing with said centerline, **North 57°23'59" East a distance of 300.00 feet**, to a Found Railroad Spike, being the Northwest corner of a 86 Acre tract as conveyed to Gary W. and Lynne S. Becker in O.R. 272 Pg. 2659;

Thence leaving said centerline and along the westerly line of said 86 Acre tract **South 31°56'55" East a distance of 848.86 feet**, to a Set 5/8" Rebar;

Thence continuing with the westerly line of said 86 Acre tract **South 32°31'08" East a distance of 18.00 feet**, to a Set 5/8" Rebar on the Franklin and Madison County Line and being the southwest corner of said 86 Acre tract and being the northwest corner of a 24 Acre tract as conveyed to Gary W. and Lynne S. Becker in Inst. No. 201112210166385 (Franklin County);

Thence with the said county line, **North 85°20'07" West a distance of 364.79 feet**, to a Set 5/8" Rebar;


Thence **North 32°36'01" West a distance of 645.92 feet**, to the TRUE POINT OF BEGINNING and containing **5.136 Acres**;

Subject to all easements, rights-of-way or restrictions of record.

This description was prepared by Ackison Surveying, LLC (under direct supervision of Anthony W. Williams Registered Surveyor No. PS-7726) from an actual field survey of the premises in January of 2021. A Plat of survey is attached hereto and made a part hereof.

Basis of Bearing is the centerline of Hayden Run Road as being North 57°23'59"E and is determined through G.P.S. Observation utilizing the O.D.O.T. V.R.S. Network and should be used to denote angles only.

All Iron Pins set are 5/8" X 30" rebar with a yellow plastic cap reading Ackison Surveying.


Anthony W. Williams
Registered Surveyor No. PS-7726



June 30, 2021

Legal Description of a 6.200 Acre Tract 2A

Situated in the State of Ohio, County of Madison, Township of Canaan, in Virginia Military Survey No. 1478 and being part of a 142.944 Acre tract as conveyed to the Weber Family Limited Partnership in O.R. 45 PG. 1004, records stated herein are from the Recorder's Office, Madison County, Ohio and being more particularly described as follows;

Commencing at a Franklin County Monument (FCGS 1573) in the Centerline of Hayden Run Road and being on the Franklin and Madison County Line, said monument being $N57^{\circ}23'59''E$ a distance of 4056.44 feet from Franklin County Monument FCGS 5433 at the centerline intersection of Hayden Run Road and Creek Road, thence North $57^{\circ}23'59''$ East, 103.96 feet to a Mag Nail Set and being the TRUE POINT OF BEGINNING of the herein described 6.200 acre tract;

Thence continuing with said centerline, **North $57^{\circ}23'59''$ East a distance of 745.02 feet**, to a Set Mag Nail;

Thence leaving said centerline **South $32^{\circ}36'01''$ East a distance of 645.92 feet**, to a Set 5/8" Rebar on the Franklin and Madison County Line;

Thence with the said county line, **North $85^{\circ}20'07''$ West a distance of 936.14 feet**, to a Set 5/8" Rebar;

Thence **North $32^{\circ}36'01''$ West a distance of 79.09 feet**, to the TRUE POINT OF BEGINNING and containing **6.200 Acres**;

Subject to all easements, rights-of-way or restrictions of record.

This description was prepared by Ackison Surveying, LLC (under direct supervision of Anthony W. Williams Registered Surveyor No. PS-7726) from an actual field survey of the premises in January of 2021. A Plat of survey is attached hereto and made a part hereof.

Basis of Bearing is the centerline of Hayden Run Road as being North $57^{\circ}23'59''E$ and is determined through G.P.S. Observation utilizing the O.D.O.T. V.R.S. Network and should be used to denote angles only.

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Anthony W. Williams
Registered Surveyor No. PS-7726



June 30, 2021

Legal Description of a 0.094 Acre Tract 3A

Situated in the State of Ohio, County of Madison, Township of Canaan, in Virginia Military Survey No. 1478 and being part of a 142.944 Acre tract as conveyed to the Weber Family Limited Partnership in O.R. 45 PG. 1004, records stated herein are from the Recorder's Office, Madison County, Ohio and being more particularly described as follows;

Commencing at a Franklin County Monument (FCGS 1573) in the Centerline of Hayden Run Road (80' as shown in Road Record 7 Page 228 and Highway Easement Inst. No. 201709050122621) and being on the Franklin and Madison County Line, said monument being N57°23'59"E a distance of 4056.44 feet from Franklin County Monument FCGS 5433 at the centerline intersection of Hayden Run Road and Creek Road, (aka Twp. Rd. 12, as shown in O.R. 32829 H-04) and being the TRUE POINT OF BEGINNING of the herein described 0.094 acre tract;

Thence continuing with said centerline, **North 57°23'59" East a distance of 103.96 feet**, to a Set Mag Nail;

Thence leaving said centerline **South 32°36'01" East a distance of 79.09 feet**, to a Set 5/8" Rebar on the Franklin and Madison County Line;

Thence with the said county line, **North 85°20'07" West a distance of 130.63 feet**, to the TRUE POINT OF BEGINNING and containing **0.094 Acres**;

Subject to all easements, rights-of-way or restrictions of record.

This description was prepared by Ackison Surveying, LLC (under direct supervision of Anthony W. Williams Registered Surveyor No. PS-7726) from an actual field survey of the premises in January of 2021. A Plat of survey is attached hereto and made a part hereof.

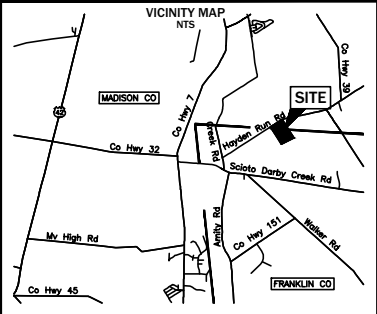
Basis of Bearing is the centerline of Hayden Run Road as being North 57°23'59"E and is determined through G.P.S. Observation utilizing the O.D.O.T. V.R.S. Network and should be used to denote angles only.

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Anthony W. Williams
Registered Surveyor No. PS-7726

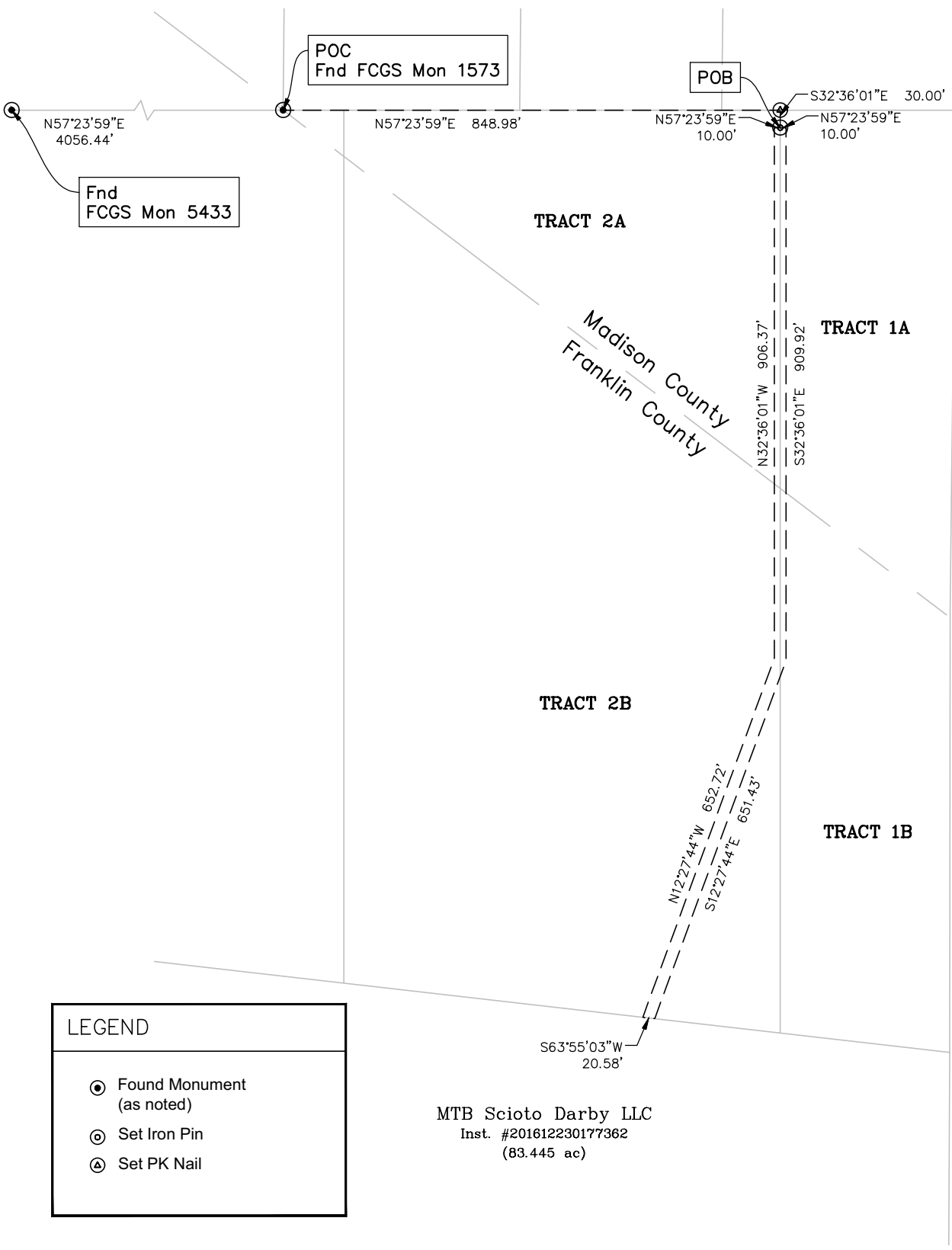
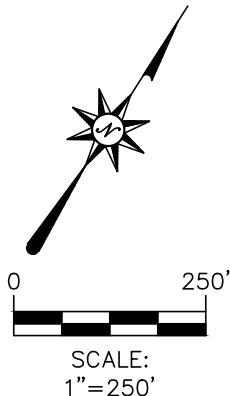


June 30, 2021



20' Drainage Easement Exhibit A

Madison County and Franklin County, Ohio



LEGEND	
●	Found Monument (as noted)
⊙	Set Iron Pin
⊕	Set PK Nail

MTB Scioto Darby LLC
 Inst. #201612230177362
 (83.445 ac)

Ackison



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Legal Description of a 20' Drainage Easement on Tracts 1A, 1B, 2A & 2B

Situated in the State of Ohio, County of Madison, Township of Canaan, and County of Franklin, Township of Brown in Virginia Military Survey No. 1478 and being part of a 142.944 Acre tract as conveyed to the Weber Family Limited Partnership in O.R. 45 PG. 1004, records stated herein are from the Recorder's Office, Madison County, and O.R. 33840 Pg. H-03, records stated herein are from the Recorder's Office, Franklin County, Ohio and being more particularly described as follows;

Commencing at a Franklin County Monument (FCGS 1573) in the Centerline of Hayden Run Road (80') and being on the Franklin and Madison County Line, said monument being N57°23'59"E a distance of 4056.44 feet from Franklin County Monument FCGS 5433 at the centerline intersection of Hayden Run Road and Creek Road 60' (AKA Twp. Rd. 12), thence continuing with said centerline North 57°23'59" East, 848.98 feet to a Mag Nail found and being the corner of tracts 1A and 2A, thence S32°36'01"E, 30.00 feet to a point on the southerly Right of Way of said road and being the TRUE POINT OF BEGINNING of the herein described Drainage Easement;

Thence with said Right of Way and parallel with said centerline, **North 57°23'59" East a distance of 10.00 feet**, to a point in tract 1A;

Thence southeasterly parallel to the said property line, **South 32°36'01" East a distance of 909.92 feet**, passing through the Franklin and Madison County Line to a point in tract 1B;

Thence southeasterly, crossing the said property line, **South 12°27'44" East a distance of 651.43 feet**, to a point on the southerly property line of Tract 2B and being on the property line of a 83.445 Acre tract as conveyed to MTB Scioto Darby LLC in Inst. No. 201612230177362;

Thence with the said property line, **South 63°55'03" West a distance of 20.58 feet**, to a point on said property line;

Thence **North 12°27'44" West a distance of 652.72 feet**, to a point in tract 2B;

Thence parallel with the property line between tracts 2B, 1B, 2A and 1A, **North 32°36'01" West a distance of 906.37 feet**, passing through said county line to a point on tract 2A at said road Right of Way;


Thence with said road Right of Way **North 57°23'59" East a distance of 10.00 feet**, to the TRUE POINT OF BEGINNING and containing 0.716 Acres (1A-0.142 Acres, 1B-0.070 Acres, 2A-0.141 Acres, 2B-0.363 Acres);

Subject to all easements, rights-of-way or restrictions of record.

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Basis of Bearing is the centerline of Hayden Run Road as being North 57°23'59"E and is determined through G.P.S. Observation utilizing the O.D.O.T. V.R.S. Network and should be used to denote angles only.

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Anthony W. Williams
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June 30, 2021