

P & L SYSTEMS, INC.

SURVEYORS & ENGINEERS

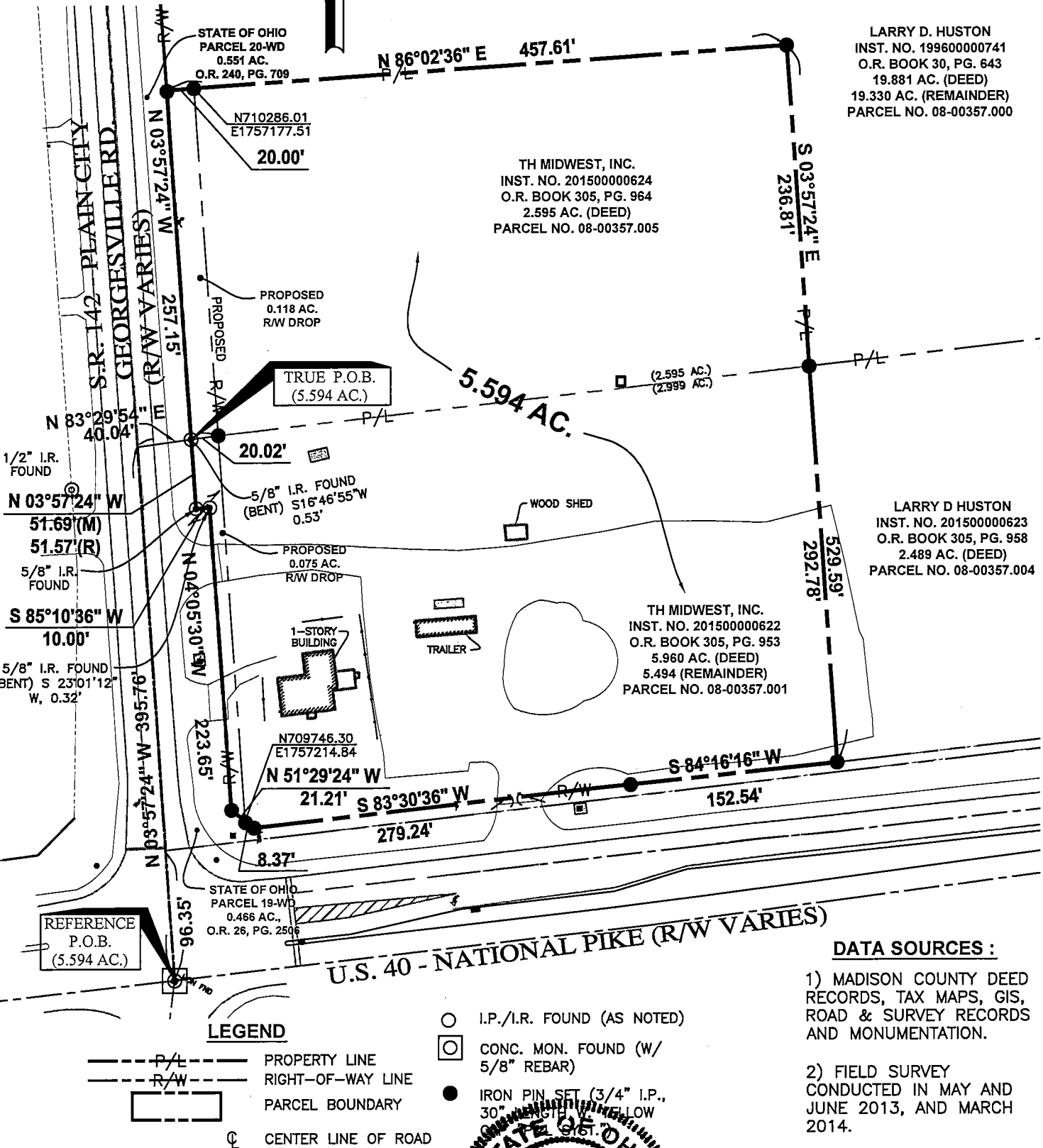
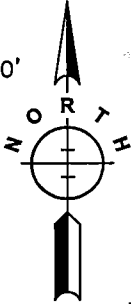
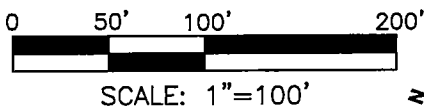
171 CHARRING CROSS DRIVE
WESTERVILLE, OHIO 43081

PLAT OF SURVEY 5.594 ACRE COMBINED PARCEL

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF JEFFERSON AND VIRGINIA MILITARY SURVEY NUMBER 2678, AND BEING A 5.594 ACRE COMBINED PARCEL, CONSISTING OF ALL OF THE REMAINDER, 2.999 ACRES BY SURVEY OF THE ORIGINAL 5.960 ACRE TRACT (PARCEL NUMBER 08-00357.001) AS CONVEYED TO TH MIDWEST, INC. IN OFFICIAL RECORD BOOK 305, PAGE 953, AND ALL OF THE 2.595 ACRE TRACT (PARCEL NUMBER 08-00357.005) AS CONVEYED TO TH MIDWEST, INC. IN OFFICIAL RECORD BOOK 305, PAGE 964, 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).

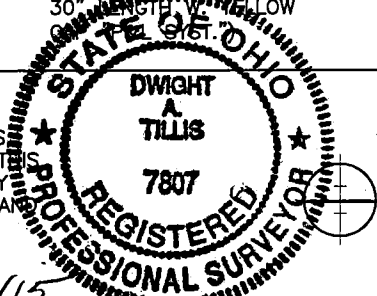


DATA SOURCES :

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

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.

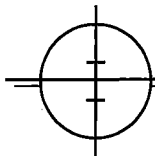


Dwight A. Tillis
SIGNATURE

3/13/15
DATE

P & L Systems, Inc.
Surveyors • Engineers
Planners

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**5.594 Acre
Combined Parcel Description**

Situated in the State of Ohio, County of Madison, Township of Jefferson, and Virginia Military Survey Number 2678, and being a combined 5.594 acre parcel, consisting of all of the remainder, 2.999 acres by survey, of the original 5.960 acre tract (Parcel Number 08-00357.001) as conveyed to TH Midwest, Inc. in Official Record Book 305, Page 953, and all of the 2.595 acre tract (Parcel Number 08-00357.005) as conveyed to TH Midwest, Inc. in Official Record Book 305, Page 964, with all record references cited herein being of the Madison County Recorder's Office, London, Ohio, and said 5.594 acre combined 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 United States Route 40 (eastbound lanes), State Route 142 (North) and County Road 7 (South), 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 and the southerly line of said Parcel 20-WD, a distance of 40.04 feet to a point on the existing easterly right-of-way line of State Route 142 at the northeasterly corner of said Parcel 19-WD, the southeasterly corner of said Parcel 20-WD and the southwesterly corner of said 2.595 acre tract, 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 said point being the true point of beginning of the combined parcel herein described;

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Thence N 03° 57'24" W, along said existing easterly right-of-way line of State Route 142, the easterly line of said Parcel 20-WD and the westerly line of said 2.595 acre tract, and being a perpendicular distance of forty (40) feet easterly of, and parallel to, said centerline of State Route 142, a distance of 257.15 feet to an iron pin set at the northwesterly corner of said 2.595 acre tract;

Thence N 86° 02'36" E, leaving said existing easterly right-of-way line of State Route 142 and said easterly line of Parcel 20-WD, and along the northerly line of said 2.595 acre tract, passing an iron pin set on the proposed easterly right-of-way line of State Route 142 at a distance of 20.00 feet, a total distance of 457.61 feet to an iron pin set at the northeasterly corner of said 2.595 acre tract;

Thence S 03° 57'24" E, along the easterly line of said 2.595 acre tract and the westerly line of the 2.489 acre tract as conveyed to Larry D. Huston in Official Record Book 305, Page 958, passing an iron pin set at the southeasterly corner of said 2.595 acre tract and the northwesterly corner of said 2.489 acre tract at a distance of 236.81 feet, a total distance of 529.59 feet to an iron pin set on the northerly right-of-way line of U.S. Route 40 and a northerly line of said Parcel 19-WD, and at the southwest corner of said 2.489 acre tract;

Thence S 84° 16'16" W, along said northerly right-of-way line of U.S. Route 40 and said northerly line of Parcel 19-WD, a distance of 152.54 feet to an iron pin set at a northerly corner of said Parcel 19-WD;

Thence S 83° 30'36" W, continuing along said northerly right-of-way line of U.S. Route 40 and a northerly line of said Parcel 19-WD, a distance of 279.24 feet to an iron pin set at a northerly corner of said Parcel 19-WD;

Thence N 51° 29'24" W, along said existing northerly right-of-way line of U.S. Route 40 and a northerly line of said Parcel 19-WD, passing an iron pin set on said proposed easterly right-of-way line of State Route 142 at a distance of 8.37 feet, a total distance of 21.21 feet to an iron pin set on said existing easterly right-of-way line of State Route 142 at an easterly corner of said Parcel 19-WD;

Thence N 04° 05'30" W, along said existing easterly right-of-way line of State Route 142 and an easterly line of said Parcel 19-WD, a distance of 223.65 feet to a point at an easterly corner of said Parcel 19-WD, and said point being perpendicular distance of fifty (50) feet easterly of said centerline of State Route 142, and referenced by a bent five-eighths (5/8") inch rebar found, bearing S 23 01'12" W, at a distance of 0.32 feet;

Thence S 85° 10'36" W, along said easterly right-of-way line of State Route 142 and an easterly line of said Parcel 19-WD, a distance of 10.00 feet to a five-eighths (5/8") inch rebar found at an easterly corner of said Parcel 19-WD, and being a perpendicular distance of forty (40) feet easterly of said centerline of State Route 142;

Thence N 03° 57'24" W, along said existing easterly right-of-way line of State Route 142 and an easterly line of said Parcel 19-WD, and being a perpendicular distance of forty (40) feet easterly of, and parallel to, said centerline of State Route 142, a distance of 51.69 feet to the true point of

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beginning of the combined parcel herein described, containing 5.594 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).

This description was prepared by Dwight A. Tillis, Ohio Registered Surveyor Number P.S. 7807, of P & L Systems, Inc. in March 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

3/13/15
Date

