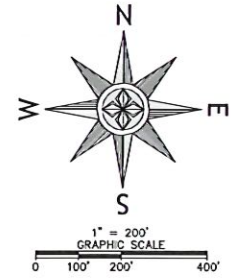


LOT CONSOLIDATION SURVEY

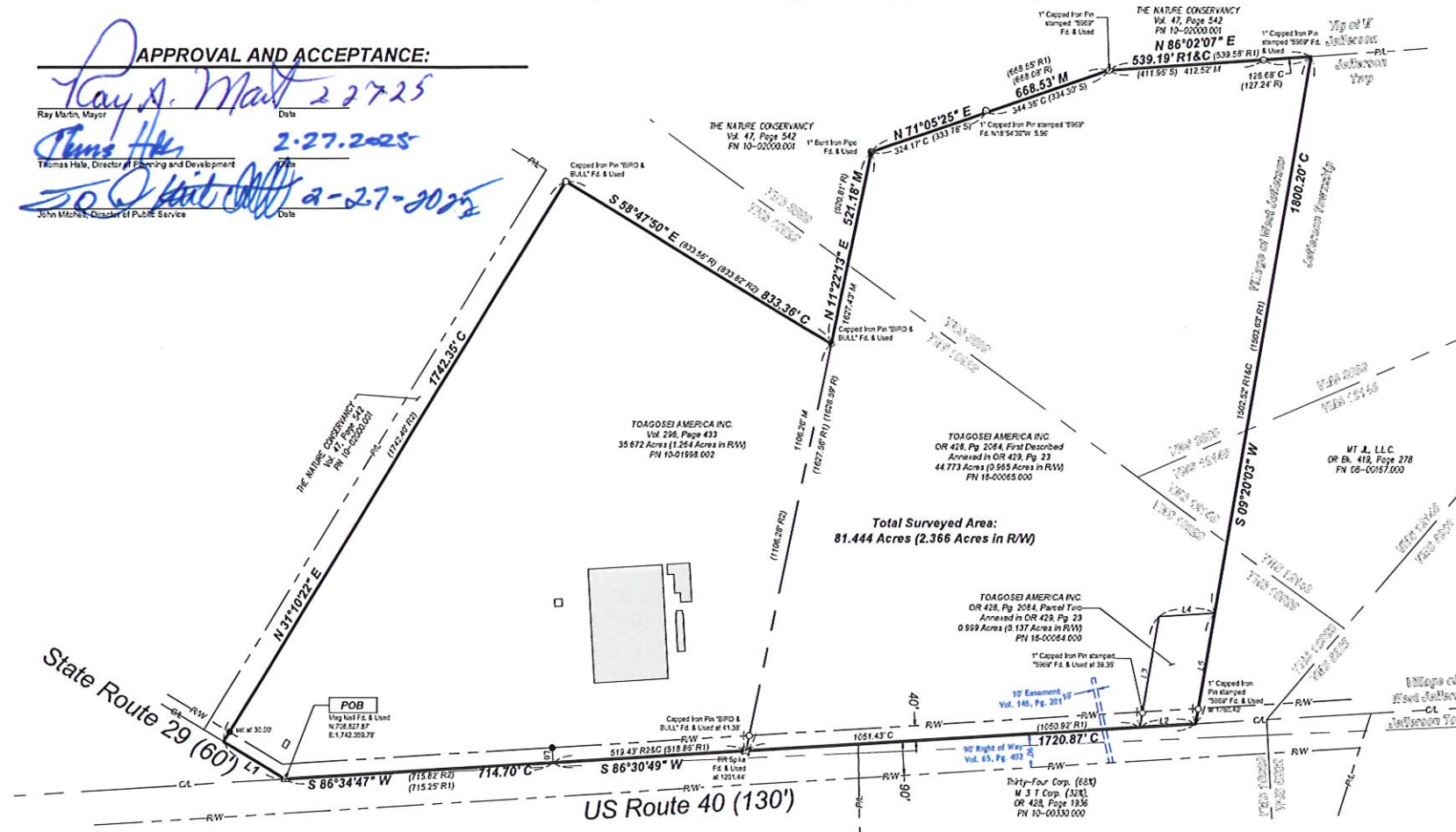
Situated in the State of Ohio, County of Madison, Township of Jefferson, being part of Virginia Military Survey No. 3888, 10929 and 12148, and being all of the same parcels as conveyed to TOAGOSEI AMERICA INC. in OR 428, Pg. 2084 and Vol. 256, Page 433 of the Madison County Records

APPROVAL AND ACCEPTANCE:

Ray A. Martin 2-27-25
 Ray Martin, Mayor Date
 Thomas Hale 2-27-2025
 Thomas Hale, Director of Planning and Development Date
 John Michel 2-27-2025
 John Michel, Director of Public Service Date



SYMBOL LEGEND	
RW	- Right of Way
PL	- Adjoiner Line
CL	- Centerline
S	- Survey File 73-03
C	- Calculated
M	- Measured
R	- Other Record
R1	- OR Bk. 428, Page 2094
R2	- OR Bk. 256, Page 433
Surveyed (Record)	
POB	- Point of Beginning
Δ	- Mag Nail Fd. & Used
○	- Iron Pin Fd. as Noted
○	- Iron Pipe Fd. as Noted
⦿	- RR Spike Fd. as Noted
●	- 5/8" Rebar w/cap set "DEWITT S-8625"
---	- Surface Water Outline
---	- Easement Line
---	- Boundary Line
▭	- Building Area



LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 68°47'58" W	192.53' R2&C
L2	S 86°30'49" W	150.00' R1&C
L3	N 09°20'03" E	297.68' R2&C (297.38' R1)
L4	N 86°30'49" E	150.00' R2&C (150.40' R1)
L5	S 09°20'03" W	297.68' R1&C (297.38' R)
L6	N 03°27'12" W	40.00' C

PREPARED BY:
 Cardinal Precision Surveying, LLC
 2715 Virginia Ridge Road
 Philo, OH 43771
 (330) 603-0264
 www.cardinalprecisionsurveying.com
 adewitt@cardinalprecisionsurveying.com
 CPS Site No. 24043
 Client Reference No. 20242010-001

PREPARED FOR:
 American National
 Commercial Real Estate
 Due Diligence Management
 3465 South Arlington Rd Suite E#183
 Akron, OH 44312
 866.290.8121
 www.amnational.net

NOTES:
 1. Monuments found or set are in good condition and flush with the ground unless otherwise noted.
 2. Pertinent documents include plats and deeds as shown hereon, surveys on file at the County Map office as shown hereon and county tax maps.
 3. This survey was prepared without benefit of a current title report and no specific search of the public records was made for easements, right-of-ways, etc.
 4. Potential projections: None observed

BASIS OF BEARING:
 The basis of bearings is the Ohio State Plane Coordinate System, South Zone (3402), NAD83 (CORIS). As determined by a VRS & RTK GPS survey. Distances are shown in ground.

CERTIFICATION:
 I certify that the parcel shown herein has been surveyed by me or under my direct supervision in accordance with the Minimum Standards for Boundary Surveys, Ohio Administrative Code, Chapter 4733.37.

Alaina J. Dewitt
 Alaina J. Dewitt, P.S.
 Registered Professional Surveyor
 No. S-8625 in the State of Ohio
 Field Date: December, 2023 & December, 2024
 Date of Last Revision: January 29, 2025





Cardinal Precision Surveying, LLC

Philo, Ohio

Description of an 81.444 Acre Parcel

Situated in the State of Ohio, County of Madison, Township of Jefferson and Village of West Jefferson, being part of Virginia Military Survey No. 3888, 10929 and 12148, and being all of the same parcels as conveyed to TOAGOSEI AMERICA INC. in OR 428, Pg. 2084 (annexed in OR 428, Pg. 1936) and Vol. 296, Page 433 of the Madison County Records and being more particularly described as follows:

BEGINNING at a mag nail found (N:708,627.87'; E:1,742,359.78') at the intersection of the centerline of State Route 29 (60' wide) with the centerline of US Route 40 (130' wide) County Disk "02-018" (N:708,856.23'; E:1,747,482.82') was observed North 87°26'52" East, a distance of 5128.12 feet;

Course No. 1, Thence along the centerline of said State Route 29, North 58°47'58" West, a distance of 192.53 feet to the southeast corner of a 93.847 acre parcel conveyed to THE NATURE CONSERVANCY in Vol. 47, Pg. 542 of said County Records;

Course No. 2, Thence along the easterly line of said NATURE CONSERVANCY parcel, North 31°10'22" East, a distance of 1,742.35 feet to a "BIRD & BULL" capped iron pin found, and passing on line an iron pin set at 30.00 feet;

Course No. 3, Thence continuing along the easterly line of said NATURE CONSERVANCY parcel, South 58°47'50" East, a distance of 833.36 feet to a "BIRD & BULL" capped iron pin found;

Course No. 4, Thence continuing along the easterly line of said NATURE CONSERVANCY parcel, North 11°22'13" East, a distance of 521.18 feet to a 1" bent iron pipe found;

Course No. 5, Thence continuing along the easterly line of said NATURE CONSERVANCY parcel, North 71°05'25" East, a distance of 668.53 feet to a 1" capped iron pin stamped "5969" found;

Course No. 6, Thence continuing along the easterly line of said NATURE CONSERVANCY parcel, North 86°02'07" East, a distance of 539.19 feet to the northwest corner of a 39.31 acre parcel conveyed to MT JL, L.L.C. in OR Bk. 419, Page 278 of said County Records, and passing on line a 1" capped iron pin stamped "5969" found at 412.52 feet;

Course No. 7, Thence along the westerly line of said MT JL parcel, the westerly line of said Jefferson Township and the easterly line of said Village of West Jefferson, South 09°20'03" West, a distance of 1,800.20 feet to the centerline of said US Route 40, the same being the northerly line of a 58.368 acre parcel conveyed to Thirty-Four Corp. and M 3 T Corp. in OR 428, Page 1936 of said County Records, and passing on line a 1" capped iron pin stamped "5969" found at 1760.40 feet;



Cardinal Precision Surveying, LLC

Philo, Ohio

Course No. 8, Thence along the centerline of said US Route 40 and the northerly line of said Thirty-Four Corp and M 3 T parcel, South 86°30'49" West, a distance of 1,720.87 feet to a railroad spike found;

Course No. 9, Thence continuing along the centerline of said US Route 40, South 86°34'47" West, a distance of 714.70 feet to the **POINT OF BEGINNING**, and containing 81.444 acres of land (2.366 acres in R/W), more or less [all of PN 16-00064.000 contains 0.999 Acres (0.137 Acres in R/W); all of PN 16-00065.000 contains 44.773 Acres (0.965 Acres in R/W) and all of PN 10-01998.002 contains 35.672 Acres (1.264 Acres in R/W)] as surveyed by, or under the direct supervision of Alaina J. DeWitt, P.S. # S-8625 in December 2023 and December 2024, subject to any easements, restrictions, leases and/or right of ways of record.

Iron pins set are 5/8"x30" rebar with caps stamped "DEWITT S-8625". The basis of bearings is the Ohio State Plane Coordinate System, South Zone (3402), NAD83 (CORS). As determined by a VRS & RTK GPS survey. Distances are in ground.

Alaina J. DeWitt, P.S.
Registered Professional Surveyor No. S-8625
In the State of Ohio
Date: December 17, 2024
Revised: August 20, 2025

08.20.2025
Date

