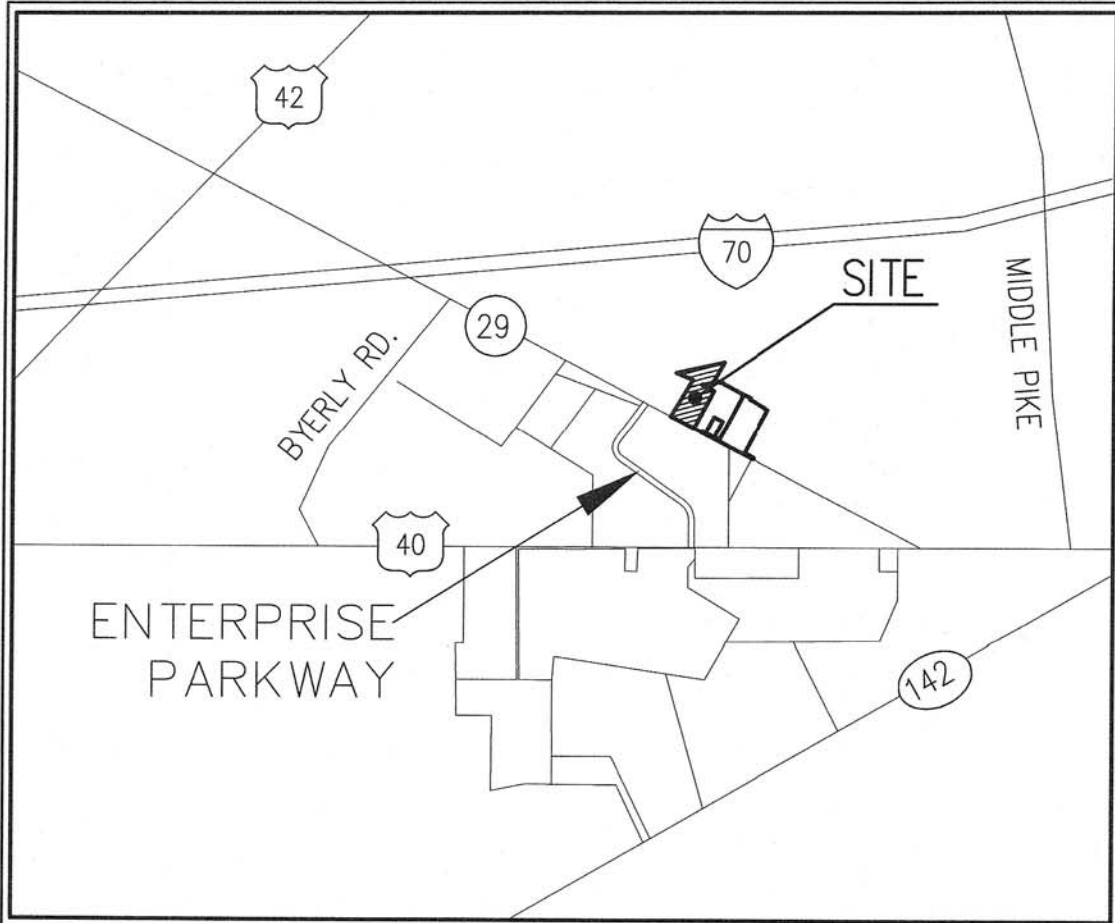
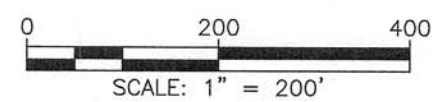




VICINITY MAP
NOT TO SCALE



BASIS OF BEARING

BASIS OF BEARINGS: THE BEARINGS DESCRIBED HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83. SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK. THE PORTION OF THE CENTERLINE OF STATE ROUTE 29, HAVING A BEARING OF NORTH 59°01'23" WEST AND MONUMENTED AS DESCRIBED HEREIN, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS SURVEY.

SOURCE DOCUMENTS

PLAT RECORD B249 - B255
PLAT RECORD B332 - B334
PLAT RECORD B335 - B343
PLAT RECORD B356 - B360
PLAT RECORD B374 - B378
PLAT RECORD B380 - B382
PLAT RECORD B448 - B450
SURVEY RECORD: 12-24
SURVEY RECORD: 59-16
SURVEY RECORD: 81-24

Parcel Line Table

Line #	Length	Direction
L1	1105.88	N59° 01' 23"W
L2	1784.64	N34° 10' 23"E
L3	755.58	N63° 05' 02"W
L4	2460.21	N81° 05' 36"E
L5	3821.93	N81° 05' 36"E
L6	1034.20	S30° 57' 16"W
L7	270.22	N59° 05' 02"W
L8	151.36	S32° 54' 57"W
L9	461.59	S83° 54' 02"W
L10	575.41	S59° 01' 23"E
L11	1781.86	S30° 58' 37"W

PART OF
PID: 16-00001.000
ORIGINAL 227.177 ACRES

ENTERPRISE PARKWAY (60' R/W)

71.000 ACRES - TOTAL
(P.R.O. 0.761 ACRES)

PID: 16-00001.003
STATE OF OHIO, DEPARTMENT
OF NATURAL RESOURCES
4.001 ACRES
O.R. 453, PG. 491
05/04/2026

PID: 16-00001.000
ROBERT W. SHAW & KELLY S. SHAW, TRUSTEES
ORIGINAL 227.177 ACRES
O.R. 422, PG. 1268
02/15/2024

PID: 16-00044.000
NANCY J. LOOBY
143.612 ACRES (PART OF TRACT No. 7)
DEED BOOK 222, PG. 55
11/04/1974

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent Length
C1	94.22	60.00'	089° 58' 39"	S75° 57' 56"W	84.84'	59.98'

EX. UTILITY EASEMENT #4
O.R. 378, PG. 515
02/02/2021

SILVER DRIVE - 60' R/W

PID: 16-00044.003
PROLOGIS-EXCHANGE OH
2000 LLC
54.876 ACRES
O.R. 428, PG. 2078
08/08/2024

EX. UTILITY EASEMENT #3
O.R. 378, PG. 515
02/02/2021

PARK 70 EAST AT WEST JEFFERSON PHASE I
PLAT CABINET B, PAGES 448, 449, 450

LOT 1

COMPRISED OF:
36.707 FROM PID: 16-00044.001
17.643 FROM PID: 10-02000.006
54.350 ACRES

PID: 16-00045.000
PROLOGIS-EXCHANGE OH
2000 LLC
7.124 ACRES
O.R. 428, PG. 2073
08/08/2024

EX. UTILITY EASEMENT #2
O.R. 378, PG. 515
02/02/2021

EX. UTILITY EASEMENT #1
O.R. 378, PG. 515
02/02/2021

PART OF LOT 1
PID: 16-00044.001
36.707 ACRES
PREYLOCK WEST
JEFFERSON, LLC
O.R. 391, PG. 1066
10/13/2021

PART OF LOT 1
PID: 10-02000.006
PREYLOCK WEST
JEFFERSON, LLC
O.R. 391, PG. 1066
10/13/2021

PID: 10-02000.004
HORSHING AROUND FARMS, LLC
7.616 ACRES
O.R. 418, PG. 1964
10/24/2023

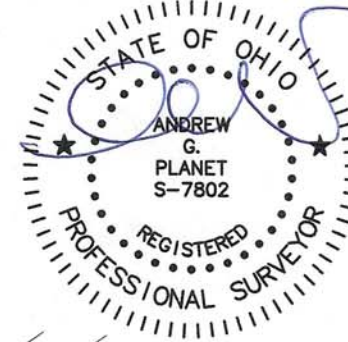
PID: 10-02000.003
HORSHING AROUND FARMS, LLC
7.763 ACRES
O.R. 418, PG. 1964
10/24/2023

PID: 08-00548.000
RICHARD T. & KATHRYN M. LOOBY
2.11 ACRES
O.R. 223, PG. 1565
12/01/2006

PID: 10-01998.002
DUE PROPERTIES, LLC
7.862 ACRES
O.R. 207, PG. 2502
10/14/2005

THE FOREGOING BOUNDARY SURVEY PLAT HAS BEEN PREPARED BY ROLLING & HOCEVAR, INC., FROM AN ACTUAL FIELD SURVEY OF THE PREMISES ON JULY 2026 UNDER THE DIRECT SUPERVISION OF ANDREW G. PLANET, REGISTERED PROFESSIONAL SURVEYOR NO. 7802. IRON PINS AS BEING SET ARE 5/8" REBAR, 30" LONG WITH A PLASTIC CAP STAMPED "ROLLING-HOCEVAR". MAG-SPIKES SET ARE 6" LONG MAG-NAILS WITH A 1" DIAMETER HEAD STAMPED "MAG-SPIKE".

ANDREW G. PLANET,
PROFESSIONAL SURVEYOR No. 7802



S.R. 29 (VARIABLE WIDTH)

PORTIONS DEDICATED BY:
PARK 70 EAST AT WEST JEFFERSON PHASE I
PLAT CABINET B, PAGES 448, 449, 450

BOUNDARY SURVEY

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, VILLAGE OF WEST JEFFERSON, PART OF VIRGINIA MILITARY SURVEY NO. 12143

LOT SPLIT APPROVAL
VILLAGE OF WEST JEFFERSON, OHIO

TOM HALE
DIRECTOR OF PLANNING & DEVELOPMENT
DATE 7-16-2026
RAY MARTIN
MAYOR
DATE 7-16-2026
JOHN MITCHELL
DIRECTOR OF PUBLIC SERVICE
DATE 7-16-2026

PID: 08-00294.001
STATE OF OHIO, DEPARTMENT OF NATURAL RESOURCES
138.849 ACRES
O.R. 319, PG. 2636
07/20/2016

60' W. AMERICAN TRANSMISSION
SYSTEMS INCORPORATED EASEMENT
INST. No. 201300005870
O.R. BOOK 294, PG. 532-537

PART OF PID: 10-02000.000
NANCY J. LOOBY
96.045 ACRES (PART OF TRACT No. 3)
DEED BOOK 222, PG. 55
11/04/1974

EX. DRAINAGE EASEMENT
O.R. 378, PG. 515
02/02/2021

PID: 10-02000.001
THE NATURE CONSERVANCY
93.847 ACRES
O.R. 47, PG. 542
01/13/1997

PID: 10-01998.004
JEFFERSON INDUSTRIES
CORPORATION
21.289 ACRES
O.R. 219, PG. 1846
08/22/2006

PID: 10-01998.000
NANCY J. LOOBY
5.578 ACRES (PART OF TRACT No. 1)
DEED BOOK 222, PG. 55
11/04/1974

PID: 10-01998.008
BUCKEYE READY-MIX LLC
16.797 ACRES
O.R. 118, PG. 2133
02/15/2001

PID: 10-01998.001
THE STATE OF OHIO - DEPARTMENT OF TRANSPORTATION
15.00 ACRES
O.R. 281, PG. 1701
11/01/2012

IRON PIN FND. W/
CAP MARKED "BAKER"

IRON PIN FND. W/
CAP MARKED "BAKER"

IRON PIN FND. W/
CAP MARKED "BAKER"

BOUNDARY SURVEY
PROLOGIS, INC.
S.R. 29
WEST JEFFERSON, OHIO

NO.	DATE	REVISIONS	MODIFY	PARCEL LIMITS
1	07-08-26			
JOB NO.	31,710			
DRAWN BY	AP			
DESIGNED BY				
CHECKED BY	AGP			
FIELD CREW	BL AP			
FIELD BOOK				
DATE	07/07/26			
SCALE				

SHEET

1

OF 1

DESCRIPTION OF 71.000 ACRES
From the Land of Nancy J. Looby NORTH OF S.R. 29

Situated in the State of Ohio, County of Madison, Village of West Jefferson, and part of Virginia Military Survey No. 12143, also being part of a 143.612 acre tract (Parcel No. 16-00044.000) out of that 250 acre tract as described in Tract Number 7 in a deed to NANCY J. LOOBY of record in Deed Book 222, Page 55, all references to records are on file in the Recorder's Office, Madison County, Ohio, said 71.000 acre tract being more particularly described as follows:

Commencing at a MAG SPIKE found at the centerline intersection of State Route 29 and Logistics Center Drive as shown by the plat for Park 70 East at West Jefferson Phase I, of record in Plat Record B448 through B450, said MAG SPIKE having Ohio State Plane Coordinates: Northing 711,145.793, Easting 1,738,198.871 and based upon NAD83 (2011);

Thence North $59^{\circ}01'23''$ West, along the centerline of said State Route 29, a distance of 1206.21 feet to a point thereon, the same being the Southwest corner of that 54.876 acre tract as described in a deed to PROLOGIS-EXCHANGE OH 2000 LLC of record in Official Record 428, Page 2078, and being the **True Place of Beginning** of the 71.000 acre tract herein described:

Thence continuing North $59^{\circ}01'23''$ West, along the centerline of said State Route 29, a distance of 1105.88 feet to a point thereon, the same being the Southeast corner of that original 227.177 acre tract as described in a deed to ROBERT W. SHAW AND KELLY S. SHAW, TRUSTEES of record in Official Record 422, Page 1268;

Thence North $34^{\circ}10'23''$ East along an Easterly line of said original 227.177 acre tract, having passed through a concrete right-of-way monument found at 30.05 feet for a total distance of 1784.64 feet to a 5/8-inch iron pin found with cap marked "Rolling~Hocevar" at an angle point;

Thence North $63^{\circ}05'02''$ West along an Easterly line of said original 227.177 acre tract, a distance of 755.58 feet to 5/8-inch iron pin found with cap marked "CESO" at an angle point;

Thence North $81^{\circ}05'36''$ East along an Easterly line of said original 227.177 acre tract, a distance of 2460.21 feet to an iron pin set thereon;

Thence South $30^{\circ}57'16''$ West, a distance of 1034.20 feet to an iron pin set in a Northerly line of said 54.876 acre tract;

Thence along a Northerly line of said 54.876 acre tract along a non-tangent curve to the left with a radius of 60.00 feet, a tangent length of 59.98 feet, a delta of $89^{\circ}58'39''$, the chord of which bears South $75^{\circ}57'56''$ West for a distance of 84.84 feet, along said arc for a distance of 94.22 feet to a 5/8-inch iron pin found with cap marked "Rolling~Hocevar" at an angle point;

Thence North 59°05'02" West along a Northerly line of said 54.876 acre tract, a distance of 270.22 feet to a 5/8-inch iron pin found with cap marked "Rolling~Hocevar" at an angle point in a Westerly line of said 54.876 acre tract;

Thence South 32°54'57" West along a Westerly line of said 54.876 acre tract, a distance of 151.36 feet to a 5/8-inch iron pin found with cap marked "Rolling~Hocevar" at an angle point in a Westerly line of said 54.876 acre tract;

Thence South 83°54'02" West along a Westerly line of said 54.876 acre tract, a distance of 461.59 feet to a 5/8-inch iron pin found with cap marked "Rolling~Hocevar" at an angle point in a Westerly line of said 54.876 acre tract;

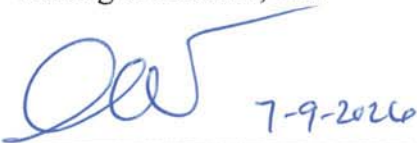
Thence South 59°01'23" East along a Westerly line of said 54.876 acre tract, a distance of 575.41 feet to a 5/8-inch iron pin found with cap marked "Rolling~Hocevar" at an angle point in a Westerly line of said 54.876 acre tract;

Thence South 30°58'37" West along a Westerly line of said 54.876 acre tract, having passed through a 5/8-inch iron pin found with cap marked "Rolling~Hocevar" at 1751.86 feet for a total distance of 1781.86 feet to a point in the centerline of said State Route 29 and the **Point of Beginning**, containing **71.000 Acres** more or less but subject to all legal highways and all covenants and agreements of record.

Basis of Bearings: The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83. Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station network. The portion of the centerline of State Route 29, having a bearing of North 59°01'23" West and monumented as described herein, is designated the "basis of bearing" for this survey.

The foregoing description has been prepared by Rolling & Hocevar, Inc., from an actual field survey of the premises in July 2026. Iron pins referenced as being set are 5/8" rebar, 30" long with a plastic cap stamped "ROLLING~HOCEVAR".

Rolling & Hocevar, Inc.

 7-9-2026

Andrew G. Planet
Professional Surveyor No. 7802
(Project No. 31,710)

