

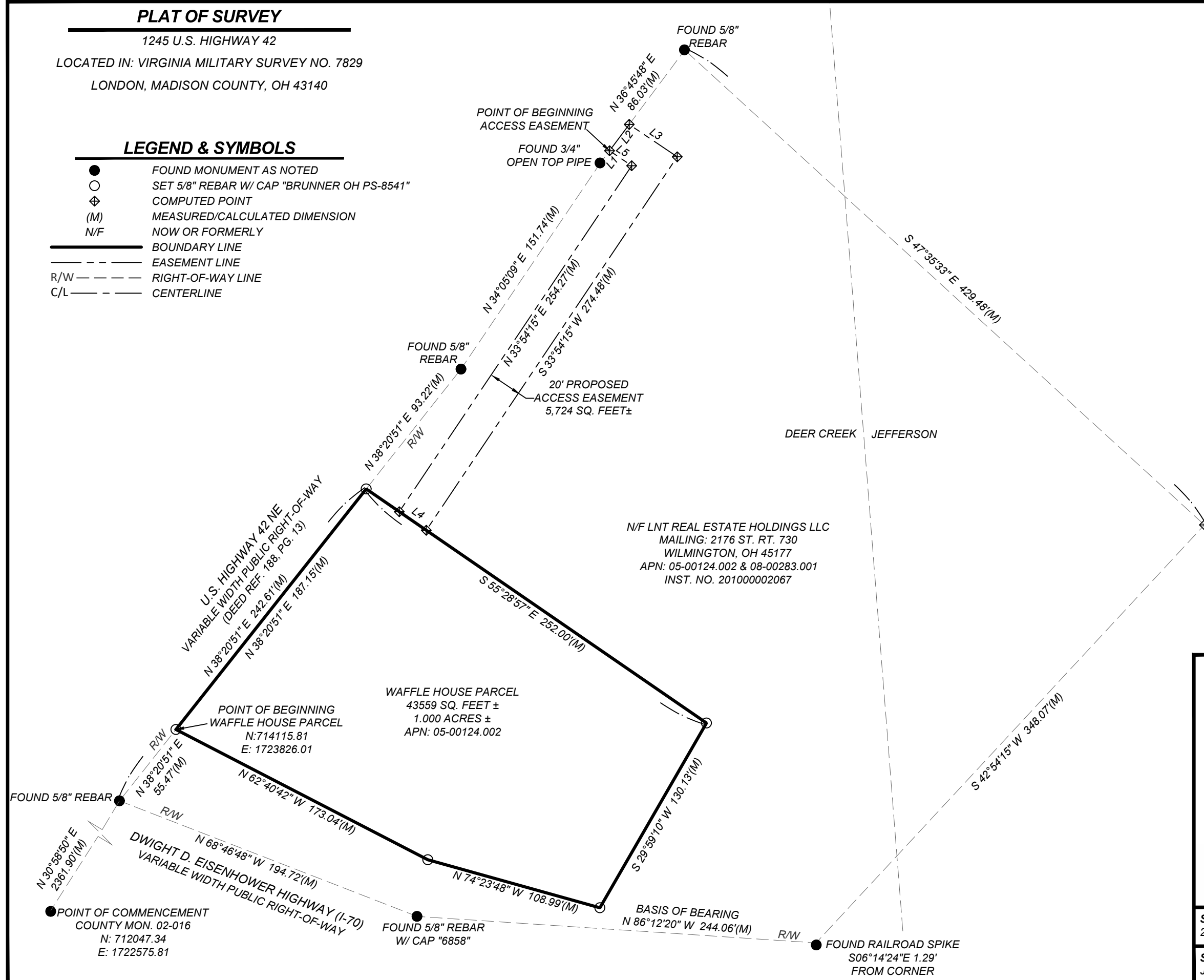
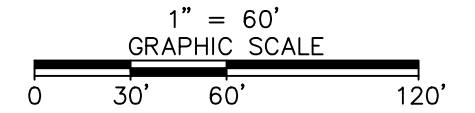
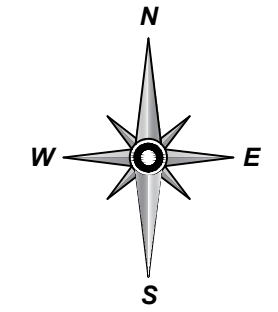
PLAT OF SURVEY

1245 U.S. HIGHWAY 42

LOCATED IN: VIRGINIA MILITARY SURVEY NO. 7829
LONDON, MADISON COUNTY, OH 43140

LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR W/ CAP "BRUNNER OH PS-8541"
- ⊕ COMPUTED POINT
- (M) MEASURED/CALCULATED DIMENSION
- N/F NOW OR FORMERLY
- BOUNDARY LINE
- - - EASEMENT LINE
- R/W ——— RIGHT-OF-WAY LINE
- C/L ——— CENTERLINE



LINE TABLE

| LINE | BEARING | DISTANCE |
|-------|---------------|----------|
| L1(M) | N 36°45'48" E | 9.38' |
| L2(M) | N 36°45'48" E | 20.02' |
| L3(M) | S 56°01'35" E | 35.33' |
| L4(M) | N 55°28'57" W | 20.00' |
| L5(M) | N 55°56'44" W | 16.33' |

BLEW & ASSOCIATES, P.A.

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
 EMAIL: SURVEY@BLEWINC.COM
 OFFICE: 479.443.4506 · FAX: 479.582.1883
 EMAIL: SURVEY@BLEWINC.COM · WWW.BLEWINC.COM

| | |
|--|--|
| SURVEYOR JOB NUMBER: 24-1538 | SURVEY DRAWN BY: CKLS - 03/28/2024 |
| SURVEY REVIEWED BY: JDB | SHEET: 2 OF 2 |

SITE INFORMATION

N/F: LNT REAL ESTATE HOLDINGS LLC
1245 U.S. HIGHWAY 42, LONDON, OHIO 43140
APN: 05-00124.002
43,559± SQUARE FEET, OR 1.000± ACRE

PLAT OF SURVEY

1245 U.S. HIGHWAY 42
LOCATED IN: VIRGINIA MILITARY SURVEY NO. 7829
LONDON, MADISON COUNTY, OH 43140

GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- COMPLETED FIELD WORK WAS MARCH 27, 2024.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM MADISON COUNTY GIS.
- THIS SURVEY IS CERTIFIED TO DATE OF FIELD SURVEY, NOT DATE OF SIGNATURE OR PLAT.

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39097C0275D, WHICH BEARS AN EFFECTIVE DATE OF 6/18/2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE NORTHERLY RIGHT-OF-WAY OF DWIGHT D. EISENHOWER HIGHWAY (INTERSTATE 70). THE BEARING IS DENOTED AS N86°12'20"W PER GPS COORDINATE OBSERVATIONS OHIO STATE PLANE, SOUTH ZONE NAD83.

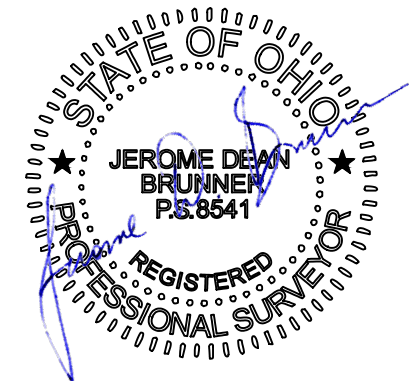
LATITUDE = 39°57'26.51182"
LONGITUDE = -83°22'21.05591"
CONVERGENCE ANGLE = 00°33'13.06"

REFERENCE DOCUMENTS

- GENERAL WARRANTY DEED INSTRUMENT NO. 201000002067, BOOK 257, PAGE 759.
- RESTRICTIVE COVENANT AGREEMENT INSTRUMENT NO. 202000004439, BOOK 369, PAGE 2253

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES MARCH 27, 2024 IN ACCORDANCE WITH CHAPTER 4733-37 OHIO ADMINISTRATIVE CODE.



JEROME D. BRUNNER
PROFESSIONAL SURVEYOR NO. 8541
STATE OF OHIO
OHIO C.O.A.: 05185

BLEW
& ASSOCIATES, P.A.

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
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| | |
|--|--|
| SURVEYOR JOB NUMBER: 24-1538 | SURVEY DRAWN BY: CKLS - 03/28/2024 |
| SURVEY REVIEWED BY: JDB | SHEET: 1 OF 2 |

Waffle House Parcel

Situated in the State of Ohio, County of Madison, the Township of Deer Creek, and also being located in Virginia Military Survey No. 7829, and being a part of a 4.4109 acre parcel described as Parcel B conveyed to Int Real Estate Holdings LLC by O.R. Book 257 Page 759, parcel number 05-00124.002 and being more particularly bounded and described as follows:

Commencing for reference at Madison County Monument "02-016", thence North 30 degrees 58 minutes 50 seconds East a distance of 2,361.90 feet to a found 5/8" rebar situated at the intersection of the Easterly line of State Route 42 and the Northerly line of Interstate Route 70 as conveyed to the State of Ohio by D.B. 118, Pg. 13;

Thence along the Easterly line of State Route 42 North 38 degrees 20 minutes 51 seconds East, a distance of 55.47 feet to a set 5/8" rebar with cap "Brunner OH PS-8541" at the point of beginning of the parcel herein described;

Thence continuing along the Easterly line of State Route 42 North 38 degrees 20 minutes 51 seconds East, a distance of 187.15 feet to a set 5/8" rebar with cap "Brunner OH PS-8541";

Thence South 55 degrees 28 minutes 57 seconds East, a distance of 252.00 feet to a set 5/8" rebar with cap "Brunner OH PS-8541";

Thence South 29 degrees 59 minutes 10 seconds West, a distance of 130.13 feet to a set 5/8" rebar with cap "Brunner OH PS-8541";

Thence North 74 degrees 23 minutes 48 seconds West, a distance of 108.99 feet to a set 5/8" rebar with cap "Brunner OH PS-8541";

Thence North 62 degrees 40 minutes 42 seconds West, a distance of 173.04 feet to the point of beginning, containing within said bounds 1.000 acres, more or less.

Access Easement

Situated in the State of Ohio, County of Madison, the Township of Deer Creek, and also being located in Virginia Military Survey No. 7829, and being a part of a 4.4109 acre parcel described as Parcel B conveyed to Int Real Estate Holdings LLC by O.R. Book 257 Page 759, parcel number 05-00124.002 and being more particularly bounded and described as follows:

Commencing for reference at Madison County Monument "02-016", thence North 30 degrees 58 minutes 50 seconds East a distance of 2,361.90 feet to a found 5/8" rebar situated at the intersection of the Easterly line of State Route 42 and the Northerly line of Interstate Route 70 as conveyed to the State of Ohio by D.B. 118, Pg. 13;

Thence along the Easterly line of State Route 42 North 38 degrees 20 minutes 51 seconds East, a distance of 242.61 feet to a set 5/8" rebar with cap "Brunner OH PS-8541";

Thence continuing along the Easterly line of State Route 42 North 38 degrees 20 minutes 51 seconds East, a distance of 93.22 feet to a found 5/8" rebar;

Thence continuing along the Easterly line of State Route 42 North 34 degrees 05 minutes 09 seconds East, a distance of 151.74 feet to a found 3/4" open top pipe;

Thence continuing along the Easterly line of State Route 42 North 36 degrees 45 minutes 48 seconds East, a distance of 9.38 feet the point of beginning of the access easement described herein;

Thence continuing along the Easterly line of State Route 42 North 36 degrees 45 minutes 48 seconds East, a distance of 20.02 feet;

Thence departing said Easterly line of State Route 42 South 56 degrees 01 minutes 35 seconds East, a distance of 35.33 feet;

Thence South 33 degrees 54 minutes 15 seconds West, a distance of 274.48 feet;

Thence North 55 degrees 28 minutes 57 seconds West, a distance of 20.00 feet;

Thence North 33 degrees 54 minutes 15 seconds East, a distance of 254.27 feet;

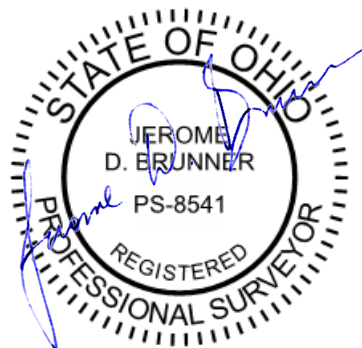
Thence North 55 degrees 56 minutes 44 seconds West, a distance of 16.33 feet to the point of beginning.

The basis of bearing of this survey is Grid North based on the Northerly right-of-way line of Dwight D. Eisenhower Highway (Interstate 70). The bearing is denoted as N86°12'20"W per GPS coordinate observations Ohio State Plane, South zone NAD83.

This description was prepared from an actual field survey performed March 27, 2024 by Jerome D. Brunner, professional surveyor No. 8541 of Blew & Associates, P.A.

This description is subject to all legal highway and easements of record at the time of recording of this instrument.

Prior deed reference: Instrument Number 20100002067, Deed Book 257, Page 759.



Dated: 05/30/2024
Jerome D. Brunner
Professional Surveyor NO. 8541
State of Ohio