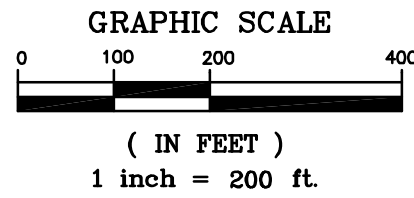


**LEGEND**

- IPF IRON PIN FOUND
- ▲ RRSF RAILROAD SPIKE FOUND
- ◆ PKNF PK NAIL FOUND
- CMF CONCRETE RIGHT-OF-WAY MONUMENT FOUND
- MADISON COUNTY CONTROL MONUMENT 02-018 FOUND
- ◇ MNS MAG NAIL SET
- RBS REBAR SET



**LINE TABLE:**

LINE	BEARING	DISTANCE
L1	S 86°35'24" W	150.40'
L2	S 09°18'25" W	297.38'

TOAGOSEI AMERICA INC.  
35.694 ACRES  
D.B. 296, PG. 433

THE NATURE CONSERVANCY  
93.847 ACRES  
D.B. 47, PG. 542

21.621 ACRES  
VMS 3888

THIRTY-FOUR CORP. (68%)  
M 3 T CORP. (32%)  
103.260 ACRES  
O.R. 165, PG. 2379  
P.I.D. 08-00143.000  
(44.88 AC.)

44.793 ACRES  
(PER SURVEY)

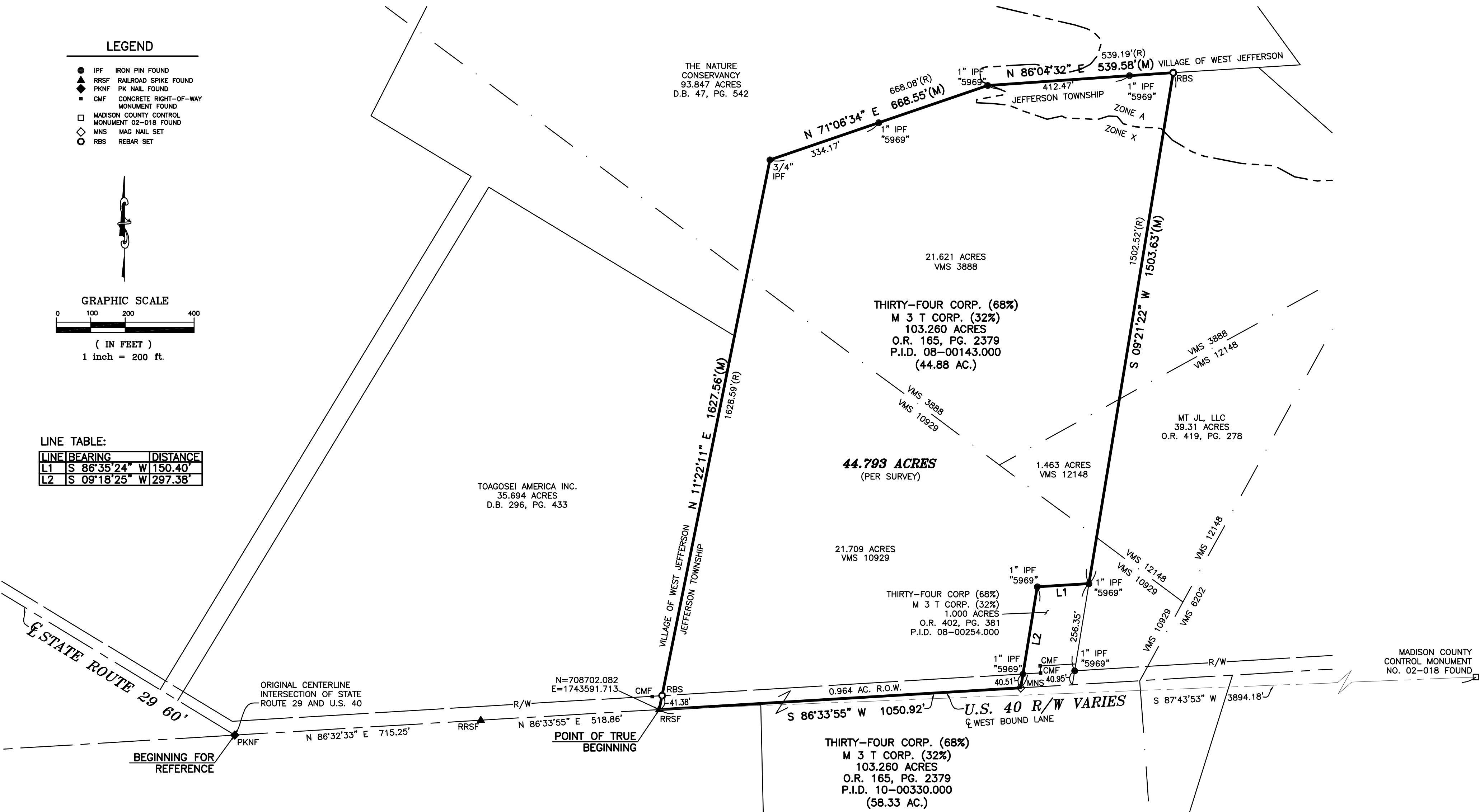
21.709 ACRES  
VMS 10929

THIRTY-FOUR CORP. (68%)  
M 3 T CORP. (32%)  
1.000 ACRES  
O.R. 402, PG. 381  
P.I.D. 08-00254.000

THIRTY-FOUR CORP. (68%)  
M 3 T CORP. (32%)  
103.260 ACRES  
O.R. 165, PG. 2379  
P.I.D. 10-00330.000  
(58.33 AC.)

MT JL, LLC  
39.31 ACRES  
O.R. 419, PG. 278

MADISON COUNTY CONTROL MONUMENT NO. 02-018 FOUND



**BASIS OF BEARINGS:**

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (CORS). 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 REAL-TIME-NETWORK. THE PORTION OF THE CENTERLINE OF U.S. 40, HAVING A BEARING OF SOUTH 86°33'55" WEST AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

**NOTE:**

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

**FLOOD NOTE:**

THE SUBJECT PROPERTY LIES IN ZONE A (AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL FLOOD CHANCE WITHOUT A BASE FLOOD ELEVATION) AND ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 39097C0158D, WITH AN EFFECTIVE DATE OF 6/18/2010, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**SURVEY OF**  
**44.793 ACRES**  
LYING IN  
**VIRGINIA MILITARY SURVEY**  
NOS. 3888, 10929 & 12148  
TOWNSHIP OF JEFFERSON, COUNTY OF MADISON  
STATE OF OHIO



690 LAKEVIEW PLAZA BLVD. SUITE A  
WORTHINGTON OH. 43085  
PHONE: (614) 485-9000  
WWW.LANDMARKSURVEY.COM

DATE: 3/6/24 FILE NO. THIR34-JOB01-MISC

REV.	DATE	DESCRIPTION
3/12/24		REVISE PER COMMENTS

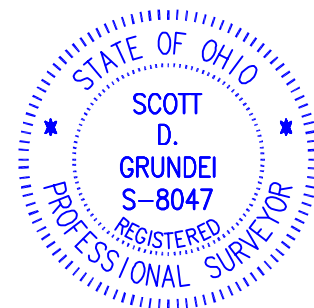
I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN FEBRUARY OF 2024 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

*Scott D. Grundeil*

3/12/24

SCOTT D. GRUNDEIL, P.S.  
REGISTERED SURVEYOR NO. 8047

DATE



DRAWN BY: DJH

**DESCRIPTION OF 44.793 ACRES  
LYING EAST OF STATE ROUTE 29  
AND NORTH OF U.S. 40**

Situated in the State of Ohio, County of Madison, Township of Jefferson, being part of Virginia Military Survey No. 3888, 10929 and 12148, and being part of a 103.260 acre tract conveyed to Thirty-Four Corp. (68%) and M 3 T Corp. (32%), by deed of record in Official Record 165, Page 2379, Recorder's Office, Madison County, Ohio, and being bounded and more particularly described as follows:

Beginning for reference, at a P.K. nail found, at the original centerline intersection of State Route 29 (60 feet wide) and U.S. 40 (width varies);

Thence with the following two (2) courses and distances, along the centerline of said U.S. 40:

- 1) North 86°32'33" East, a distance of 715.25 feet, to a railroad spike found, at an angle point;
- 2) North 86°33'55" East, a distance of 518.86 feet, to a railroad spike found, referenced South 87°43'53" West, a distance of 3894.18 feet from found Madison County Control Monument No. 02-018, at a southwesterly corner of said 103.260 acre tract, and the southeasterly corner of a 35.694 acre tract conveyed to Toagosei America Inc., by deed of record in Deed Book 296, Page 433, and being the **Point of True Beginning**;

Thence North 11°22'11" East, a distance of 1627.56 feet, along the line common to said 103.260 acre and 35.694 acre tracts, and along the easterly line of a 93.847 acre tract conveyed to The Nature Conservancy, by deed of record in Deed Book 47, Page 542, to a 3/4 inch iron pin found, at the northwesterly corner of said 103.260 acre tract;

Thence with the following two (2) courses and distances, along the lines common to said 103.260 acre and 93.847 acre tracts:

- 1) North 71°06'34" East, a distance of 668.55 feet, passing a 1 inch iron pin found with a cap stamped "5969" and a distance of 334.17 feet, to a 1 inch iron pin found with a cap stamped "5969";
- 2) North 86°04'32" East, a distance of 539.58 feet, passing a 1 inch iron pin found with a cap stamped "5969" at a distance of 412.47 feet, to a rebar set, at the northeasterly corner of said 103.260 acre tract, and the northwesterly corner of a 39.31 acre tract conveyed to MT JL, LLC, by deed of record in Official Record 419, Page 278;

Thence South 09°21'22" West, a distance of 1503.63 feet, along the line common to said 103.260 acre and 39.31 acre tracts, to a 1 inch iron pin found with a cap stamped "5969", at a southeasterly corner of said 103.260 acre tract, and the northeasterly corner of a 1.000 acre tract conveyed to Thirty-Four Corp. (68%) and M 3 T Corp. (32%), by deed of record in Official Record 402, Page 381;

Thence with the following two (2) courses and distances, along the lines common to said 103.260 acre and 1.000 acre tracts:

- 1) South 86°35'24" West, a distance of 150.40 feet, to a 1 inch iron pin found with a cap stamped "5969";
- 2) South 09°18'25" West, passing a 1 inch iron pin found with a cap stamped "5969", at a distance of 256.87 feet, a distance of 297.38 feet, to a MAG nail set, at the southerly common corner of said 103.260 acre and 1.000 acre tracts, and in the centerline of said U.S. 40;

Thence South 86°33'55" West, a distance of 1050.92 feet, along the centerline of said U.S. 40, and across said 103.260 acre tract, and then along the southerly line of said 103.260 acre tract, to the **Point of True Beginning**, containing 44.793 acres, of which 0.964 acres lies within the right-of-way of U.S. 40, 21.621 acres lies within Virginia Military Survey No. 3888, 21.709 acres lies within Virginia Military Survey No. 10929 and 1.463 acres lies within Virginia Military Survey No. 12148, more or less, and being subject to all easements, restrictions and rights-of-way of record.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS). 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 Real-Time-Network. The portion of the centerline of U.S. 40, having a bearing of South 86°33'55" West and monumented as shown hereon, is designated the "basis of bearing" for this description.

All rebar set are 5/8 inch DIA. 30 inches in length, with a red plastic cap stamped with the name "Landmark Survey".

The above description is based on an actual field survey performed in February of 2024.



**LANDMARK SURVEY GROUP, INC.**

*Scott D. Grundei* 3/12/24  
Scott D. Grundei, P.S. Date  
Registered Surveyor No. 8047