

ALTA/NSPS LAND TITLE SURVEY

JEFFERSON TOWNSHIP
MADISON COUNTY, OHIO
VMS 7876

TITLE COMMITMENT 9966-4385688 SCHEDULE "A" LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE TOWNSHIP OF JEFFERSON, COUNTY OF MADISON, STATE OF OHIO, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE IN THE SOUTH LINE OF THE FEDERAL ROAD ROUTE NO. 40 (NATIONAL ROAD) THIRTEEN AND FOURTEEN TWENTY-FIFTHS RODS (13 14/25) WEST FROM THE NORTHEAST CORNER OF THE LANDS SET OFF TO THE SAID MARY L. JACKSON IN THE PARTITION OF THE LANDS FORMERLY OWNED BY ASA C. CARTER AND SAID PARTITION PROCEEDINGS BEING CASE NO. 18,288 IN THE COMMON PLEAS COURT OF MADISON COUNTY, OHIO;

THENCE SOUTH 16 RODS TO A STAKE;

THENCE WEST 10 RODS TO A STAKE;

THENCE NORTH 16 RODS TO THE SOUTH LINE OF SAID FEDERAL ROAD NO. 40;

THENCE ALONG THE SOUTH LINE OF SAID ROAD EASTERLY 10 RODS TO THE PLACE OF BEGINNING, AND CONTAINING ONE ACRE OF LAND.

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED HEREIN ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES, WITHOUT WARRANTY AS TO ACCURACY OR COMPLETENESS.

SURVEYOR'S DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF JEFFERSON, VIRGINIA MILITARY SURVEY NUMBER 7876, AND BEING A 0.999 ACRE PARCEL KNOWN AS MADISON COUNTY AUDITOR'S PARCEL NUMBER 08-01032.000 CONVEYED TO MICHAEL B. SMITH BY THE INSTRUMENT FILED AS OFFICIAL RECORD VOLUME 176, PAGE 201 (HEREAFTER REFERRED TO AS "GRANTOR", ALL DOCUMENT REFERENCES ARE TO THE RECORDS OF MADISON COUNTY UNLESS OTHERWISE STATED), THE SAID 0.999 ACRE PARCEL ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT A 5/8" PIN FOUND IN A MONUMENT BOX AT THE CENTERLINE INTERSECTION OF U.S. ROUTE 40 AND ENTERPRISE PARKWAY;

THENCE ALONG THE SAID CENTERLINE OF U.S. ROUTE 40, SOUTH 86 DEGREES 27 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 909.78 FEET TO A POINT;

THENCE LEAVING THE SAID CENTERLINE OF U.S. ROUTE 40, SOUTH 03 DEGREES 32 MINUTES 30 SECONDS EAST, PASSING A 5/8" IRON PIN WITH IDENTIFICATION CAP STAMPED "COTTRILL" AT 74.95 FEET, FOR A TOTAL DISTANCE OF 95.00 FEET TO A 5/8" IRON PIN FOUND AT THE GRANTOR'S NORTHEASTERLY CORNER, ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SAID U.S. ROUTE 40, AND AT AN INTERIOR CORNER OF A PARCEL CONVEYED TO EXETER ROUTE 40 LAND, LLC BY THE INSTRUMENT FILED AS OFFICIAL RECORD VOLUME 349, PAGE 519, THE LAST SAID PIN BEING THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

THENCE ALONG THE GRANTOR'S EASTERLY LINE AND A WESTERLY LINE OF THE SAID EXETER ROUTE 40 LAND, LLC PARCEL, SOUTH 03 DEGREES 32 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 263.77 FEET TO A 5/8" IRON PIN WITH IDENTIFICATION CAP STAMPED "COTTRILL" FOUND AT THE GRANTOR'S SOUTHEASTERLY CORNER AND AT AN INTERIOR CORNER OF THE SAID EXETER ROUTE 40 LAND, LLC PARCEL;

THENCE ALONG THE GRANTOR'S SOUTHERLY LINE AND A NORTHERLY LINE OF THE SAID EXETER ROUTE 40 LAND, LLC PARCEL, SOUTH 86 DEGREES 26 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 165.00 FEET TO A 5/8" IRON PIN WITH IDENTIFICATION CAP STAMPED "COTTRILL" FOUND AT THE GRANTOR'S SOUTHWESTERLY CORNER AND AT AN INTERIOR CORNER OF THE SAID EXETER ROUTE 40 LAND, LLC PARCEL;

THENCE ALONG THE GRANTOR'S WESTERLY LINE AND AN EASTERLY LINE OF THE SAID EXETER ROUTE 40 LAND, LLC PARCEL, NORTH 03 DEGREES 32 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 263.85 FEET TO A 5/8" IRON PIN WITH IDENTIFICATION CAP STAMPED "COTTRILL" FOUND AT THE GRANTOR'S NORTHWESTERLY CORNER, AT AN INTERIOR CORNER OF THE SAID EXETER ROUTE 40 LAND, LLC PARCEL, AND ON THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE SAID U.S. ROUTE 40;

THENCE ALONG THE GRANTOR'S NORTHERLY LINE AND THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE SAID U.S. ROUTE 40, NORTH 86 DEGREES 27 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 165.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 0.999 ACRES, MORE OR LESS.

SCHEDULE B - SECTION II:

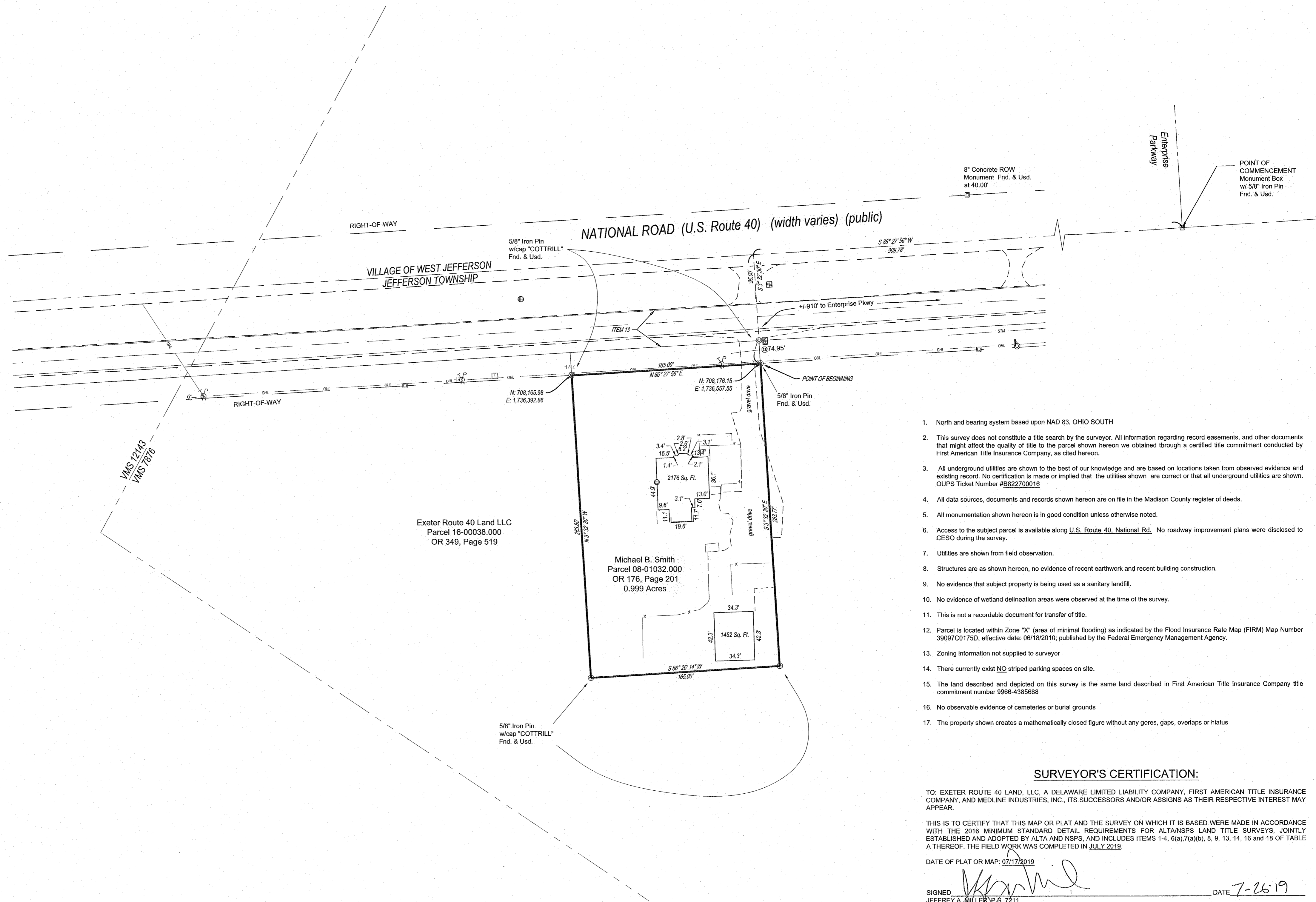
THIS ALTA/NSPS SURVEY IS EXECUTED HEREON PER TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FOR THE PROPOSED INSURED EXETER ROUTE 40 LAND, LLC

THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY:

COMMITMENT NO.: 9966-4385688
EFFECTIVE DATE: JULY 03, 2019 8:00 AM

Items 1-10 and 15-16 are not survey related.

- Pipe Line (only) Easement granted to Shell Oil Company, Incorporated, recorded November 17, 1939, in Volume 126, Page 25.
NOT LOCATED ON SUBJECT PROPERTY
- Easement granted to The Ohio Bell Telephone Company, recorded June 22, 1934, in Volume 114, Page 253.
NOT LOCATED ON SUBJECT PROPERTY
- Easement for Highway Purposes granted to State of Ohio, recorded March 16, 1993, in Deed Volume 294, Page 28.
NOT LOCATED ON SUBJECT PROPERTY AS SHOWN HEREON
- Easement granted to Ohio Edison Company, an Ohio corporation, recorded February 08, 1962, in Volume 160, Page 34.
NOT LOCATED ON SUBJECT PROPERTY



- North and bearing system based upon NAD 83, OHIO SOUTH
- This survey does not constitute a title search by the surveyor. All information regarding record easements, and other documents that might affect the quality of title to the parcel shown hereon was obtained through a certified title commitment conducted by First American Title Insurance Company, as cited hereon.
- All underground utilities are shown to the best of our knowledge and are based on locations taken from observed evidence and existing record. No certification is made or implied that the utilities shown are correct or that all underground utilities are shown. OUPS Ticket Number #B822700018
- All data sources, documents and records shown hereon are on file in the Madison County register of deeds.
- All monumentation shown hereon is in good condition unless otherwise noted.
- Access to the subject parcel is available along U.S. Route 40, National Rd. No roadway improvement plans were disclosed to CESO during the survey.
- Utilities are shown from field observation.
- Structures are as shown hereon, no evidence of recent earthwork and recent building construction.
- No evidence that subject property is being used as a sanitary landfill.
- No evidence of wetland delineation areas were observed at the time of the survey.
- This is not a recordable document for transfer of title.
- Parcel is located within Zone "X" (area of minimal flooding) as indicated by the Flood Insurance Rate Map (FIRM) Map Number 39097C0175D, effective date: 06/18/2010; published by the Federal Emergency Management Agency.
- Zoning information not supplied to surveyor
- There currently exist NO striped parking spaces on site.
- The land described and depicted on this survey is the same land described in First American Title Insurance Company title commitment number 9966-4385688
- No observable evidence of cemeteries or burial grounds
- The property shown creates a mathematically closed figure without any gores, gaps, overlaps or hiatus

SURVEYOR'S CERTIFICATION:

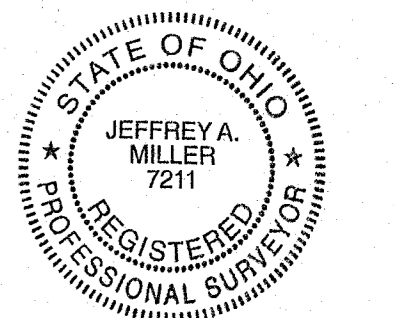
TO: EXETER ROUTE 40 LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY, AND MEDLINE INDUSTRIES, INC., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTEREST MAY APPEAR.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(a), 7(a)(b), 8, 9, 13, 14, 16 and 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN JULY 2019.

DATE OF PLAT OR MAP: 07/17/2019

SIGNED: *Jeffrey A. Miller*
JEFFREY A. MILLER, P.S. 7211
CESO, INC.
2800 CORPORATE EXCHANGE DRIVE, SUITE 160
COLUMBUS, OHIO 43221

DATE: 7-26-19

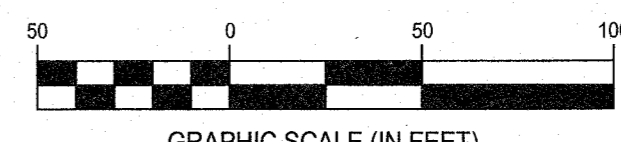


SURVEY LEGEND

- ⊙ - 5/8" Iron Pin Set w/cap CESO, Inc
- ⊙ - Iron Pin Found & Described
- ⊙ - Iron Pipe Found & Described
- ⊙ - Railroad Spike Found
- ⊙ - Monument Fnd. & Usd.
- Fnd. (F) - Found
- Msd. (M) - Measured
- Usd. (U) - Used
- Obs. (O) - Observed
- Rec. (R) - Recd.
- Calc. (C) - Calculated

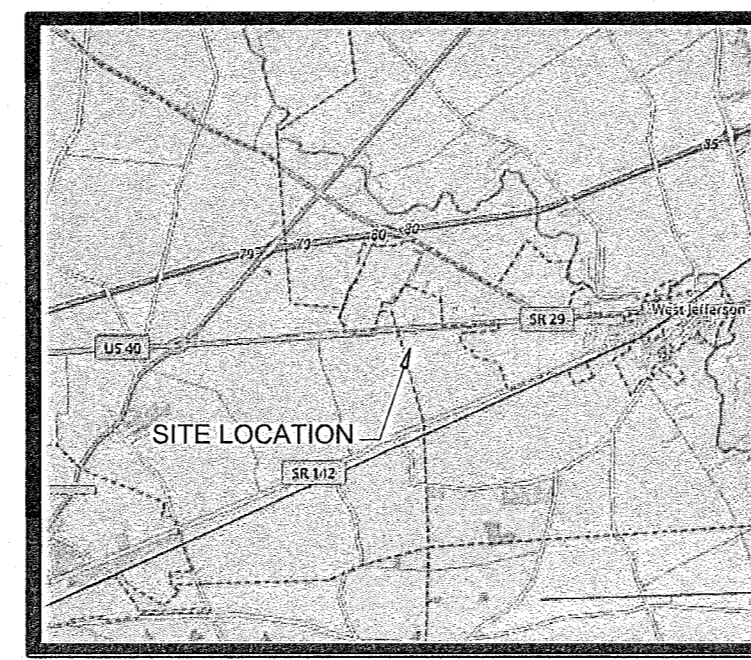
TOPOGRAPHIC LEGEND

- ⚡ Power / Telephone Pole
- ⚡ Power Pole
- ⚡ Signal Pole
- ⚡ Water Valve
- ⚡ Hydrant
- ⚡ Clean Out
- ⚡ Sanitary Manhole
- ⚡ Catchbasin
- ⚡ Storm Inlet Basin
- ⚡ Storm Drainage Manhole
- ⚡ Telephone Manhole
- ⚡ Electric Box (access)
- ⚡ Traffic Control Box
- ### Structure Number
- ↑ Sign
- ⊙ Bollard
- ⊙ Gas Valve
- ⊙ Guy Wire
- ⊙ Electric Meter
- ⊙ Gas Meter
- ⊙ Air Conditioner
- ⊙ Mail Box
- ⊙ Unknown Valve
- ⊙ End Storm Drain
- ⊙ Light Pole
- ⊙ Downspout
- ⊙ Monitoring Well



GRAPHIC SCALE (IN FEET)

- g Gas Line
- STM Storm Sewer
- w Water Line
- san Sanitary Sewer
- oht Overhead Utility Line
- g Gas Line
- UGE Underground Electric
- UGT Underground Communications



ALTA / NSPS LAND TITLE SURVEY	
PROJECT MAPLE WEST	
5815 US 40 WEST JEFFERSON, OHIO 43162	VMS 7876, JEFFERSON TOWNSHIP MADISON COUNTY, OHIO
SCALE: 1"=50'	DATE: 07/24/2019
DESIGN: ---	JOB NO.: 755621
DRAWN: RAK	SHEET NO.: 1 OF 1
CHECKED: JAM	



LEGAL DESCRIPTION

0.999 Acre Parcel

Situated in the State of Ohio, County of Madison, Township of Jefferson, Virginia Military Survey number 7876, and being a 0.999 acre parcel known as Madison County Auditor's Parcel number 08-01032.000 conveyed to Michael B. Smith by the instrument filed as Official Record volume 176, page 201 (hereafter referred to as "Grantor", all document references are to the records of Madison County unless otherwise stated), the said 0.999 acre parcel also being more particularly described as follows:

COMMENCING FOR REFERENCE at a 5/8" pin found in a monument box at the centerline intersection of U.S. Route 40 and Enterprise Parkway;

Thence along the said centerline of U.S. Route 40, South 86 degrees 27 minutes 56 seconds West for a distance of 909.78 feet to a point;

Thence leaving the said centerline of U.S. Route 40, South 03 degrees 32 minutes 30 seconds East, passing a 5/8" iron pin with identification cap stamped "COTTRILL" at 74.95 feet, for a total distance of 95.00 feet to a 5/8" iron pin found at the Grantor's northeasterly corner, on the southerly right-of-way line of the said U.S. Route 40, and at an interior corner of a parcel conveyed to Exeter Route 40 Land, LLC by the instrument filed as Official Record volume 349, page 519, the last said pin being the TRUE POINT OF BEGINNING of the parcel herein described.

Thence along the Grantor's easterly line and a westerly line of the said Exeter Route 40 Land, LLC parcel, South 03 degrees 32 minutes 30 seconds East for a distance of 263.77 feet to a 5/8" iron pin with identification cap stamped "COTTRILL" found at the Grantor's southeasterly corner and at an interior corner of the said Exeter Route 40 Land, LLC parcel;

Thence along the Grantor's southerly line and a northerly line of the said Exeter Route 40 Land, LLC parcel, South 86 degrees 26 minutes 14 seconds West for a distance of 165.00 feet to a 5/8" iron pin with identification cap stamped "COTTRILL" found at the Grantor's southwesterly corner and at an interior corner of the said Exeter Route 40 Land, LLC parcel;

Thence along the Grantor's westerly line and an easterly line of the said Exeter Route 40 Land, LLC parcel, North 03 degrees 32 minutes 30 seconds West for a distance of 263.85 feet to a 5/8" iron pin with identification cap stamped "COTTRILL" found at the Grantor's northwesterly corner, at an interior corner of the said Exeter Route 40 Land, LLC parcel, and on the said southerly right-of-way line of the said U.S. Route 40;

Thence along the Grantor's northerly line and the said southerly right-of-way line of the said U.S. Route 40, North 86 degrees 27 minutes 56 seconds East for a distance of 165.00 feet to the TRUE POINT OF BEGINNING, containing 0.999 acres, more or less.

Prior instrument record as of this writing recorded in Official Record volume 176, page 201 in the records of Madison County.

Subject to all covenants, conditions, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land. This description was prepared by Jeffrey A. Miller, Ohio Registered Professional Surveyor number 7211, and is based on an actual field survey conducted by CESO, Inc. in 2019 under his direct supervision.

The bearings for this description are based on Ohio State Plane Coordinate system, South Zone, and the North American Datum of 1983.



CESO, Inc.

Jeffrey A. Miller, PS
Ohio Registered Professional Surveyor No. S-7211

Date

