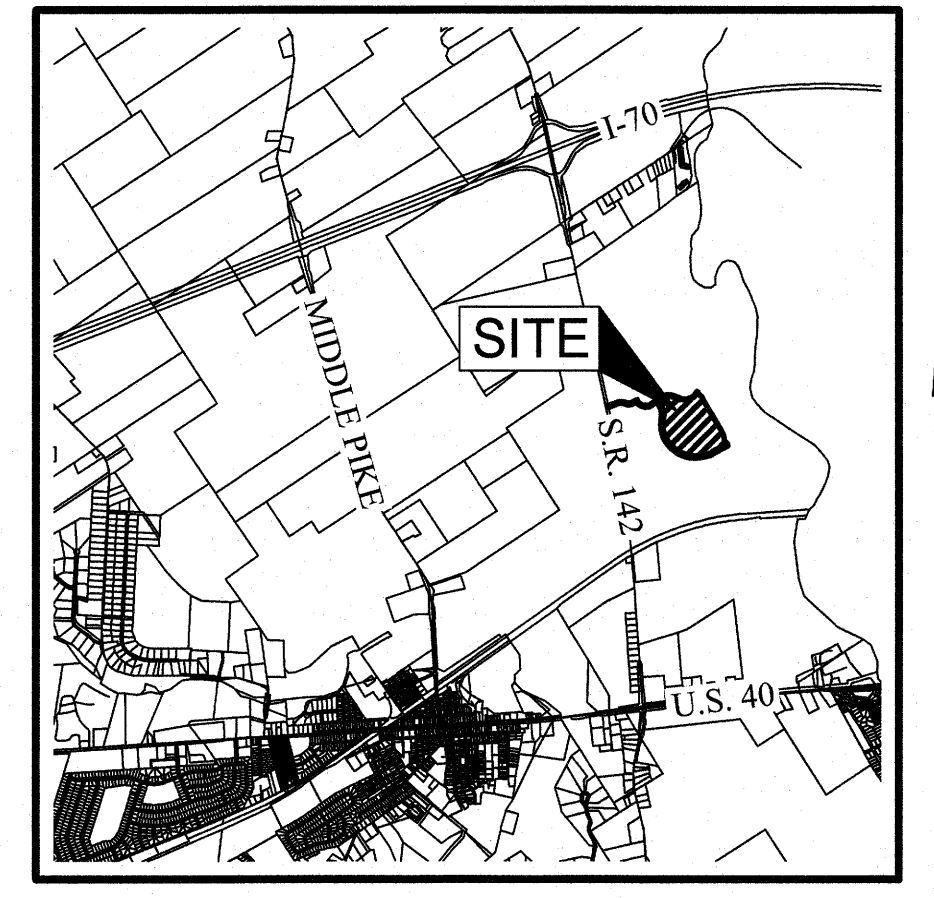


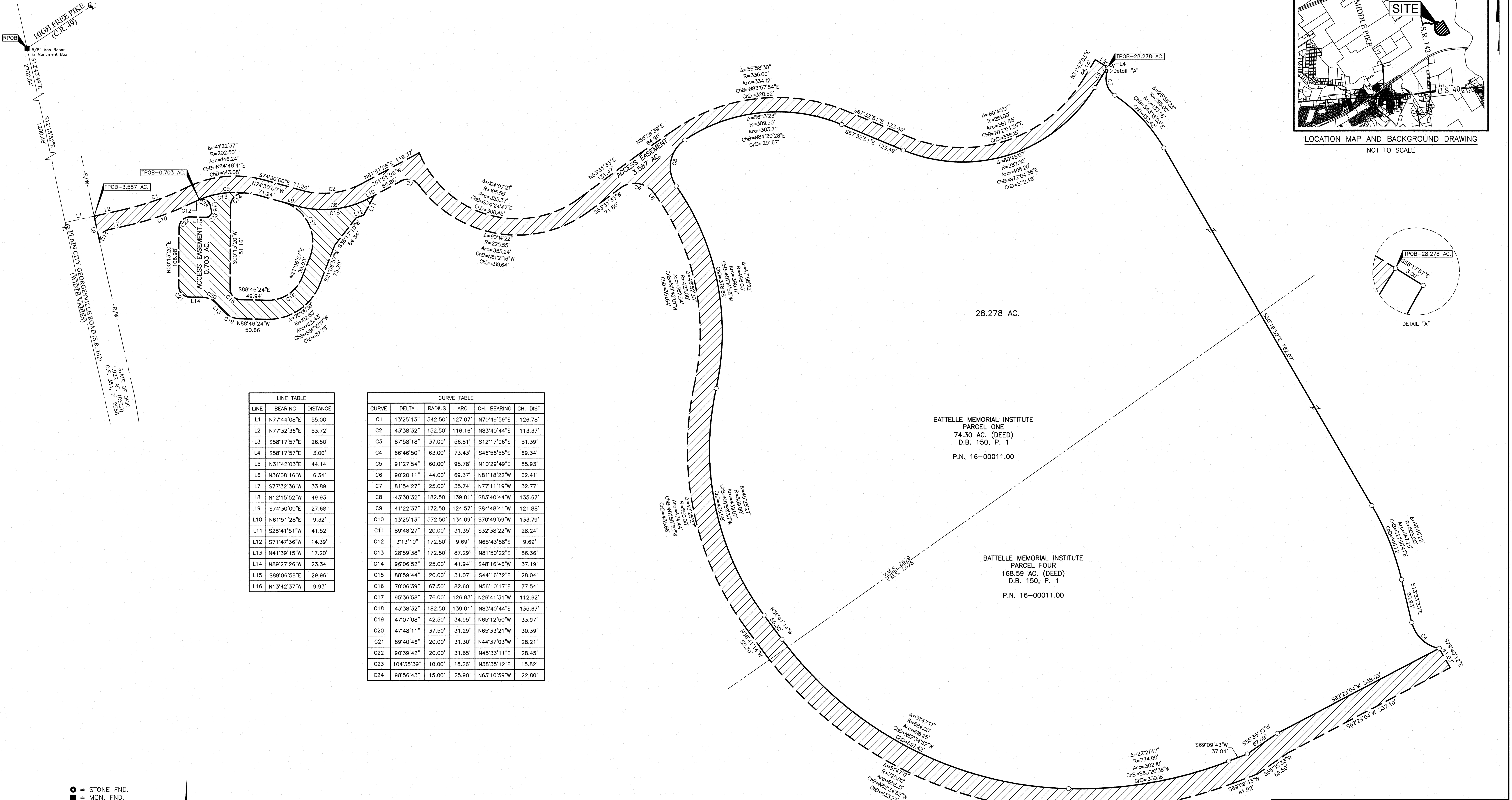
SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBERS 2678 & 2679

VILLAGE OF WEST JEFFERSON, COUNTY OF MADISON, STATE OF OHIO



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE



LINE TABLE

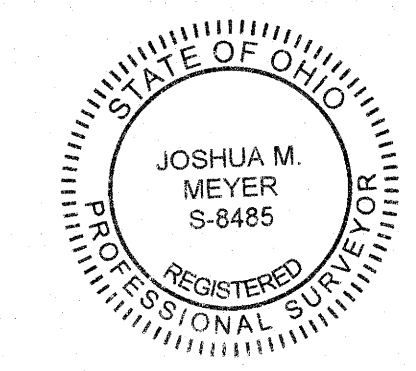
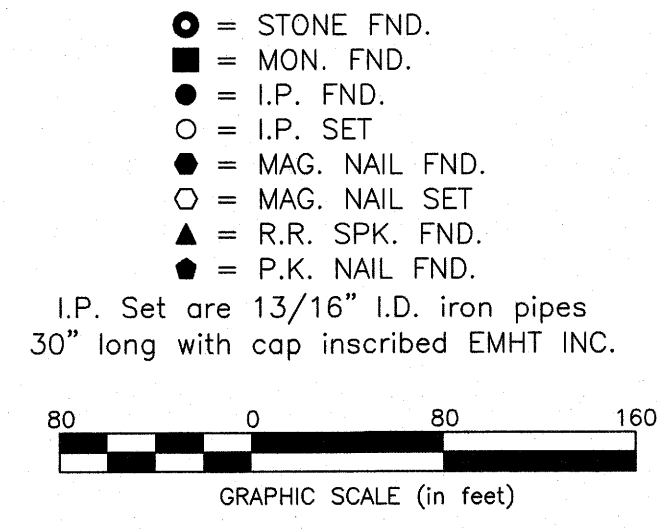
LINE	BEARING	DISTANCE
L1	N77°44'08"E	55.00'
L2	N77°32'36"E	53.72'
L3	S58°17'57"E	26.50'
L4	S58°17'57"E	3.00'
L5	N31°42'03"E	44.14'
L6	N36°08'16"W	6.34'
L7	S77°32'36"W	33.89'
L8	N12°15'52"W	49.93'
L9	S74°30'00"E	27.68'
L10	N61°51'28"E	9.32'
L11	S28°41'51"W	41.52'
L12	S71°47'36"W	14.39'
L13	N41°39'15"W	17.20'
L14	N89°27'26"W	23.34'
L15	S89°06'58"E	29.98'
L16	N13°42'37"W	9.93'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	13°25'13"	542.50'	127.07'	N70°49'59"E	126.78'
C2	43°38'32"	152.50'	116.16'	N83°40'44"E	113.37'
C3	87°58'18"	37.00'	56.81'	S12°17'06"E	51.39'
C4	66°46'50"	63.00'	73.43'	S46°56'55"E	69.34'
C5	91°27'54"	60.00'	95.78'	N10°29'49"E	85.93'
C6	90°20'11"	44.00'	69.37'	N81°18'22"W	62.41'
C7	81°54'27"	25.00'	35.74'	N77°11'19"W	32.77'
C8	43°38'32"	182.50'	139.01'	S83°40'44"W	135.67'
C9	41°22'37"	172.50'	124.57'	S84°48'41"W	121.88'
C10	13°25'13"	572.50'	134.09'	S70°49'59"W	133.79'
C11	89°48'27"	20.00'	31.35'	S32°38'22"W	28.24'
C12	3°13'10"	172.50'	9.69'	N65°43'58"E	9.69'
C13	28°59'38"	172.50'	87.29'	N81°50'22"E	86.36'
C14	96°06'52"	25.00'	41.94'	S48°16'46"W	37.19'
C15	88°59'44"	20.00'	31.07'	S44°16'32"E	28.04'
C16	70°06'39"	67.50'	82.60'	N56°10'17"E	77.54'
C17	95°36'58"	76.00'	126.83'	N26°41'31"W	112.62'
C18	43°38'32"	182.50'	139.01'	N83°40'44"E	135.67'
C19	47°07'08"	42.50'	34.95'	N65°12'50"W	33.97'
C20	47°48'11"	37.50'	31.29'	N65°33'21"W	30.39'
C21	89°40'46"	20.00'	31.30'	N44°37'03"W	28.21'
C22	90°39'42"	20.00'	31.65'	N45°33'11"E	28.45'
C23	104°35'39"	10.00'	18.26'	N38°35'12"E	15.82'
C24	98°56'43"	15.00'	25.90'	N63°10'59"W	22.80'

BASIS OF BEARINGS:
The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of State Route 142, having a bearing of South 12 degrees 43 minutes 49 seconds East, is designated as the "basis of bearings" for this survey.

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in 2019 and 2021.



By Joshua M. Meyer 4-19-2021
Joshua M. Meyer
Professional Surveyor No. 8485
jmeyer@emht.com

EMHT Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Fax: 614.775.3448 emht.com	Date: April 19, 2021
	Scale: 1" = 80'
	Job No: 2021-0204
	Sheet: 1 of 1
REVISIONS	
MARK	DATE DESCRIPTION

EXHIBIT A

Legal Description of the Property

28.278 ACRES

Situated in the State of Ohio, County of Madison, Village of West Jefferson, lying in Virginia Military District Survey Numbers 2678 and 2679, and being part of that 74.30 acre tract conveyed as Parcel One and part of that 168.59 acre tract conveyed as Parcel Four to Battelle Memorial Institute by deed of record in Deed Book 150, Page 1 (all references are to the records of the Recorder's Office, Madison County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a monument box with a 5/8 inch iron rebar found marking the center line intersection of State Route 142 (right-of-way width varies) with County Road 49 (High Free Pike) as shown on right-of-way plan sets MAD-142-12.65 and MAD-142-12.95 on file with the Ohio Department of Transportation, District 6, Delaware, Ohio;

Thence with the centerline of State Route 142, the following courses and distances:

South 12° 43' 49" East, a distance of 2702.54 feet to a point; and

South 12° 15' 52" East, a distance of 1200.46 feet to a point;

Thence North 77° 44' 08" East, across the right-of-way of said State Route 142, a distance of 55.00 feet to a point in the easterly right-of-way line of said State Route 142, in a westerly line of said 74.30 acre tract, in an easterly line of that 1.922 acre tract conveyed to the State of Ohio by deed of record in Official Record 354, Page 2558;

Thence across said Battelle Memorial Institute tracts, the following courses and distances:

North 77° 32' 36" East, a distance of 53.72 feet to a point of curvature;

With the arc of a curve to the left, having a central angle of 13° 25' 13", a radius of 542.50 feet, an arc length of 127.07 feet, a chord bearing of North 70° 49' 59" East and chord distance of 126.78 feet to a point of reverse curvature;

With the arc of a curve to the right, having a central angle of 41° 22' 37", a radius of 202.50 feet, an arc length of 146.24 feet, a chord bearing of North 84° 48' 41" East and chord distance of 143.08 feet to a point of tangency;

South 74° 30' 00" East, a distance of 71.24 feet to a point of curvature;

With the arc of a curve to the left, having a central angle of 43° 38' 32", a radius of 152.50 feet, an arc length of 116.16 feet, a chord bearing of North 83° 40' 44" East and chord distance of 113.37 feet to a point of tangency;

North 61° 51' 28" East, a distance of 119.37 feet to a point on a curve;

With the arc of a curve to the left, having a central angle of 104° 07' 21", a radius of 195.55 feet, an arc length of 355.37 feet, a chord bearing of South 74° 24' 47" East and chord distance of 308.45 feet to a point of tangency;

North 53° 31' 33" East, a distance of 131.47 feet to a point;

North 55° 28' 39" East, a distance of 84.90 feet to a point of curvature;

With the arc of a curve to the right, having a central angle of 56° 58' 30", a radius of 336.00 feet, an arc length of 334.12 feet, a chord bearing of North 83° 57' 54" East and chord distance of 320.52 feet to a point of tangency;

South 67° 32' 51" East, a distance of 123.49 feet to a point of curvature;

With the arc of a curve to the left, having a central angle of 80° 45' 07", a radius of 261.00 feet, an arc length of 367.85 feet, a chord bearing of North 72° 04' 36" East and chord distance of 338.15 feet to a point of tangency;

North 31° 42' 03" East, a distance of 44.14 feet to a point;

28.278 ACRES

- 2 -

South 58° 17' 57" East, a distance of 26.50 feet to an iron pin set, being the TRUE POINT OF BEGINNING;

South 58° 17' 57" East, a distance of 3.00 feet to an iron pin set on a curve;

With the arc of a curve to the left, having a central angle of 87° 58' 18", a radius of 37.00 feet, an arc length of 56.81 feet, a chord bearing of South 12° 17' 06" East and chord distance of 51.39 feet to an iron pin set at a point of reverse curvature;

With the arc of a curve to the right, having a central angle of 25° 56' 23", a radius of 295.00 feet, an arc length of 133.56 feet, a chord bearing of South 43° 18' 03" East and chord distance of 132.42 feet to an iron pin set at a point of tangency;

South 30° 19' 52" East, a distance of 762.07 feet to an iron pin set at a point of curvature;

With the arc of a curve to the right, having a central angle of 16° 46' 22", a radius of 503.00 feet, an arc length of 147.25 feet, a chord bearing of South 21° 56' 41" East and chord distance of 146.72 feet to an iron pin set at a point of tangency;

South 13° 33' 30" East, a distance of 80.93 feet to an iron pin set at a point of curvature;

With the arc of a curve to the left, having a central angle of 66° 46' 50", a radius of 63.00 feet, an arc length of 73.43 feet, a chord bearing of South 46° 56' 55" East and chord distance of 69.34 feet to an iron pin set;

South 62° 29' 04" West, a distance of 338.03 feet to an iron pin set;

South 55° 35' 33" West, a distance of 67.09 feet to an iron pin set;

South 69° 09' 43" West, a distance of 37.04 feet to an iron pin set at a point of curvature;

With the arc of a curve to the right, having a central angle of 22° 21' 47", a radius of 774.00 feet, an arc length of 302.10 feet, a chord bearing of South 80° 20' 36" West and chord distance of 300.18 feet to an iron pin set at a point of compound curvature;

With the arc of a curve to the right, having a central angle of 51° 47' 17", a radius of 684.00 feet, an arc length of 618.25 feet, a chord bearing of North 62° 34' 52" West and chord distance of 597.42 feet to an iron pin set at a point of tangency;

North 36° 41' 14" West, a distance of 55.30 feet to an iron pin set at a point of curvature;

With the arc of a curve to the right, having a central angle of 49° 25' 27", a radius of 509.00 feet, an arc length of 439.07 feet, a chord bearing of North 11° 58' 30" West and chord distance of 425.58 feet to an iron pin set at a point of reverse curvature;

With the arc of a curve to the left, having a central angle of 47° 58' 22", a radius of 466.00 feet, an arc length of 390.17 feet, a chord bearing of North 11° 14' 58" West and chord distance of 378.88 feet to an iron pin set at a point of reverse curvature;

With the arc of a curve to the right, having a central angle of 91° 27' 54", a radius of 60.00 feet, an arc length of 95.78 feet, a chord bearing of North 10° 29' 49" East and chord distance of 85.93 feet to an iron pin set at a point of compound curvature;

With the arc of a curve to the right, having a central angle of 56° 13' 23", a radius of 309.50 feet, an arc length of 303.71 feet, a chord bearing of North 84° 20' 28" East and chord distance of 291.67 feet to an iron pin set at a point of tangency;

South 67° 32' 51" East, a distance of 123.49 feet to an iron pin set at a point of curvature;

With the arc of a curve to the left, having a central angle of 80° 45' 07", a radius of 287.50 feet, an arc length of 405.20 feet, a chord bearing of North 72° 04' 36" East and chord distance of 372.48 feet to an iron pin set at a point of tangency; and

28.278 ACRES

- 3 -

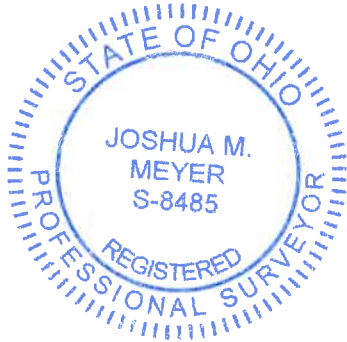
North 31° 42' 03" East, a distance of 44.14 feet to the TRUE POINT OF BEGINNING, containing 28.278 acres, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of State Route 142, having a bearing of South 12 degrees 43 minutes 49 seconds East, is designated as the "basis of bearings" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485 in 2019 and 2021.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

4-19-2021

Joshua M. Meyer
Professional Surveyor No. 8485

Date