

A SURVEY for FOUR TRACTS OF LAND In the Name of **KAC Management LLC**

In Virginia Military Surveys 9471 and 8863,
City of London, Madison County, Ohio

LOCATION: Located on the northeast side of South Main Street (S.R. 56 and S.R. 38, 99' R/W) south of East First Street (66' R/W) in Virginia Military Districts 9471 and 8863, in the City of London, Madison County, Ohio.

DESCRIPTION: Part of Outlot 4 of the *Original Town of London* (Plat Book 1, Page 1)

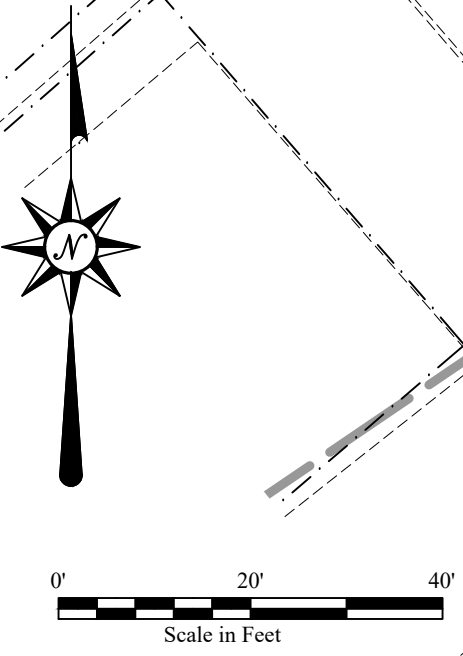
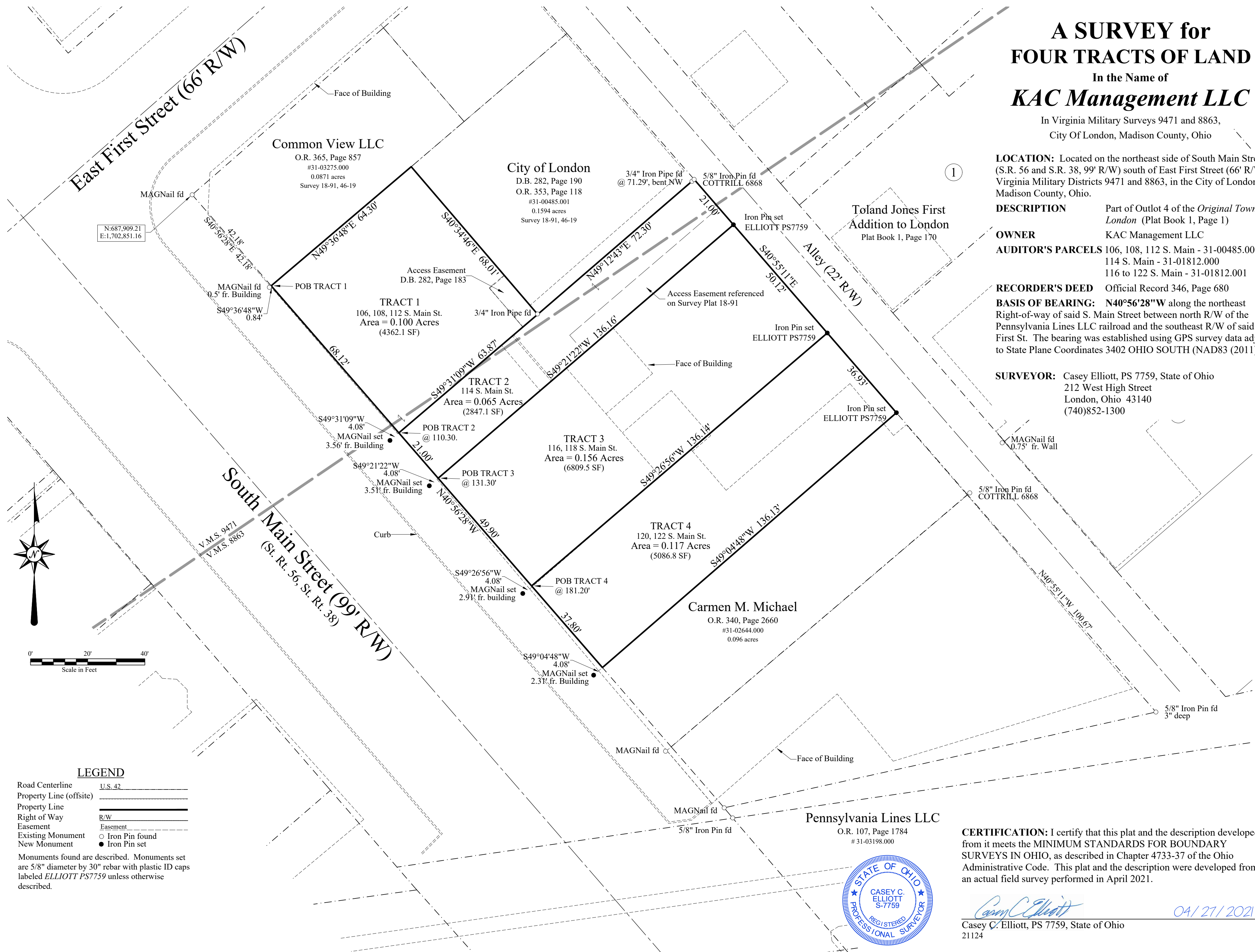
OWNER: KAC Management LLC

AUDITOR'S PARCELS: 106, 108, 112 S. Main - 31-00485.000
114 S. Main - 31-01812.000
116 to 122 S. Main - 31-01812.001

RECORDER'S DEED: Official Record 346, Page 680

BASIS OF BEARING: $N40^{\circ}56'28''W$ along the northeast Right-of-way of said S. Main Street between north R/W of the Pennsylvania Lines LLC railroad and the southeast R/W of said E. First St. The bearing was established using GPS survey data adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2011)).

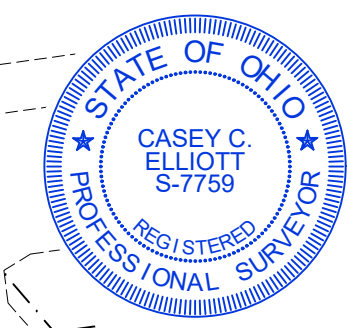
SURVEYOR: Casey Elliott, PS 7759, State of Ohio
212 West High Street
London, Ohio 43140
(740)852-1300



LEGEND

Road Centerline	U.S. 42
Property Line (offsite)	---
Property Line	---
Right of Way	R/W
Easement	Easement
Existing Monument	○ Iron Pin found
New Monument	● Iron Pin set

Monuments found are described. Monuments set are 5/8" diameter by 30" rebar with plastic ID caps labeled ELLIOTT PS7759 unless otherwise described.



CERTIFICATION: I certify that this plat and the description developed from it meets the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code. This plat and the description were developed from an actual field survey performed in April 2021.

Casey C. Elliott
Casey C. Elliott, PS 7759, State of Ohio
21124

04/27/2021

EXHIBIT A
Description of TRACT 1
a 0.100 Acre Property
In the Name of
KAC Management LLC

Located in Virginia Military Survey 9471 and 8863
City of London, Madison County, Ohio

This description is for TRACT 1, a 0.100 acre property in the name of KAC Management LLC (Official Records 346, Page 680, Madison County Recorder, Auditor's Property Index Number 31-00485.000), which is part of Outlot 4 of the town of London Plat (Plat Book 1, Page 1), located south of the southeast corner of South Main Street (State Route 38 and State Route 56, 99 foot Right-of-way) and East First Street (66 foot R/W), in Virginia Military Survey 9471 and 8863, City of London, Madison County, Ohio and is further described as follows:

Commencing at a MAGNail™ found at the intersection of the southeast R/W of said E. First St. and the northeast R/W of the said S. Main St., and the westernmost corner of a property in the name of Common View LLC (O.R. 365, Page 857), thence S40°56'28"E, 42.18 feet, along the southwest line of the said Common View property and the northeast R/W of said S. Main St., to the TRUE POINT OF BEGINNING of Tract 1, said point is referenced by a MAGNail™ found S49°36'48"W, 0.84 feet;

Thence N49°36'48"E, 64.30 feet, along the southeast line of said Common View LLC, to a point at the westernmost corner of a 0.1594 acre property in the name of the City of London (D.B. 282, Page 190 and O.R. 353, Page 118);

Thence S40°34'46"E, 68.01 feet, along the southwest line of the said City of London property to a 3/4 Inch Iron Pipe found in the north line of a 0.065 acre property in the name of said KAC (Tract 2);

Thence S49°31'09"W, 63.87 feet, along the northwest line of the said Tract 2 and the southeast line of the building wall of 112 S. Main St., to a point in the northeast R/W of said S. Main St., referenced by a MAGNail™ set at S49°31'09"W, 4.08 feet;

Thence N40°56'28"W, 68.12 feet, along the northeast R/W of said S. Main St., to the TRUE POINT OF BEGINNING.

Said property contains 0.100 acres (4,362.1 Square Feet) in V.M.S. 9471 and 8863, City of London, Madison County, Ohio. The **Basis Of Bearing is N40°56'28"W** along the northeast Right-of-way of said S. Main St. between the north R/W of the Pennsylvania Lines LLC railroad (O.R. 107, Page 1784) and the southeast R/W of said E. First St., established using GPS survey data corrected to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011)).

This description is based on a survey performed in April 2021 by Casey C. Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with identification caps engraved *ELLIOTT PS-7759* unless otherwise noted. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.



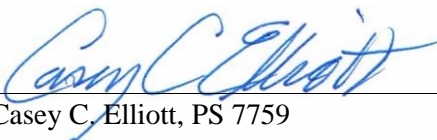
 04/27/2021
Casey C. Elliott, PS 7759

EXHIBIT A
Description of TRACT 2
a 0.065 Acre Property
In the Name of
KAC Management LLC

Located in Virginia Military Survey 9741 and 8863
City of London, Madison County, Ohio

This description is for TRACT 2, a 0.065 acre property in the name of KAC Management LLC (Official Records 346, Page 680, Madison County Recorder, Auditor's Property Index Number 31-01812.000), which is part of Outlot 4 of the town of London Plat (Plat Book 1, Page 1), located south of the southeast corner of South Main Street (State Route 38 and State Route 56, 99 foot Right-of-way) and East First Street (66 foot R/W), in Virginia Military Survey 9971 and 8863, City of London, Madison County, Ohio and is further described as follows:

Commencing at a MAGNail™ found at the intersection of the southeast R/W of said E. First St. and the northeast R/W of the said S. Main St. and the westernmost corner of a property in the name of Common View LLC (O.R. 365, Page 857), thence S40°56'28"E, 110.30 feet, along the southwest line of the said Common View property and the northeast R/W of said S. Main St., passing the westernmost corner of a 0.100 acre property in the name of said KAC (Tract 1) at 42.18 feet, to the TRUE POINT OF BEGINNING of Tract 2, said point is referenced by a MAGNail™ set at S49°31'09"W, 4.08 feet;

Thence N49°31'09"E, 63.87 feet, along the southeast wall of the building at 116 S. Main St. and the southeast line of the said Tract 1, to a 3/4 inch Iron Pipe found at the southernmost corner of a 0.1594 acre property in the name of the City of London (D.B. 282, Page 190 and O.R. 353, Page 118);

Thence N49°12'43"E, 72.30 feet, along the southeast line of the said London property, passing a 3/4 inch Iron Pipe, bent NW, at 71.29 feet, to a 5/8 inch Iron Pin with an ID Cap *COTTRILL 6868* found in the southwest R/W line of a 22 foot alley;

Thence S40°55'11"E, 21.00 feet, along the southwest line of the said alley to a 5/8 inch Iron Pin set at the northernmost corner of a 0.156 acre property in the name of the said KAC (Tract 3);

Thence S49°21'22"W, 136.16 feet, along the southeast line of the said Tract 3, to a point in the northeast R/W of the said S. Main St., said point is referenced by a MAGNail™ set at S49°21'22"W, 4.08 feet;

Thence N40°56'28"W, 21.00 feet, along the northeast R/W of said S. Main St., to the TRUE POINT OF BEGINNING.

Tract 2 benefits from an easement for a sanitary sewer service line easement and a natural gas service line easement from Tract 3 (O.R. 346, Page 680).

Said property contains 0.065 acres (2,847.1 Square Feet) in V.M.S. 9741 and 8863, City of London, Madison County, Ohio. The **Basis Of Bearing is N40°56'28"W** along the northeast Right-of-way of said S. Main St. between the north R/W of the Pennsylvania Lines LLC railroad (O.R. 107, Page 1784) and the southeast R/W of said E. First St., established using GPS survey data corrected to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011)).

This description is based on a survey performed in April 2021 by Casey C. Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with identification caps engraved *ELLIOTT PS-7759* unless otherwise noted. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.



Casey C. Elliott 04/27/2021
Casey C. Elliott, PS 7759

EXHIBIT A
Description of TRACT 3
a 0.156 Acre Property
In the Name of
KAC Management LLC
Located in Virginia Military Survey 8863
City of London, Madison County, Ohio

This description is for TRACT 3, a 0.156 acre property in the name of KAC Management LLC (Official Records 346, Page 680, Madison County Recorder, Auditor's Property Index Number 31-01812.001), which is part of Outlot 4 of the town of London Plat (Plat Book 1, Page 1), located south of the southeast corner of South Main Street (State Route 38 and State Route 56, 99 foot Right-of-way) and East First Street (66 foot R/W), in Virginia Military Survey 8863, City of London, Madison County, Ohio and is further described as follows:

Commencing at a MAGNail™ found at the intersection of the southeast R/W of said E. First St. and the northeast R/W of the said S. Main St. and the westernmost corner of a property in the name of Common View LLC (O.R. 365, Page 857), thence S40°56'28"E, 131.30 feet, along the southwest line of the said Common View property, passing the westernmost corner of a 0.100 acre property in the name of said KAC (Tract 1) at 42.18 feet, and the westernmost corner of a 0.065 acre property in the name of said KAC (Tract 2) at 110.30 feet, to the TRUE POINT OF BEGINNING of Tract 3, said point is referenced by a MAGNail™ set at S49°21'22"W, 4.08 feet;

Thence N49°21'22"E, 136.16 feet, along the northwest wall of the building at 116 S. Main St. and along the southeast line of said Tract 2, to an Iron Pin set in the southwest R/W of a 22 foot alley;

Thence S40°55'11"E, 50.12 feet, along the southwest R/W of the said alley, to an Iron Pin set in the northernmost corner of a 0.117 acre in the name of said KAC (Tract 4);

Thence S49°26'56"W, 136.14 feet, along the northwest line of the said Tract 4, to a point in the northeast R/W of said S. Main St., said point is referenced by a MAGNail™ set at S49°26'56"W, 4.08 feet;

Thence N40°56'28"W, 49.90 feet, along the northeast R/W of said S. Main St., to the TRUE POINT OF BEGINNING.

Tract 3 is subject to a sanitary sewer service line easement and a natural gas service line easement to Tract 2 (O.R. 346, Page 680).

Said property contains 0.156 acres (6,809.5 Square Feet) in V.M.S. 8863, City of London, Madison County, Ohio. The **Basis Of Bearing is N40°56'28"W** along the northeast Right-of-way of said S. Main St. between the north R/W of the Pennsylvania Lines LLC railroad (O.R. 107, Page 1784) and the southeast R/W of said E. First St., established using GPS survey data corrected to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011)).

This description is based on a survey performed in April 2021 by Casey C. Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with identification caps engraved *ELLIOTT PS-7759* unless otherwise noted. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.



Casey C. Elliott 04/27/2021
Casey C. Elliott, PS 7759

EXHIBIT A
Description of TRACT 4
a 0.117 Acre Property
In the Name of
KAC Management LLC
Located in Virginia Military Survey 8863
City of London, Madison County, Ohio

This description is for TRACT 4, a 0.117 acre property in the name of KAC Management LLC (Official Records 346, Page 680, Madison County Recorder, Auditor's Property Index Number 31-01812.001), which is part of Outlot 4 of the town of London Plat (Plat Book 1, Page 1), located south of the southeast corner of South Main Street (State Route 38 and State Route 56, 99 foot Right-of-way) and East First Street (66 foot R/W), in Virginia Military Survey 9971 and 8863, City of London, Madison County, Ohio and is further described as follows:

Commencing at a MAGNail™ found at the intersection of the southeast R/W of said E. First St. and the northeast R/W of the said S. Main St. and the westernmost corner of a property in the name of Common View LLC (O.R. 365, Page 857), thence S40°56'28"E, 181.20 feet, along the southwest line of the said Common View property and the northeast R/W of said S. Main St., passing the westernmost corner of a 0.100 acre property in the name of said KAC (Tract 1) at 42.18 feet, the westernmost corner of a 0.065 acre property in the name of said KAC (Tract 2) at 110.30 feet, the westernmost corner of a 0.156 acre property in the name of said KAC (Tract 3) at 131.30 feet, to the TRUE POINT OF BEGINNING of Tract 4, said point is referenced by a MAGNail™ set at S49°26'56"W, 4.08 feet;

Thence N49°26'56"E, 136.14 feet, along the southeast line of the said Tract 3 to a 5/8 inch Iron Pin set in the southwest R/W of a 22 foot alley;

Thence S40°55'11"E, 36.93 feet, along the southwest R/W of the said alley, to an Iron Pin set in the northernmost corner of a 0.096 acre property in the name of Carmen M. Michael (O.R. 340, Page 2660);

Thence S49°04'48"W, 136.13 feet, along the northwest line of the said Michael property, to a point in the northeast R/W of the said S. Main St., said point is referenced by a MAGNail™ set at S49°04'48"W, 4.08 feet;

Thence N40°56'28"W, 37.80 feet, along the northeast R/W of the said S. Main St., to the TRUE POINT OF BEGINNING.

Said property contains 0.117 acres (5,086.8 Square Feet) in V.M.S. 8863, City of London, Madison County, Ohio. The **Basis Of Bearing is N40°56'28"W** along the northeast Right-of-way of said S. Main St. between the north R/W of the Pennsylvania Lines LLC railroad (O.R. 107, Page 1784) and the southeast R/W of said E. First St., established using GPS survey data corrected to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011)).

This description is based on a survey performed in April 2021 by Casey C. Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with identification caps engraved *ELLIOTT PS-7759* unless otherwise noted. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.



 04/27/2021
Casey C. Elliott, PS 7759