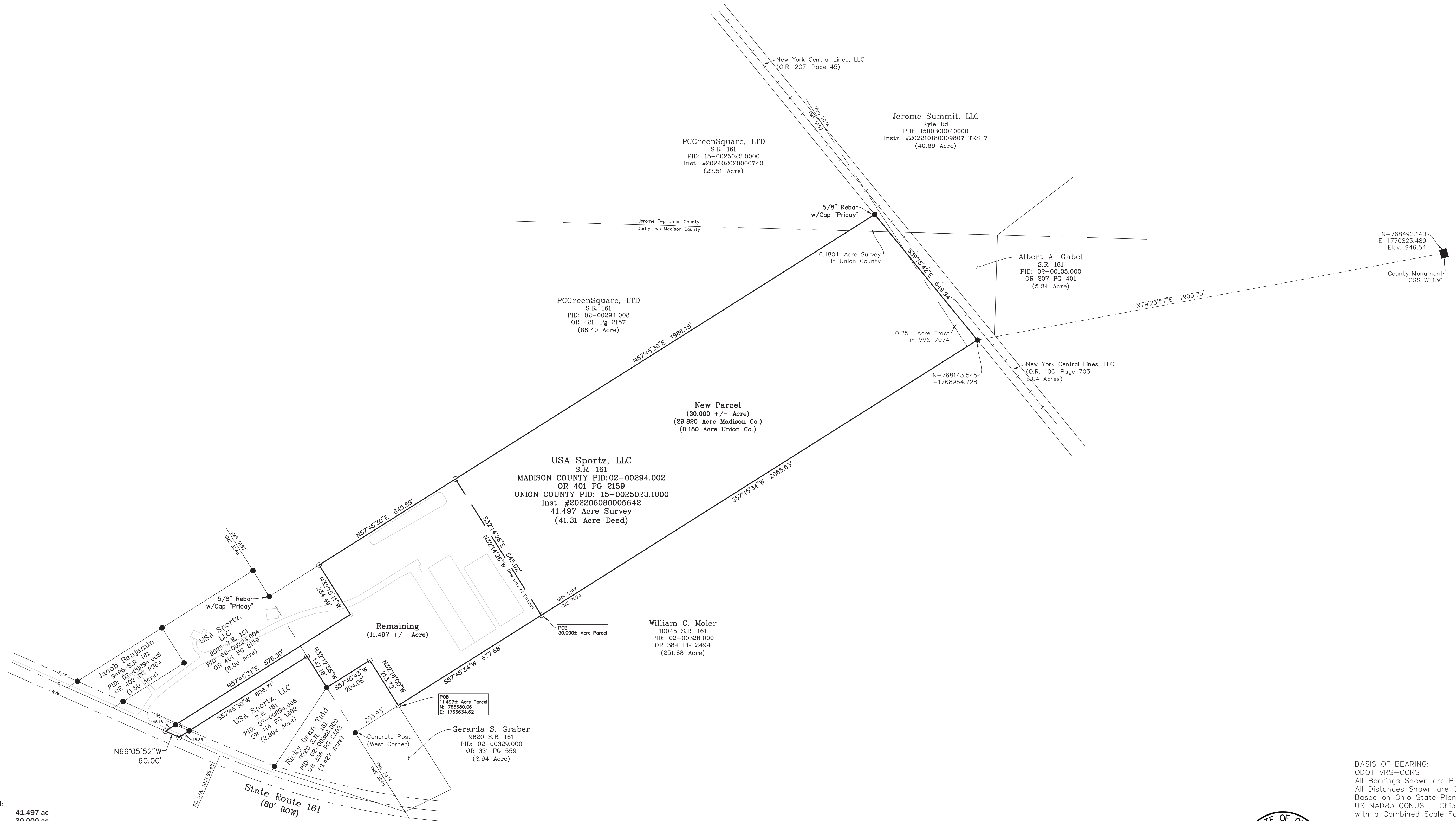
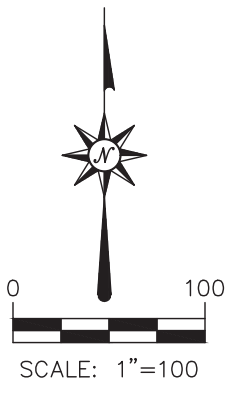


LOT SPLIT OF A 30.00 ACRE TRACT OUT OF A 41.497 ACRE TRACT
 SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF DARBY & COUNTY OF UNION, TOWNSHIP OF JEROME; AND BEING PART OF THE VIRGINIA MILITARY SURVEY NUMBER 3245, 5167, & 7074; AND BEING OUT OF A 41.497 ACRE, (41.31 ACRE DEED), TRACT OF LAND AS CONVEYED TO USA SPORTZ, LLC IN OR 401 PG 2159, (MADISON COUNTY) & INSTRUMENT NUMBER 202206080005642, (UNION COUNTY).
 (PARENT PARCEL NUMBER MADISON COUNTY 02-00294-002)



AUDITOR INFORMATION:

Original Parcel	41.497 ac
New Parcel	30.000 ac
Remaining	11.497 ac
Within ROW	0.055 ac

NOTE
 All IP Found are 5/8" Rebar
 Unless Noted Otherwise

BASIS OF BEARING:
 ODOT VRS-CORS
 All Bearings Shown are Based on Grid North,
 All Distances Shown are Ground Distance,
 Based on Ohio State Plane Coordinates
 US NAD83 CONUS - Ohio South Zone 3402, GEOID 18
 with a Combined Scale Factor of 0.9999038



Jeffrey V. Green
 Jeffrey V. Green S-7578 March 5, 2024

LEGEND	
—	PROPERTY LINE
- - -	TRACT/PARCEL
- - - -	RIGHT-OF-WAY
- - - - -	SETBACK
- - - - -	ORIGINAL LOT LINE
- - - - -	TOWNSHIP/RANGE
- - - - -	POLITICAL BOUNDARY
- x - x -	FENCE
- - - - -	OVERHEAD ELECTRICAL
- - - - -	SANITARY SEWER
- - - - -	STORM SEWER
- - - - -	GAS PIPELINE
—	TOP BANK/SLOPE
—	RAIL-ROAD
(M)	MEASURED
(R)	RECORDED
●	MONUMENT FOUND (AS NOTED)
○	SET REBAR w/CAP or (AS NOTED)
△	CALCULATED POINT
⊙	POWER POLE
⊖	GUY WIRE
⊙	LIGHT POLE
⊙	SANITARY MANHOLE
⊙	STORM MANHOLE
⊙	INLET/CATCH BASIN
⊙	ELECTRICAL BOX/RISER
⊙	ELECTRICAL METER
⊙	SIGN
⊙	FIRE HYDRANT
⊙	WATER VALVE
⊙	GAS MARKER
⊙	GAS RISER
⊙	HANDICAP PARKING

GREEN LAND SURVEYING
 2700 Orchard Park St. NW,
 Canton, Ohio 44718
 614-207-8214

DATE:	2/01/24	BY:	APPD:	DATE:	REVISION DESCRIPTION:
DRAWN BY:	TBL				
CHECK BY:	JVG				
APPD. BY:	JVG				
DWG:	24-01-020 (Kiran) Lot Split.dwg				

For:	USA SPORTZ, LLC	SCALES	AS NOTED
	STATE ROUTE 161	PROJECT NO.	24-01-020
	DARBY, OH	SHEET NO.	1 of 1
	MADISON & UNION COUNTY, STATE OF OHIO		

LOT SPLIT OF A 30.00 ACRE TRACT OUT OF A 41.497 ACRE TRACT

Situated in the State of Ohio, County of Madison, Township of Darby & County of Union, Township of Jerome; being part of Virginia Military Survey Numbers 5167 & 7074; and being part of a 41.497 acre tract, (survey), as conveyed to USA Sportz, LLC in Official Record Volume 401, Page 2159 of the Madison County Recorder's Office & Instrument Number 202206080005642 of the Union County Recorder's Office;
(Madison County Parent Parcel No. 02-00294.002)
(Union County Parcel Number 15-0025023.1000)

BEGINNING at a set 5/8" rebar with cap on the northwesterly line of Virginia Military Survey Number, (VMS), 7074, and being a point on the northwesterly line of a 251.8835 acre tract as conveyed to William C. Moler in Official Record Volume 384, Page 2494, (Madison County), said point being North 57°45'34" East, 881.61 feet from the northwest corner of a found concrete post marking the southwesterly corner of said VMS 7074;

Thence departing said northwesterly line of VMS 7074, and with a New Line of Division, **North 32°14'26" West, 645.02 feet**, to a set 5/8" rebar with cap, being on the southeasterly line of a 68.40 acre tract as conveyed to PCGreenSquare, LTD in O.R. 421 Page 2157, (Madison County);

Thence with the said southeasterly line of the 68.40 acre tract and southeasterly line of a 23.51 acre tract of land as conveyed to PCGreenSquare, LTD in Instrument Number 202402020000740, (Union County), **North 57°45'30" East, 1986.18 feet** to a found 5/8" rebar, being on the southwesterly line of the railroad as conveyed to New York Central Lines, LLC in O.R Book 207 Page 45, (Union County);

Thence with the southwesterly line of said Railroad and with the southwesterly line of a 5.04 acre tract as conveyed to New York Central Lines, LLC in O.R. 106 Page 703, **South 39°15'42" East, 649.94 feet** to a found 5/8" rebar, being the northeasterly corner of said 251.8835 acre tract;


Thence with the northwesterly line of said 251.8835 acre tract, **South 57°45'34" West, 2065.63 feet** to the **POINT OF BEGINNING** and containing **30.000 acres** more or less and having 29.820 acres more or less in Madison County Ohio, of which 29.75 acres more or less are within VMS 5167 and 0.25 acre more or less being within VMS 7074, and having 0.180 acre more or less within Union County Ohio.

Subject to all easements, rights-of-way and restrictions of record.

This description was prepared by Green Land Surveying Company, LLC from an actual field survey of the premises on January, 2024. A Plat of survey is attached hereto and made a part hereof.

ODOT-RTN-CORS, Basis of bearings is Grid North, Combined Scale Factor: 0.9999038. Based on Ohio State Plane Coordinates, South Zone (3402), NAD83 and GEOID18

All Iron Pins set are 5/8" X 30" rebar with a yellow plastic cap reading Green S#7578.


Jeffrey V. Green
Registered Surveyor No. S-7578



March 5, 2024

REMAINING 11.497 ACRE TRACT

Situated in the State of Ohio, County of Madison, Township of Darby; being part of Virginia Military Survey Numbers 3245 & 5167; and being part of a 41.497 acre tract, (survey), as conveyed to USA Sportz, LLC in Official Record Volume 401, Page 2159 of the Madison County Recorder's Office & Instrument Number 202206080005642 of the Union County Recorder's Office; (Madison County Parent Parcel No. 02-00294.002)

BEGINNING at a set 5/8" rebar with cap on the northwesterly line of Virginia Military Survey Number, (VMS), 7074, and being a point on the northwesterly line of a 251.8835 acre tract as conveyed to William C. Moler in Official Record Volume 384, Page 2494, said point being North 57°45'34" East, 203.93 feet from a found concrete post marking the southwesterly corner of said VMS 7074;

Thence departing said northwesterly line of VMS 7074, and along the northeasterly line of a 3.427 acre tract of land as conveyed to Ricky Dean Tidd in Official Record Volume 355, Page 2503, **North 32°16'00" West, 213.72 feet**, to a set 5/8" rebar with cap;

Thence with the northwesterly line of said 3.427 acre tract, **South 57°46'43" West, 204.08 feet** to a found 5/8" rebar, being the easterly corner of a 2.894 acre tract of land as conveyed to USA Sportz, LLC in Official Record Volume 414, Page 1292;

Thence with the northeasterly line of said 2.894 acre tract, **North 32°12'56" West, 147.16 feet** to a set 5/8" rebar with cap;

Thence with the northwesterly line of said 2.894 acre tract, **South 57°45'30" West, 606.71 feet** to a point in the centerline of State Route 161, (80' ROW), passing a found 5/8" rebar at 557.86 feet;

Thence with the centerline of State Route 161, **North 66°05'52" West, 60.00 feet** to a point, said point having for reference a found 5/8" rebar 48.16 feet along the following course, said point being the southerly corner of a 6.00 acre tract as conveyed to USA Sportz, LLC in Official Record Volume 401, Page 2159;

Thence departing said centerline of State Route 161 and with the southeasterly line of said 6.00 acre tract, **North 57°46'31" East, 876.30 feet** to a set 5/8" rebar with cap;

Thence with the northeasterly line of said 6.00 acre tract, **North 32°15'11" West, 234.49 feet** to a set 5/8" rebar with cap, being on the southeasterly line of a 68.40 acre tract as conveyed to PCGreenSquare PC, LTD in Official Record Volume 421, Page 2157;

Thence with the southeasterly line of said 68.40 acre tract, **North 57°45'30" East, 645.69 feet** to a set 5/8" rebar with cap;

Thence departing said southeasterly line of 68.40 acre tract and with a New Line of Division, **South 32°14'26" East, 645.02 feet** to a set 5/8" rebar with cap, said point being on the northwesterly line of said 251.8835 acre tract, and the northwesterly line of the said VMS 7074;

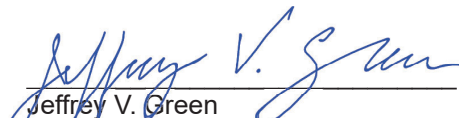
Thence with said northwesterly line of VMS 7074, **South 57°45'34" West, 677.68 feet** to the **POINT OF BEGINNING** and containing **11.497 acre** more or less, 0.055 acres within ROW.

Subject to all easements, rights-of-way and restrictions of record.

This description was prepared by Green Land Surveying Company, LLC from an actual field survey of the premises in January, 2024. A Plat of survey is attached hereto and made a part hereof.

ODOT-RTN-CORS, Basis of bearings is Grid North, Combined Scale Factor: 0.9999038. Based on Ohio State Plane Coordinates, South Zone (3402), NAD83 and GEOID18

All Iron Pins set are 5/8" X 30" rebar with a yellow plastic cap reading Green S#7578.


Jeffrey V. Green
Registered Surveyor No. S-7578



March 5, 2024