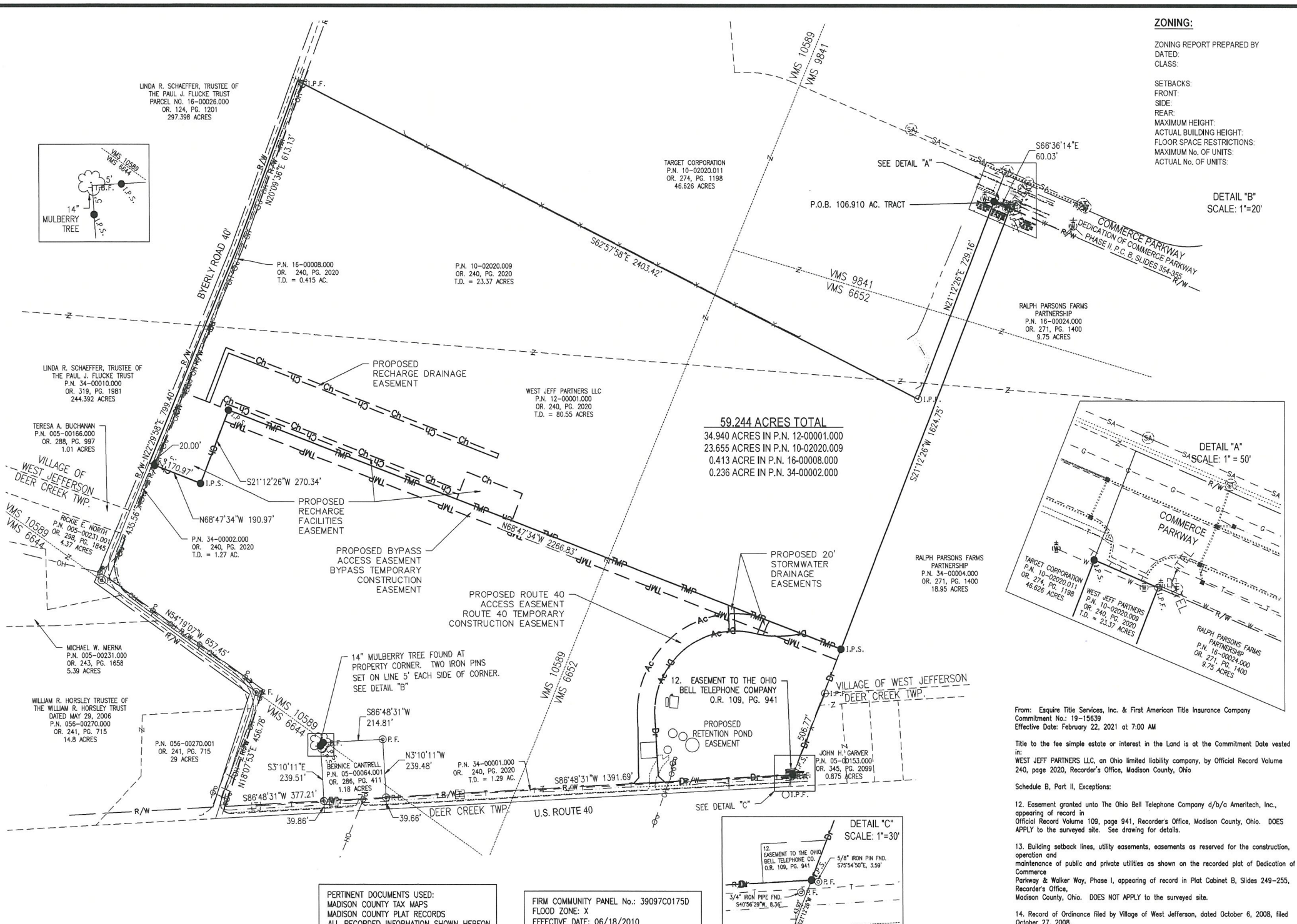


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ZONING:
ZONING REPORT PREPARED BY DATED CLASS:
SETBACKS: FRONT SIDE REAR:
MAXIMUM HEIGHT: ACTUAL BUILDING HEIGHT: FLOOR SPACE RESTRICTIONS: MAXIMUM NO. OF UNITS: ACTUAL NO. OF UNITS:

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREIN ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, NAD83(2011), SOUTH ZONE.

SURVEYOR NOTES:
PROPERTY ADDRESS: 4580 U.S. 40, WEST JEFFERSON, OHIO 43162
THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE AS PART OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
DATE OF FIELD WORK: 3/18/2019
EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON.
SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
PROPERTY HAS ACCESS TO U.S. ROUTE 40, COMMERCE PARKWAY, AND BYERLY ROAD, AS SHOWN
NO EVIDENCE OF CURRENT EARTHWORK WAS OBSERVED ON LOCATION AT TIME OF SURVEY.
NO WETLANDS WERE PRESENT ON THE PROPERTY AT TIME OF SURVEY.
NO EVIDENCE OF CEMETERIES, BURIAL GROUNDS, OR ISOLATED GRAVE SITES WERE OBSERVED ON THE PROPERTY.
NO PARTY WALLS WERE OBSERVED ON THE PROPERTY.
NO ENCROACHMENTS WERE OBSERVED ON THE PROPERTY.

DESCRIPTION FOR A 59.244 ACRE TRACT:
Situated in the State of Ohio, County of Madison, Village of West Jefferson, being a part of Survey Numbers 9841, 6652, and 10589, of the Virginia Military Survey District, and being a part of that 160.894 acre tract (Parcel Numbers 12-00001.000, 10-02020.009, 16-00008.000, and 34-00002.000) as conveyed to West Jeff Partners, LLC, as recorded in Official Record 240, Page 2020, all references being to those of record in the Recorder's Office, Madison County, Ohio, said 59.244 acre tract being more particularly bounded and described as follows:
Beginning at an iron pin set in the southwesterly corner of the southwesterly terminus of Commerce Parkway (right of way varies) as shown in the Dedication of Commerce Parkway Phase II as recorded in Plat Cabinet B, Slides 354 thru 355;
Thence along the southerly right of way line of said Commerce Parkway, South 66° 36' 14" East, 60.03 feet to a 5/8-inch iron pin found at the northeasterly corner of said West Jeff Partners tract and the northwesterly corner of a 9.75-acre tract as conveyed to Ralph Parsons Farms Partnership in Official Record 271, Page 1400;
Thence along the westerly line of said 9.75-acre tract, the westerly line of an 18.95-acre tract also conveyed to Ralph Parsons Farms Partnership in Official Record 271, Page 1400, South 21° 12' 26" West, 1624.75 feet to an iron pin set;
Thence leaving said westerly line and across said 160.894 acre tract the following three (3) courses and distances:
North 68° 47' 34" West, 2266.83 feet to an iron pin set;
South 21° 12' 26" West, 270.34 feet to an iron pin set;
North 38° 47' 34" West, passing an iron pin set at 160.97 feet, a total distance of 190.97 to a point in the centerline of Byerly Road;
Thence along the centerline of said Byerly Road, the easterly line of a 244.392-acre tract as conveyed to Linda R. Schaeffer, Trustee of the Paul J. Flucke Trust in Official Record 319, Page 1981, and an easterly line of a 297.398-acre tract as conveyed to Linda R. Schaeffer, Trustee of the Paul J. Flucke Trust in Official Record 124, Page 1201, North 22° 29' 58" East, 799.40 feet to an angle point;
Thence along the centerline of said Byerly Road and an easterly line of said 297.398-acre tract, North 20° 09' 36" East, 613.13 feet to the southwesterly corner of a 46.626-acre tract as conveyed to Target Corporation in Official Record 274, Page 1198;
Thence leaving said centerline, along the southerly line of said Target Corporation tract, South 62° 57' 58" East, 2403.42 feet to a 5/8-inch iron pin found at the southeasterly corner of said Target Corporation tract;
Thence along an easterly line of said Target Corporation tract, North 21° 12' 26" East, 729.16 feet to the Point of Beginning and containing 59.244 acres, more or less, according to a survey made by Hull & Associates in March of 2019.
The bearings in the above description are based on the Ohio State Plane Coordinates System, South Zone, NAD83.
All iron pins set are 5/8" in diameter rebar by 30" in length with red identification caps marked 'J&H, PS 8283'.
Subject to all valid and existing easements, restrictions and conditions of record.

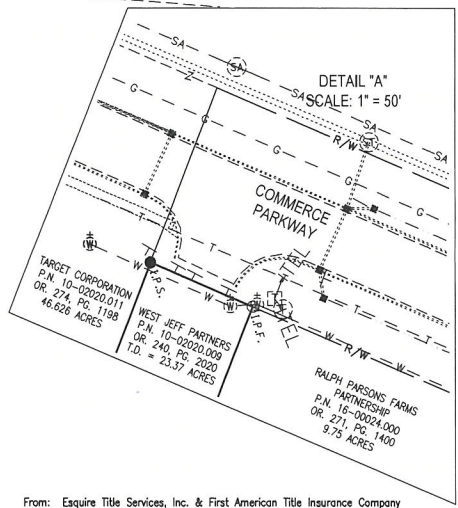
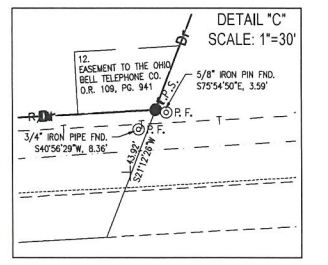
From: Esquire Title Services, Inc. & First American Title Insurance Company
Commitment No.: 19-15639
Effective Date: February 22, 2021 at 7:00 AM
Title to the fee simple estate or interest in the Land is at the Commitment Date vested in:
WEST JEFF PARTNERS LLC, an Ohio limited liability company, by Official Record Volume 240, page 2020, Recorder's Office, Madison County, Ohio
Schedule B, Part II, Exceptions:
12. Easement granted unto The Ohio Bell Telephone Company d/b/a Ameritech, Inc., appearing of record in Official Record Volume 109, page 941, Recorder's Office, Madison County, Ohio. DOES APPLY to the surveyed site. See drawing for details.
13. Building setback lines, utility easements, easements as reserved for the construction, operation and maintenance of public and private utilities as shown on the recorded plat of Dedication of Commerce Parkway & Walker Way, Phase I, appearing of record in Plat Cabinet B, Slides 249-255, Recorder's Office, Madison County, Ohio. DOES NOT APPLY to the surveyed site.
14. Record of Ordinance filed by Village of West Jefferson, dated October 6, 2008, filed October 27, 2008, Auditor's Office, Madison County, Ohio. Not survey in nature.
15. Declaration of Seller Covenant by and between TARGET CORPORATION and WEST JEFF PARTNERS, LLC, appearing of record in Official Record Volume 274, page 1205, Recorder's Office, Madison County, Ohio. Not Survey in Nature.
16. Open-end Mortgage from WEST JEFF PARTNERS LLC and WEST JEFF LAND GROUP, LLC, Ohio limited liability companies, to THE FIRST BEXLEY BANK, in the original amount of \$3,590,000.00, dated June 7, 2011, filed June 13, 2011, at 10:04 a.m., appearing of record in Official Volume 267, page 1230, Recorder's Office, Madison County, Ohio. Not Survey in Nature.
17. Partial Release as to 47.041 acres, appearing of record in Official Record Volume 274, page 2296, Recorder's Office, Madison County, Ohio. Not Survey in Nature.
18. Declaration of Seller Covenant appearing of record in Official Record Volume 274, page 1205, Recorder's Office, Madison County, Ohio. Same as item 15, Not Survey in Nature.

CERTIFICATION
To First American Title Insurance Company, Esquire Title Services, Inc., Pizzuti Development LLC, and West Jeff Partners, LLC;
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, 2, 3, 4, 6, 7, 8, 9, 11, 13, 19, and 20 of Table A thereof. The fieldwork was completed on March 18, 2019 and with an onsite review conducted on April 20, 2021.
Date of Plat or Map: 5/4/21
Jeremy Lewis Van Ostran P.S. #8283



PERTINENT DOCUMENTS USED:
MADISON COUNTY TAX MAPS
MADISON COUNTY PLAT RECORDS
ALL RECORDED INFORMATION SHOWN HEREON WAS USED AS SOURCE DOCUMENTS.

FIRM COMMUNITY PANEL No.: 39097C0175D
FLOOD ZONE: X
EFFECTIVE DATE: 06/18/2010



LEGEND

AC UNIT	POWER/TELEPHONE POLE	5/8" IRON PIN FND.	—CAV— UGND. CABLE	—EXA— EX. AERIAL ESMT.
CABLE TV PEDESTAL	SANITARY CLEANOUT	● I.P.S. IRON PIN SET (5/8" REBAR SET WITH ID CAP STAMPED J&H PS 8283)	—T— UGND. COMMUN.	—EXCH— EX. CHANNEL ESMT.
CATCH BASIN	SANITARY MANHOLE	○ R.F. IRON PIPE FND.	—E— UGND. ELECTRIC	—EXC— EX. CONSERVATION ESMT.
CURB INLET	SIGN	○ R.S. IRON PIPE SET	—FD— UGND. FIBER OPTIC	—EXDR— EX. DRAINAGE ESMT.
ELECTRIC BOX	STORM MANHOLE	○ M.N.F. MAG NAIL FND.	—G— UGND. GAS	—EXFL— EX. FLOWAGE ESMT.
ELECTRIC METER	TELEPHONE MANHOLE	○ CONC. MON. FND.	—SAN— UGND. SANITARY SEWER	—EXLA— EX. LIMITED ACCESS ESMT.
FIRE DEPT. CONNECTION	TELEPHONE PEDESTAL	○ M.N.F. MAG NAIL SET	—SS— UGND. SANITARY SERVICE	—EXRR— EX. RAILROAD ESMT.
FIRE HYDRANT	TELEPHONE POLE	○ MINE SPIKE FND.	—UGND. STORM SEWER	—EXSH— EX. STD. HIGHWAY ESMT.
GAS LINE MARKER	WATER METER	○ P.K.F. P.K. NAIL FND.	—W— UGND. WATER	—EXSL— EX. SLOPE ESMT.
GAS METER	WATER VALVE (MAIN)	○ P.K.S. P.K. NAIL SET	—WS— UGND. WATER SERVICE	—EXU— EX. UTILITY ESMT.
GAS VALVE (MAIN)	WATER VALVE (SERVICE)	○ RR SPIKE FND.	—OH— OVERHEAD LINES	—R/W— EX. RIGHT-OF-WAY
GAS VALVE (SERVICE)	TEL UTILITY MARKER	○ SECTION COR. FND.	—X— FENCE	—LA-R/W— EX. LIMITED ACCESS R/W
GUY WIRE	WYE POLE	○ STONE FND.	—P— PROPERTY LINE	—Z— OWNERSHIP LAND HOOK
LIGHT POLE	YARD DRAIN	—T.B.F. T-BAR FND.	—C— CORPORATION LINE	
POWER POLE	YARD LIGHT		—D— CENTERLINE OF DITCH	
POWER/LIGHT POLE			—RIPRAP	

HULL
Environment / Energy / Infrastructure

ALTA/NSPS LAND TITLE SURVEY
WEST JEFFERSON, OHIO
WEST JEFF PARTNERS, LLC

JOB NUMBER: BRH008
1/1

PLAN ISSUE/REVISION
DRAWN: AG
CHECKED: JLY
DATE: 04/22/2021

DESCRIPTION FOR A 59.244 ACRE TRACT

Situated in the State of Ohio, County of Madison, Village of West Jefferson, being a part of Survey Numbers 9841, 6652, and 10589, of the Virginia Military Survey District, and being a part of that 160.894 acre tract (Parcel Numbers 12-00001.000, 10-02020.009, 16-00008.000, and 34-00002.000) as conveyed to West Jeff Partners, LLC, as recorded in Official Record 240, Page 2020, all references being to those of record in the Recorder's Office, Madison County, Ohio, said 59.244 acre tract being more particularly bounded and described as follows:

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Thence along the westerly line of said 9.75-acre tract, the westerly line of an 18.95-acre tract also conveyed to Ralph Parsons Farms Partnership in Official Record 271, Page 1400, **South 21° 12' 26" West, 1624.75 feet** to an iron pin set;

Thence leaving said westerly line and across said 160.894 acre tract the following three (3) courses and distances:

North 68°47'34" West, 2266.83 feet to an iron pin set;

South 21°12'26" West, 270.34 feet to an iron pin set;

North 68°47'34" West, passing an iron pin set at 170.97 feet, a total distance of **190.97 feet** to a point in the centerline of Byerly Road;

Thence along the centerline of said Byerly Road, the easterly line of a 244.392-acre tract as conveyed to Linda R. Schaeffer, Trustee of the Paul J. Flucke Trust in Official Record 319, Page 1981, and an easterly

DESCRIPTION FOR A 59.244 ACRES TRACT

line of a 297.398-acre tract as conveyed to Linda R. Schaeffer, Trustee of the Paul J. Flucke Trust in Official Record 124, Page 1201, **North 22° 29' 58" East, 799.40 feet** to an angle point;

Thence along the centerline of said Byerly Road and an easterly line of said 297.398-acre tract, **North 20° 09' 36" East, 613.13 feet** to the southwesterly corner of a 46.626-acre tract as conveyed to Target Corporation in Official Record 274, Page 1198;

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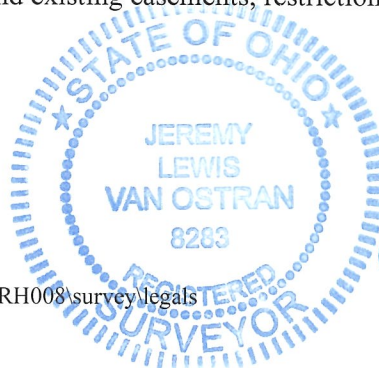
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Subject to all valid and existing easements, restrictions and conditions of record.

April 26, 2021



A handwritten signature in blue ink, appearing to read "Jeremy L. Van Ostran", written over a horizontal line.

Jeremy L. Van Ostran, P.S.
Surveyor No. 8283

F:\Clients\Active\BRH\BRH008\survey\legals