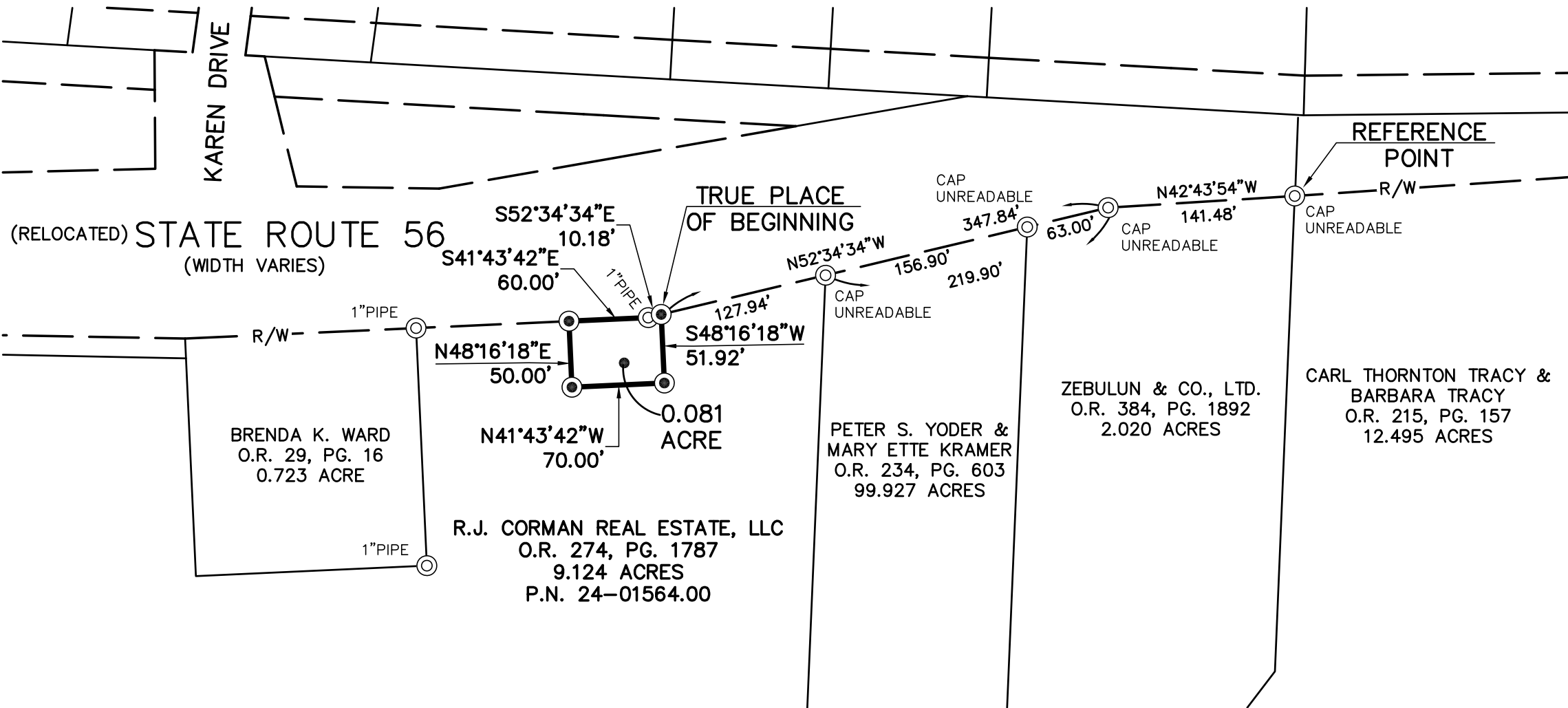


STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF SOMERFORD
 VIRGINIA MILITARY SURVEY 6288



LEGEND

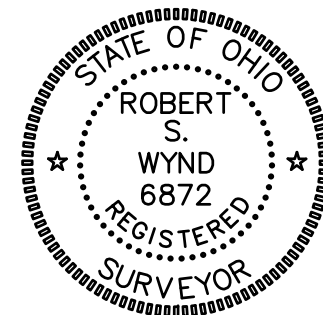
- ⊙ IRON PIN FOUND (AS NOTED)
 - IRON PIN SET
- 5/8" REBAR 30" LONG
 "IBI GROUP 6872/7740"

BEARING REFERENCE

Bearings herein are based on GPS observations of the Ohio CORS Network and on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011 adjustment).

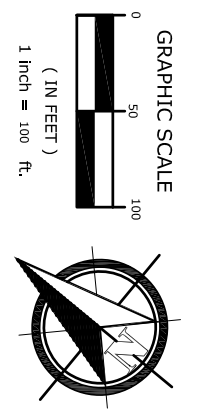
BY Robert S. Wynd
 Robert S. Wynd
 Registered Surveyor No. 6872

Date 03/16/22



IBI GROUP
 8101 North High Street, Suite 100
 Columbus OH 43235 USA
 Tel 614 818 4900 Fax 614 818 4901
 ibigroup.com

PROPERTY SPLIT
EXHIBIT
 STATE ROUTE 56
 SOMERFORD TOWNSHIP
 MADISON COUNTY, OHIO



DESCRIPTION OF 0.081 ACRE
MADISON COUNTY SEWER SYSTEM
WEST SIDE OF STATE ROUTE 56
SOUTH OF INTERSTATE 70
SOMERFORD TOWNSHIP, MADISON COUNTY, OHIO

Situated in the State of Ohio, County of Madison, Township of Somerford, being an area located within that 9.124-acre tract (tax PIN #24-01564.000) as described in a deed to R.J. Corman Real Estate, LLC, of record in Official Record 274, Page 1787, all references herein being to the records of the Recorder's Office, Madison County, Ohio, and being more particularly described as follows:

Beginning **FOR REFERENCE** at an iron pin found in the westerly right-of-way line of relocated State Route 56 and at the northeasterly corner of that 12.495-acre tract as described in a deed to Carl Thornton Tracy and Barbara Tracy, of record in Official Record Volume 215, Page 157; thence North 42°43'54" West, along said right-of-way line, a distance of 141.48 feet to an iron pin found at an angle point; thence North 52°34'34" West, passing an iron pin found at the southeasterly corner of said 9.124-acre tract at a distance of 219.90 feet, a total distance of 347.84 feet to an iron pin set at the **TRUE PLACE OF BEGINNING**;

Thence into and through said 9.124-acre tract the following courses:

1. South 48°16'18" West, a distance of 51.92 feet to an iron pin set;
2. North 41°43'42" West, a distance of 70.00 feet to an iron pin set;
3. North 48°16'18" East, a distance of 50.00 feet to an iron pin set in the westerly right-of-way line of relocated State Route 56;

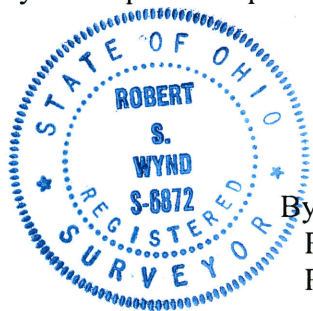
Thence along said right-of-way line the following courses;

1. South 41°43'42" East, a distance of 60.00 feet to an iron pin found at an angle point;
2. South 52°34'34" East, a distance of 10.18 feet to the **TRUE PLACE OF BEGINNING** and containing 0.081 acre of land.

Bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011 adjustment).

Iron pins set consist of a 5/8-inch rebar, 30 inches long with an orange plastic cap stamped "IBI Group, S-6872/S-7740".

This description was prepared by IBI Group, based on information obtained from an actual field survey of the premises performed in March 2022.



IBI Group Survey

By

Robert S. Wynd

Registered Surveyor No. 6872

Date

3/16/22