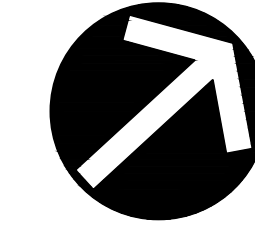
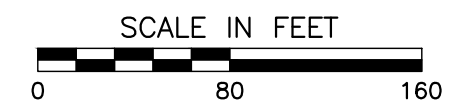


PLAT OF SURVEY

STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF JEFFERSON,
 VIRGINIA MILITARY SURVEY NUMBER 7829,
 VIRGINIA MILITARY SURVEY NUMBERS 8926, 8927, 9391,
 AND VIRGINIA MILITARY SURVEY NUMBER 12918.



NORTH



LEGEND

- ☐ MONUMENT BOX
- △ MAG NAIL SET
- 5/8" REBAR FOUND (UNLESS OTHERWISE STATED)
- INLET SQUARE

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF SOUTH 42°36'20" WEST AS DETERMINED FOR THE CENTERLINE OF U.S. ROUTE 42 BASED ON FIELD OBSERVATIONS PERFORMED IN JUNE, 2022 AND BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (NSRS 2011 ADJUSTMENT). SAID BEARING WAS ESTABLISHED BY STATIC AND RTK GPS OBSERVATIONS.

IRON PINS

ALL IRON PINS SET ARE 5/8" SOLID REBAR, THIRTY INCHES IN LENGTH WITH YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC."

PERTINENT DOCUMENTS

DEEDS OF RECORD ON FILE AT THE MADISON COUNTY RECORDER'S OFFICE, EXISTING CEC SURVEYS, SURVEYS OF RECORD & TAX MAPS ON FILE AT MADISON COUNTY.

ACREAGE BREAKDOWN

ACRES IN VMS 7829:	9.413
ACRES IN VMS 8926, 8927 & 9391:	13.566
ACRES IN VMS 12918:	1.691
TOTAL ACREAGE:	24.670

CERTIFICATION:

WE HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED BY OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH CHAPTER 4733-37 OHIO ADMINISTRATIVE CODE. THE SURVEY WAS PERFORMED IN JUNE, 2022.

Jeremy L. Van Ostran 1/05/23
 JEREMY L. VAN OSTRAN DATE
 PROFESSIONAL LAND SURVEYOR NO. 8283



NO.	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
 250 W. Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
 614-540-6633 · 888-598-6808
 www.cecinc.com

**MADISON COUNTY
 STATE OF OHIO**

24.670 ACRE SURVEY

DATE:	JANUARY 2023	DRAWN BY:	KAS
DWG SCALE:	1"=80'	CHECKED BY:	JLV
PROJECT NO.:	323-651	APPROVED BY:	JLV

DRAWING NO. **SRV**
 SHEET 1 OF 1



P:\1320-000\1320-051-Survey\Draw\1320651-SV01-SRV-24.670-Acreage\ARVD\UT1_LS(1_2_2023 - Assembly) - LP: 1/5/2023 1:33 PM

DESCRIPTION OF 24.670 ACRES

Situated in the State of Ohio, County of Madison, Township of Jefferson, Virginia Military Survey Number 7829, Virginia Military Survey Numbers 8926, 8927, 9391, and Virginia Military Survey Number 12918, being all of a 16.446 acre tract of land described in deed to SR 29 WEST JEFF LLC of record in Official Record Volume 406, Page 358, and being all of a 8.223 acre tract of land described in deed to SR 29 WEST JEFF LLC of record in Official Record Volume 406, Page 372, all references to records being on file in the Office of the Recorder, Madison County, Ohio, said 24.670 acre tract being more fully described herein;

BEGINNING at a 1 inch iron pin found in a monument box assembly at the centerline intersection of U.S. Route 42 and State Route 29, being at the northeast corner of said 16.446 acre tract, being at the southeast corner of a 1.464 acre tract of land described in deed to Colby Corner LLC of record in Official Record Volume 342, Page 1750, being at the southwest corner of a 15.3839 acre tract of land described in deed to Colby Holdings LLC of record in Official Record Volume 333, Page 1611, and being at the northwest corner of an original 46.777 acre tract of land described in deed to Richard L. Green and Anita S. Green, Co-Trustees of the Richard L. and Anita S. Green family revocable trust dated June 1, 2017 of record in Official Record Volume 331, Page 245;

Thence **South 42°36'20" West**, a distance of **992.93** feet, with the east line of said 16.446 acre tract, with the east line of said 8.223 acre tract, with the west line of said 46.777 acre tract, with part of the west line of a 3.2200 acre tract of land described in deed to Farm Credit Services of Mid-America, FLCA of record in Official Record Volume 285, Page 657, and with the centerline of said U.S. Route 42, to a MAG Nail set at the southeast corner of said 8.223 acre tract, and being at the northeast corner of a 8.2235 acre tract of land described in deed to Altec Industries, Inc. of record in Official Record Volume 404, Page 2310;

Thence **North 49°28'47" West**, passing over a 5/8" rebar found (Clapsaddle) at a distance of 30.02 feet for a total distance of **1155.73** feet, with the south line of said 8.223 acre tract, and with the north line of said 8.2235 acre tract, to a 5/8" rebar found (Clapsaddle) at the southwest corner of said 8.223 acre tract, being at the northwest corner of said 8.2235 acre tract, and being on the east line of an original 169.152 acre tract of land (Tract L) described in deed to Emmett M. Schrock of record in Official Record Volume 98, Page 1717;

Thence **North 42°35'20" East**, passing over a 5/8" rebar found (Cottrill 6858) at a distance of 180.39 feet for a total distance of **289.38** feet, with the west line of said 8.223 acre tract, with the east line of said 169.152 acre tract, and with the east line of a 5.0010 acre tract of land described in deed to Red Hot Propane LLC of record in Official Record Volume 350, Page 2085, to a 5/8" rebar found at the northwest corner of said 8.223 acre tract, and being at the southwest corner of said 16.446 acre tract;

Thence **North 42°35'36" East**, passing over a 5/8" rebar found (Clapsaddle) at a distance of 548.09 feet for a total a distance of **578.40** feet, with the west line of said 16.446 acre tract, and with the east line of said 5.0010 acre tract, to a MAG Nail set at the northwest corner of said 16.446 acre tract, being at the northeast corner of said 5.0010 acre tract, being on the south line of a 58.8972 acre tract of land described in deed to Watt Khmer Puthipreak of record in Official Record Volume 127, Page 1797, and being in the centerline of said State Route 29;

Thence **South 55°37'50" East**, a distance of **1167.21** feet, with the north line of said 16.446 acre tract, with the south line of said 58.8972 acre tract, with the south line of said 1.464 acre tract, and with the centerline of said State Route 29, to the **TRUE POINT OF BEGINNING**, containing 24.670 acres, subject to all easements and documents of record. Which 9.413 acres lies within VMS 7829, which 13.566 acres lies within VMS 8926, 8927 & 9391, which 1.691 acres lies within VMS 12918.


All iron pins set are 5/8-inch solid rebar 30 inches in length with a yellow plastic cap bearing the initials "CEC INC".

The bearings shown on this survey are based on the bearing of South 42°36'20" West as determined for the centerline of U.S. Route 42 based on field observations performed in June, 2022 and based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS 2011 adjustment). Said bearing was established by Static and RTK GPS Observations.

The foregoing boundary survey was prepared from an actual field survey performed by or under my direct supervision in accordance with chapter 4733-37 Ohio Administrative Code. The survey was performed in June, 2022.

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.




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

1/05/23

Date