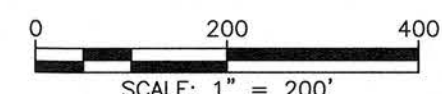


VICINITY MAP
NOT TO SCALE

BASIS OF BEARING

BASIS OF BEARINGS: THE BEARINGS DESCRIBED HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83. SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK. THE PORTION OF THE CENTERLINE OF PARK WEST DRIVE, HAVING A BEARING OF SOUTH 75°32'26" EAST AND MONUMENTED AS DESCRIBED HEREIN, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS SURVEY.



BOUNDARY SURVEY

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, VILLAGE OF WEST JEFFERSON, VIRGINIA MILITARY SURVEY NUMBERS 6652, 6653, 9841, AND 12143

PID: 10-02010.002
GRANITE (100 ENTERPRISE PKWY) LLC
63.2135 ACRES
O.R. BOOK 353, PG. 2546
07/11/2019
LOT 11
PARK 70 AT WEST JEFFERSON
PLAT RECORD B363 - B369

PID: 16-00021.002
NLP III PARK WEST, LLC
59.138 ACRES
O.R. BOOK 389, PG. 575
08/31/2021

PID: 16-00021.001
WEST JEFFERSON I, LLC
2.453 ACRES
O.R. BOOK 364, PG. 1776
04/30/2020
PART OF LOT 13
PARK 70 AT WEST JEFFERSON PHASE IV
PLAT RECORD B374 - B378

PID: 10-02010.004
WEST JEFFERSON I, LLC
61.664 ACRES
O.R. BOOK 364, PG. 1776
04/30/2020
PART OF LOT 13
PARK 70 AT WEST JEFFERSON PHASE IV
PLAT RECORD B374 - B378

PID: 16-00023.001
COLUMBUS LOGISTICS PARK WEST BUILDING I, LLC
O.R. BOOK 397, PG. 2621
02/28/2022

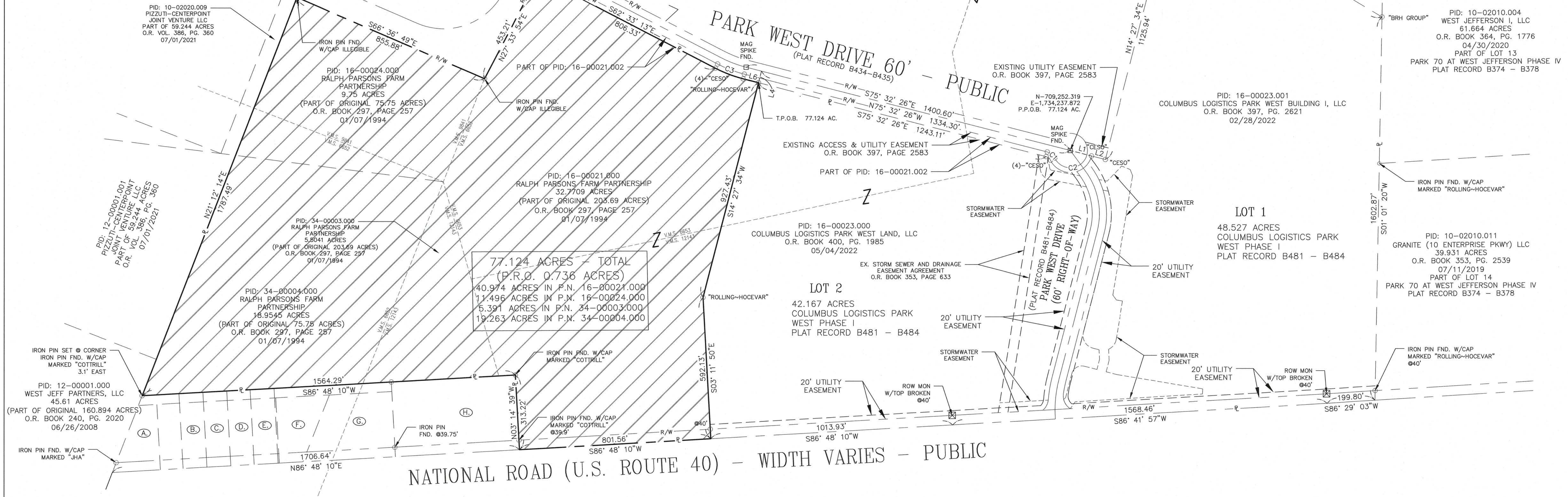
PID: 10-02010.011
GRANITE (10 ENTERPRISE PKWY) LLC
39.931 ACRES
O.R. BOOK 353, PG. 2539
07/11/2019
PART OF LOT 14
PARK 70 AT WEST JEFFERSON PHASE IV
PLAT RECORD B374 - B378

PID: 16-00023.000
COLUMBUS LOGISTICS PARK WEST LAND, LLC
O.R. BOOK 400, PG. 1985
05/04/2022

LOT 2
42.167 ACRES
COLUMBUS LOGISTICS PARK WEST PHASE I
PLAT RECORD B481 - B484

LOT 1
48.527 ACRES
COLUMBUS LOGISTICS PARK WEST PHASE I
PLAT RECORD B481 - B484

77.124 ACRES - TOTAL
(P.R.O. 0.736 ACRES)
40.974 ACRES IN P.N. 16-00021.000
11.496 ACRES IN P.N. 16-00024.000
5.391 ACRES IN P.N. 34-00003.000
19.263 ACRES IN P.N. 34-00004.000



SOURCE DOCUMENTS

MADISON COUNTY SURVEY RECORDS
JE-26, JE-39C, 5-10, 39-12,
42-08, 48-19, 50-13, 64-12, 122-21

OWNERSHIP INFORMATION

- A.) P.N. 05-00153.00
JOHN H. GARVER & OLIVIA P. ZOLLINGER
- B.) P.N. 05-00392.000 &
P.N. 05-00393.00
LINDA LOU KOLLAR
- C.) P.N. 05-00216.00 &
P.N. 05-00217.00
GLEN W. NITCHMAN &
MARTI A. NITCHMAN
- D.) P.N. 05-00238.00 &
P.N. 05-00239.00
ERIC JOHNSON
- E.) P.N. 05-00041.000 &
P.N. 05-00040.000
DANA A. FISHER
- F.) P.N. 05-00365.000,
P.N. 05-00366.000 &
P.N. 05-00367.000
AYD, LLC
- G.) P.N. 05-00364.000
AYD, LLC
- H.) P.N. 05-00296.002
OHIO EDISON COMPANY
3.7460 ACRES
O.R. BOOK 254, PAGE 1263
01/25/2010

THE FOREGOING BOUNDARY SURVEY PLAT HAS BEEN PREPARED BY ROLLING & HOCEVAR, INC., FROM AN ACTUAL FIELD SURVEY OF THE PREMISES ON AUGUST 2021 UNDER THE DIRECT SUPERVISION OF ANDREW G. PLANET, REGISTERED PROFESSIONAL SURVEYOR NO. 7802. IRON PINS AS BEING SET ARE 5/8" REBAR, 30" LONG WITH A PLASTIC CAP STAMPED "ROLLING-HOCEVAR". MAG-SPIKES SET ARE 6" LONG MAG-NAILS WITH A 1" DIAMETER HEAD STAMPED "MAG-SPIKE".

Andrew G. Planet
7-19-2022
ANDREW G. PLANET,
PROFESSIONAL SURVEYOR No. 7802
DATE

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	24.17'	28.00'	049° 27' 30"	S50° 48' 41"E	23.43'	12.90'
C2	223.93'	92.00'	139° 27' 23"	N84° 11' 23"E	172.60'	249.09'
C3	124.67'	550.00'	012° 59' 13"	S69° 02' 49"E	124.40'	62.60'

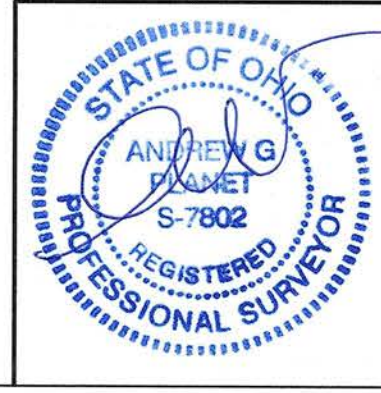
Parcel Line Table		
Line #	Length	Direction
L1	92.00'	S75° 32' 19"E
L2	59.50'	S75° 32' 26"E
L3	90.67'	S75° 32' 26"E
L4	50.00'	S14° 27' 34"W
L5	42.62'	N72° 42' 08"E
L6	66.30'	S75° 32' 26"E

- LEGEND**
- = 6" LONG MAG SPIKE SET (1" TOP STAMPED "MAG SPIKE")
 - = IRON PIN SET (5/8" REBAR, 30" LONG WITH PLASTIC CAP STAMPED "ROLLING-HOCEVAR")
 - = IRON PIN FOUND (AS MARKED)
 - ⊠ = ODOT CONC. ROW MONUMENT
 - P.R.O. = PRESENT RIGHT OF WAY OCCUPIED
 - R/W = RIGHT OF WAY
 - ℙ = PROPERTY LINE

Survey Prepared By:
Rolling & Hocevar, Inc.
257 S. Court St. #6
Medina, Ohio
Phone: 330-723-1828
Fax: 330-723-6637
Proj. No. 32.014

BOUNDARY SURVEY
AMBROSE PROPERTY GROUP, LLC
NATIONAL ROAD (U.S. ROUTE 40)
WEST JEFFERSON, OHIO

NO.	DATE	REVISIONS



DESCRIPTION OF 77.124 ACRES
From the Lands of Parsons NORTH OF U.S. Route 40

Situated in the State of Ohio, County of Madison, Village of West Jefferson, and part of Virginia Military Survey Numbers 6652, 6653, 9841, and 12143, also being all of a 32.7709 acre tract (Parcel No. 16-00021.000) and all of a 5.5041 acre tract (Parcel No. 34-00003.000) both out of that 203.69 acre tract as described in Parcel Number Two – First Tract in a deed to Ralph Parsons Farm Partnership of record in Official Record Book 297, Page 257, all of a 18.9545 acre tract (Parcel No. 34-00004.000) and all of a 9.75 acre tract (Parcel No. 16-00024.000) both out of that 75.75 acre tract as described in Parcel Number Two – Second Tract in a deed to Ralph Parsons Farm Partnership of record in Official Record Book 297, Page 257, all references to records are on file in the Recorder's Office, Madison County, Ohio, said 77.124 acre tract being more particularly described as follows:

Commencing at a MAG Spike found at the center of the cul-de-sac of Park West Drive having a 60-foot wide Right-of-Way at its Easterly terminus as shown by the Street Dedication Plat as recorded in Plat Record B434 and B435; said Mag Spike having Ohio State Plane Coordinates: Northing 709,252.319, Easting 1,734,237.872 and based upon NAD83 (2011);

Thence North 75°32'26" West, along the centerline of said Park West Drive, a distance of 1334.30 feet to a point thereon;

Thence South 14°27'34" West, a distance of 50.00 feet to a 5/8-inch iron pin found with cap marked "Rolling~Hocevar" in the Southerly line of a 59.138 acre tract as described in a deed to NLP III Park West, LLC of record in Official Record Book 389, Page 575, the same being the Northwest corner of Lot 2 as shown by the Columbus Logistics Park West Phase I subdivision as recorded in Plat Record B481 through B484 and being the **True Point of Beginning** of the 77.124 acre tract herein described;

Thence continuing South 14°27'34" West, along the Westerly line of said Lot 2, a distance of 927.43 feet to a 5/8-inch iron pin found with cap marked "Rolling~Hocevar" at an angle point;

Thence South 03°11'50" East, along the Westerly line of said Lot 2, having passed through a 5/8-inch iron pin found with cap marked "Rolling~Hocevar" at 552.13 feet for a total distance of 592.13 feet to the Southwest corner thereof, the same being a point in the centerline of U.S. Route 40 (being the centerline of the westbound lane) as delineated on the Ohio Department of Transportation plan "S.H.-1 Sec.-D-2 (PT.),C.B & West Jefferson (P.T.) National Road";

Thence South 86°48' 10" West, along the centerline of said U.S. Route 40, a distance of 801.56 feet to a point thereon, the same being the Southeast corner of a 3.7460 acre tract as described in a deed to Ohio Edison Company of record in Official Record Book 254, Page 1263;

Thence North 03°14'39" West, along the Easterly line of said 3.7460 acre tract, having passed through a 5/8-inch iron pin with cap marked "Cottrill" at 39.90 feet for a total distance of 313.22 feet to a 5/8-inch iron pin found with cap marked "Cottrill" at the Northeast corner thereof;

Thence South 86°48'10" West, along the Northerly line of said 3.7460 acre tract and the Westerly prolongation thereof, a distance of 1564.29 feet to a 5/8-inch iron pin set in the Easterly line of a 45.61 acre tract out of that 160.894 acre tract described in a deed to West Jeff Partners, LLC of record in Official Record Book 240, Page 2020;

Thence North 21°12'14' East, along the Eastern line of said 45.61 acre tract and the Northerly prolongation thereof, a distance of 1787.49 feet to a 5/8-inch iron pin found with cap illegible at the Northeast corner of a 59.244 acre tract as described in a deed to Pizzuti-Centerpoint Joint Venture LLC of record in Official Record Book 386, Page 360, said point also being in the Southerly line of Commerce Parkway having a variable width Right-of-Way, as shown by the Street Dedication Plat as recorded in Plat Cabinet B, Slides 354 and 355;

Thence South $66^{\circ}36'49''$ East, along the Southerly line of said Commerce Parkway, a distance of 855.88 feet to a 5/8-inch iron pin found with cap illegible at an angle point;

Thence North $27^{\circ}33'54''$ East, along the Easterly line of said Commerce Parkway, a distance of 453.21 feet to a 5/8-inch iron pin found with a cap marked "CESO" at a point thereon, the same being the Southwest corner of said 59.138 acre tract;

Thence North $72^{\circ}42'08''$ East, along the Southerly line of said 59.138 acre tract, a distance of 42.62 feet to a 5/8-inch iron pin found with cap marked "CESO" at an angle point;

Thence South $62^{\circ}33'13''$ East, along Southerly line of said 59.138 acre tract, a distance of 806.33 feet to a 5/8-inch iron pin found with cap marked "CESCO" at a point of curvature;


Thence along the Southerly line of said 59.138 acre tract, along a tangent curve to the left with a radius of 550.00 feet, a tangent length of 62.60 feet, a delta of $12^{\circ}59'13''$, the chord of which bears South $69^{\circ}02'49''$ East, for a distance of 124.40 feet, along said arc for a distance of 124.67 feet to a 5/8-inch iron pin found with cap marked "CESCO" at a point of tangency;

Thence South $75^{\circ}32'26''$ East, along the Southerly line of said 59.138 acre tract, for a distance of 66.30 feet, to a 5/8-inch iron pin found with cap marked "Rolling~Hocevar" and the **Point of Beginning**, containing **77.124 Acres** more or less, of which 40.974 Acres is in 16-00021.000, 11.496 Acres is in P.N. 16-00024.000, 5.391 Acres is in P.N. 34-00003.000, and 19.263 Acres is in P.N. 34-00004.000, but subject to all legal highways and all covenants and agreements of record.

Basis of Bearings: The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83. Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station network. The portion of the centerline of Park West Drive, having a bearing of South $75^{\circ}32'26''$ East and monumented as described herein, is designated the "basis of bearing" for this survey.

The foregoing description has been prepared by Rolling & Hocevar, Inc., from an actual field survey of the premises in June, 2022. Iron pins referenced as being set are 5/8" rebar, 30" long with a plastic cap stamped "ROLLING~HOCEVAR".

Rolling & Hocevar, Inc.

 7-19-2022

Andrew G. Planet
Professional Surveyor No. 7802
(RHI #32,014)

