

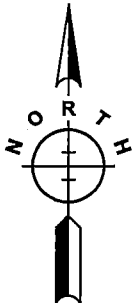
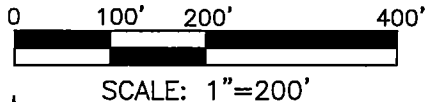
P & L SYSTEMS, INC.

SURVEYORS & ENGINEERS

171 CHARRING CROSS DRIVE
WESTERVILLE, OHIO 43081

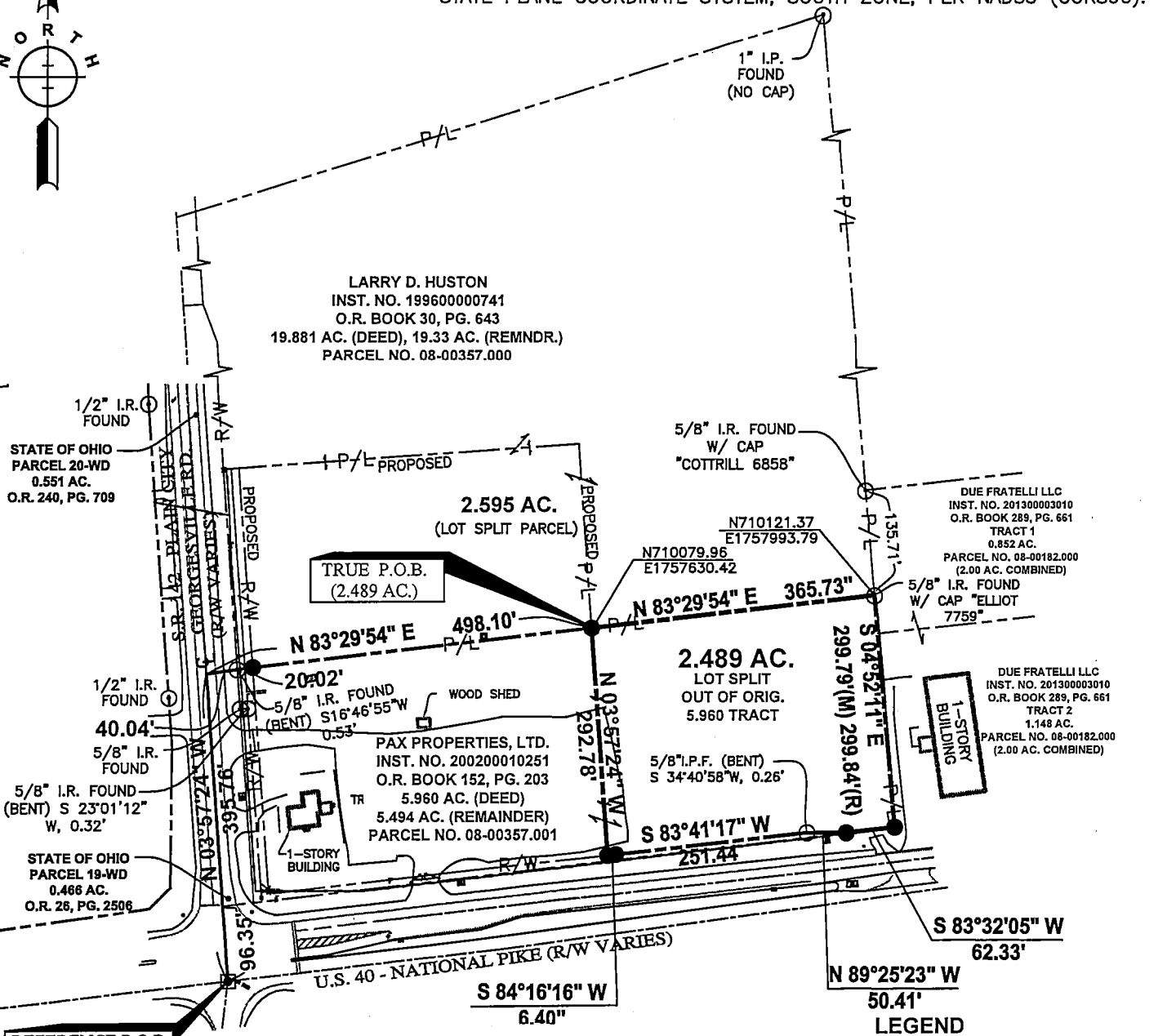
EXHIBIT "E" PLAT OF SURVEY 2.489 ACRE PARCEL

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF JEFFERSON AND VIRGINIA MILITARY SURVEY NUMBER 2678, AND BEING A 2.489 ACRE PARCEL, OUT OF ON ORIGINAL 5.960 ACRE TRACT (PARCEL NUMBER 08-00357.001) AS CONVEYED TO PAX PROPERTIES, LTD. IN OFFICIAL RECORD BOOK 152, PAGE 203, WITH ALL RECORD REFERENCES CITED HEREIN BEING OF THE MADISON COUNTY RECORDER'S OFFICE, LONDON, OHIO.



BASIS OF BEARINGS:

THE BEARING SYSTEM FOR THIS PLAT IS BASED UPON THE CENTERLINE BEARING OF STATE ROUTE 142, BEING N 03°57'24" W, AS DETERMINED BY GPS SURVEY UTILIZING THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATION (VRS) REAL TIME KINEMATIC NETWORK IN THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, PER NAD83 (CORS96).



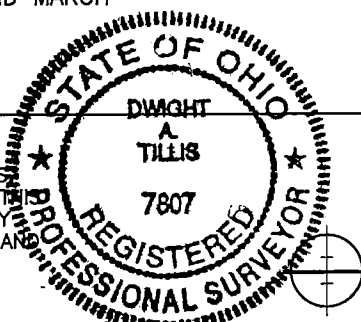
DATA SOURCES :

- MADISON COUNTY DEED RECORDS, TAX MAPS, GIS, ROAD & SURVEY RECORDS AND MONUMENTATION.
- FIELD SURVEY CONDUCTED IN MAY AND JUNE 2013, AND MARCH 2014.

LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	PARCEL BOUNDARY
	CENTER LINE OF ROAD
	I.P./I.R. FOUND (AS NOTED)
	CONC. MON. FOUND (W/ 5/8" REBAR)
	IRON PIN SET (3/4" I.P., 30" LENGTH W. YELLOW CAP "P&L SYST.")
(M)	MEASURED
(R)	RECORD

CERTIFICATION :

I, THE UNDERSIGNED HEREBY CERTIFY THAT P & L SYSTEMS, INC. SURVEYED THE PREMISES SHOWN HEREON, PREPARED THIS PLAT AND THAT SAID PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

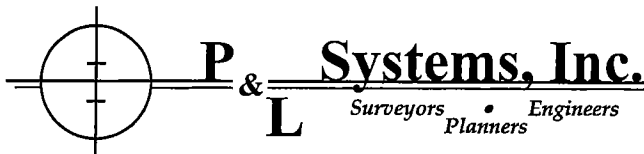


P & L Systems, Inc.
Surveyors • Engineers
Planners

171 Charring Cross Dr.
Westerville, Ohio 43081
Phone: (614) 891-4970
Fax: (614) 891-4984

Dwight A. Tillis
SIGNATURE

1/23/15
DATE



171 Charring Cross Dr.
Westerville, OH 43081
Phone: (614) 891-4970
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Exhibit "E"
2.489 Acre
Parcel Description

Situated in the State of Ohio, County of Madison, Township of Jefferson, and Virginia Military Survey Number 2678, and being a 2.489 acre parcel out of an original 5.960 acre tract of land (Parcel Number 08-00357.001) as conveyed to Pax Properties, Ltd. in Official Record Book 152, Page 203, with all record references cited herein being of the Madison County Recorder's Office, London, Ohio, and said 2.489 acre parcel being more particularly bounded and described as follows:

Beginning for reference at a found five-eighths (5/8) inch rebar in concrete in a monument box assembly at the centerline intersection of U.S. Route 40 (eastbound lanes), State Route 142 and County Road 7, and the commencement point of two road right-of-way parcels: the 0.466 acre Parcel 19-WD as described and conveyed to the State of Ohio, in Official Record Book 26, Page 2506 and the 0.551 acre Parcel 20-WD as described and conveyed to the State of Ohio in Official Record Book 240, Page 709;

Thence N 03° 57'24" W, leaving said centerline intersection, and along the centerline of said State Route 142 and the westerly line of said Parcel 19-WD, passing the true point of beginning and the southwesterly corner of said Parcel 19-WD at a distance of 96.35 feet, a total distance of 395.76 feet to a point at the northwesterly corner of said Parcel 19-WD, and the southwesterly corner of said Parcel 20-WD;

Thence N 83° 29'54" E, leaving said centerline of State Route 142, and along the northerly line of said Parcel 19-WD, the southerly line of said Parcel 20-WD, the northerly line of said original 5.960 acre tract and the southerly line of the original 19.881 acre tract of land as conveyed to Larry D. Huston in Official Record Book 30, Page 643, passing a point at the northeasterly corner of said Parcel 19-WD and the southeasterly corner of said Parcel 20-WD at a distance of 40.04 feet, said point being referenced by a bent five-eighths (5/8) inch rebar found, bearing S 16° 46'55" W, at a distance of 0.53 feet, and passing an iron pin set on the proposed easterly right-of-way line of said

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State Route 142 at a distance of 60.06 feet, a total distance of 498.10 feet to an iron pin set at the true point of beginning of the parcel herein described;

Thence N 83° 29'54" E, continuing along said northerly line of the original 5.960 acre tract and said southerly line of the original 19.881 acre tract, a distance of 365.73 feet to a five-eighths (5/8) inch rebar with cap stamped "Elliot7759" found at the northeasterly corner of said 5.960 acre tract and the southeasterly corner of said 19.881 acre tract, and on the westerly line of the 0.852 acre Tract 1 as conveyed to Due Fratelli, LLC in Official Record Book 289, Page 661;

Thence S 04° 52'11" E, along the easterly line of said original 5.960 acre tract and said westerly line of Tract 1, and along the westerly line of the 1.148 acre Tract 2 as conveyed to said Due Fratelli, LLC in Official Record Book 289, Page 661, a distance of 299.79 feet to an iron pin set on the northerly right-of-way line of U.S. Route 40 at the southeasterly corner of said 5.960 acre tract and the southwesterly corner of said Tract 2;

Thence S 83° 32'05" W, along said northerly right-of-way line of U.S. Route 40 and the southerly line of said original 5.960 acre tract, a distance of 62.33 feet to an iron pin set at the southeasterly corner of said Parcel 19-WD;

Thence N 89° 25'23" W, continuing along said northerly right-of-way line of U.S. Route 40 and a northerly line of said Parcel 19-WD, and crossing a portion of said original 5.960 acre tract, a distance of 50.41 feet to a point, and said point being referenced by a bent five-eighths (5/8) inch rebar found, bearing S 34° 40'58" W at a distance of 0.26 feet;

Thence S 83° 41'17" W, continuing along said northerly right-of-way line of U.S. Route 40 and a northerly line of said Parcel 19-WD, and continuing across a portion of said original 5.960 acre tract, a distance of 251.44 feet to an iron pin set;

Thence S 84° 16'16" W, continuing along said northerly right-of-way line of U.S. Route 40 and a northerly line of said Parcel 19-WD, and continuing across a portion of said original 5.960 acre tract, a distance of 6.40 feet to an iron pin set;

Thence N 03° 57'24" W, leaving said northerly right-of-way line of U.S. Route 40 and said northerly line of said Parcel 19-WD, and crossing said original 5.960 acre tract, a distance of 292.78 feet to the true point of beginning of the parcel herein described, containing 2.489 acres, more or less, and subject to all conditions, covenants, easements, restrictions and rights-of-way of previous record.

The "iron pins set" are three-quarter (3/4) inch inside diameter, thirty (30) inches in length, hollow iron pipes with plastic caps stamped "P & L SYST."

The basis of bearings system for this description is the centerline of State Route 142, being N 03° 57'24" W, as determined by GPS survey utilizing the Ohio Department of Transportation's Virtual Reference Station (VRS) Real Time Kinematic Network, in the Ohio State Plane Coordinate System, South Zone, per NAD83 (CORS96).

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This description was prepared by Dwight A. Tillis, Ohio Registered Surveyor Number P.S. 7807, of P & L Systems, Inc. in January of 2015, and is based upon record information and an actual field survey of the site conducted in May and June of 2013 and March of 2014.

P & L Systems, Inc.

Dwight A. Tillis

1/28/15
Date

