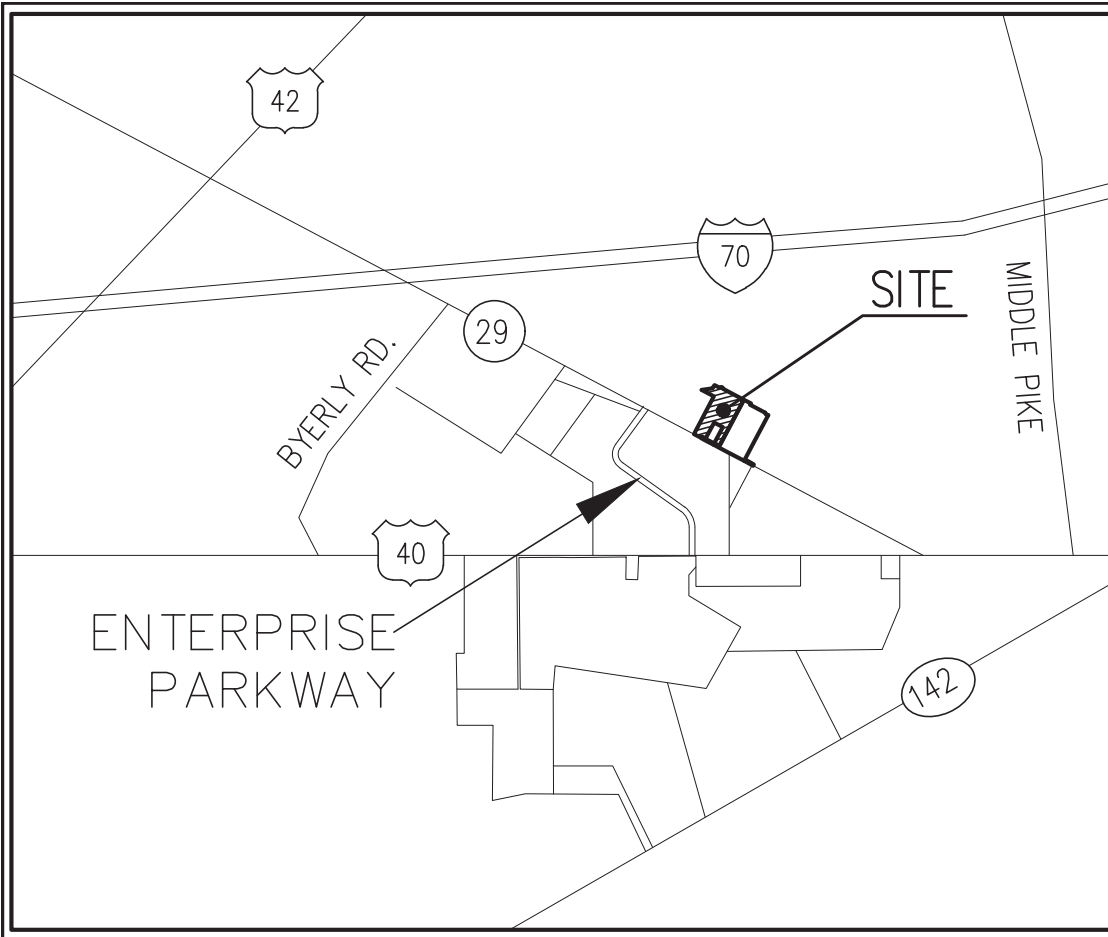


BOUNDARY SURVEY

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, VILLAGE OF WEST JEFFERSON, PART OF VIRGINIA MILITARY SURVEY NO. 12143



VICINITY MAP
NOT TO SCALE

0 200 400
SCALE: 1" = 200'

BASIS OF BEARING

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-H = 5/8" FOUND

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 STATE ROUTE 29, HAVING A BEARING OF NORTH 59°01'23" WEST AND MONUMENTED AS DESCRIBED HEREIN, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS SURVEY.

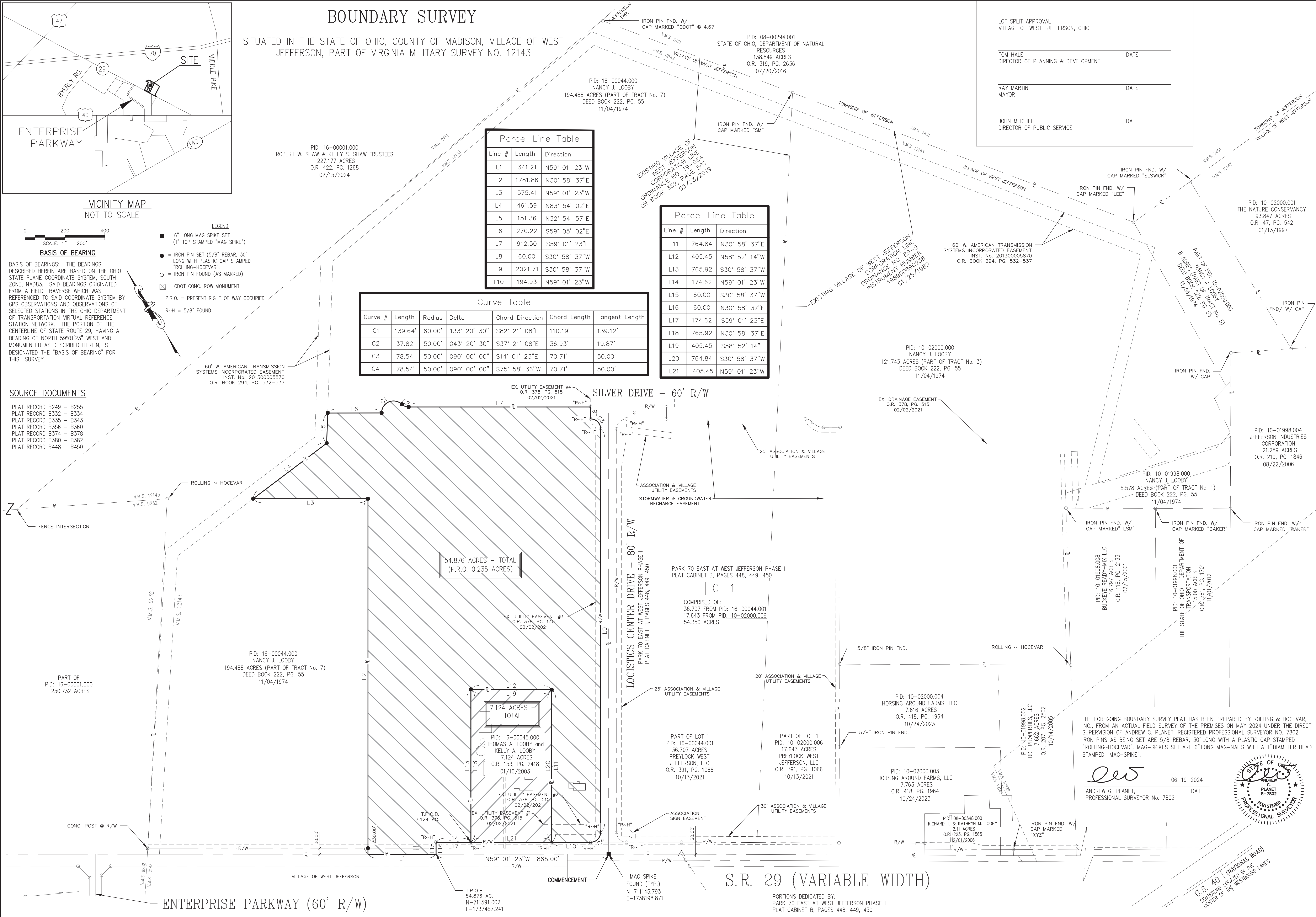
SOURCE DOCUMENTS

- PLAT RECORD B249 - B255
- PLAT RECORD B332 - B334
- PLAT RECORD B335 - B343
- PLAT RECORD B356 - B360
- PLAT RECORD B374 - B378
- PLAT RECORD B380 - B382
- PLAT RECORD B448 - B450

Line #	Length	Direction
L1	341.21	N59° 01' 23"W
L2	1781.86	N30° 58' 37"E
L3	575.41	N59° 01' 23"W
L4	461.59	N83° 54' 02"E
L5	151.36	N32° 54' 57"E
L6	270.22	S59° 05' 02"E
L7	912.50	S59° 01' 23"E
L8	60.00	S30° 58' 37"W
L9	2021.71	S30° 58' 37"W
L10	194.93	N59° 01' 23"W

Line #	Length	Direction
L11	764.84	N30° 58' 37"E
L12	405.45	N58° 52' 14"W
L13	765.92	S30° 58' 37"W
L14	174.62	N59° 01' 23"W
L15	60.00	S30° 58' 37"W
L16	60.00	N30° 58' 37"E
L17	174.62	S59° 01' 23"E
L18	765.92	N30° 58' 37"E
L19	405.45	S58° 52' 14"E
L20	764.84	S30° 58' 37"W
L21	405.45	N59° 01' 23"W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent Length
C1	139.64'	60.00'	133° 20' 30"	S82° 21' 08"E	110.19'	139.12'
C2	37.82'	50.00'	043° 20' 30"	S37° 21' 08"E	36.93'	19.87'
C3	78.54'	50.00'	090° 00' 00"	S14° 01' 23"E	70.71'	50.00'
C4	78.54'	50.00'	090° 00' 00"	S75° 58' 36"W	70.71'	50.00'



LOT SPLIT APPROVAL
VILLAGE OF WEST JEFFERSON, OHIO

TOM HALE
DIRECTOR OF PLANNING & DEVELOPMENT

RAY MARTIN
MAYOR

JOHN MITCHELL
DIRECTOR OF PUBLIC SERVICE

DATE _____

DATE _____

DATE _____

Survey Prepared By:
Rolling & Hocevar, Inc.
780 E. Smith Road, Suite B
Medina, Ohio
Phone: 330-723-1828
Fax: 330-723-6637

BOUNDARY SURVEY
PROLOGIS, INC.
S.R. 29
WEST JEFFERSON, OHIO

NO.	DATE	REVISIONS

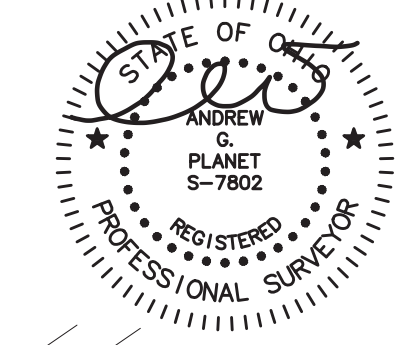
JOB NO.	31,710
DRAWN BY	PRE
DESIGNED BY	
CHECKED BY	AGP
FIELD CREW	KO BL
FIELD BOOK	
DATE	06/19/24
SCALE	

SHEET
1
OF
1

THE FOREGOING BOUNDARY SURVEY PLAT HAS BEEN PREPARED BY ROLLING & HOCEVAR, INC., FROM AN ACTUAL FIELD SURVEY OF THE PREMISES ON MAY 2024 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
PROFESSIONAL SURVEYOR No. 7802

06-19-2024 DATE



U.S. 40 (NATIONAL ROAD)
CENTERLINE LOCATED IN THE CENTER OF THE WESTBOUND LANES

DESCRIPTION OF 54.876 ACRES
From the Land of Nancy J. Looby NORTH OF S.R. 29

Situated in the State of Ohio, County of Madison, Village of West Jefferson, and part of Virginia Military Survey No. 12143, also being part of a 194.488 acre tract (Parcel No. 16-00044.000) out of that 250 acre tract as described in Tract Number 7 in a deed to Nancy J. Looby of record in Deed Book 222, Page 55, all references to records are on file in the Recorder's Office, Madison County, Ohio, said 54.876 acre tract being more particularly described as follows:

Commencing at a MAG SPIKE found at the centerline intersection of State Route 29 and Logistics Center Drive as shown by the plat for Park 70 East at West Jefferson Phase I, of record in Plat Record B448 through B450, said MAG SPIKE having Ohio State Plane Coordinates: Northing 711,145.793, Easting 1,738,198.871 and based upon NAD83 (2011);

Thence North $59^{\circ}01'23''$ West, along the centerline of said State Route 29, a distance of 865.00 feet to a point thereon and being the **True Place of Beginning** of the 54.876 acre tract herein described:

Thence continuing North $59^{\circ}01'23''$ West, along the centerline of said State Route 29, a distance of 341.21 feet to a point thereon;

Thence North $30^{\circ}58'37''$ East, passing through an iron pin set at 30.00 feet for a total distance of 1781.86 feet to an iron pin set;

Thence North $59^{\circ}01'23''$ West, a distance of 575.41 feet to an iron pin set;

Thence North $83^{\circ}54'02''$ East, a distance of 461.59 feet to an iron pin set;

Thence North $32^{\circ}54'57''$ East, a distance of 151.36 feet to an iron pin set;

Thence South $59^{\circ}05'02''$ East, a distance of 270.22 feet to an iron pin set at a point of curvature;

Thence along a non-tangent curve to the right with a radius of 60.00 feet, a tangent length of 139.12 feet, a delta of $133^{\circ}20'30''$, the chord of which bears South $82^{\circ}21'08''$ East for a distance of 110.19 feet, along said arc for a distance of 139.64 feet to an iron pin set at a point of reverse curvature;

Thence along a tangent curve to the left with a radius of 50.00 feet, a tangent length of 19.87 feet, a delta of $43^{\circ}20'30''$, the chord of which bears South $37^{\circ}21'08''$ East for a distance of 36.93 feet, along said arc for a distance of 37.82 feet to an iron pin set at a point of tangency;

Thence South $59^{\circ}01'23''$ East, a distance of 912.50 feet to a 5/8-inch iron pin found with cap marked "Rolling~Hocevar" in the terminus of the Westerly Right-of-Way line of Silver Drive as shown by the plat for Park 70 East at West Jefferson Phase I, of record in Plat Record B448 through B450;

Thence South $30^{\circ}58'37''$ West along the Westerly Right-of-Way line of said Silver Drive, a distance of 60.00 feet to a 5/8-inch iron pin found with cap marked "Rolling~Hocevar" at a point of curvature;

Thence along a non-tangent curved turnout of the Westerly Right-of-Way line of said Silver Drive to the Westerly Right-of-Way line of said Logistics Center Drive to the right with a radius of 50.00 feet, a tangent length of 50.00 feet, a delta of $90^{\circ}00'00''$, the chord of which bears South $14^{\circ}01'23''$ East for a distance of 70.71 feet, along said arc for a distance of 78.54 feet to a 5/8-inch iron pin found with cap marked "Rolling~Hocevar" at a point of tangency in the Westerly Right-of-Way line of said Logistics Center Drive;

Thence South 30°58'37" West along the Westerly Right-of-Way line of said Logistics Center Drive, a distance of 2021.71 feet to a 5/8-inch iron pin found with cap marked "Rolling~Hocevar" a point of curvature;

Thence along a tangent curved turnout of the Westerly Right-of-Way line of said Logistics Center Drive to the Northerly Right-of-Way line of said State Route 29 to the right with a radius of 50.00 feet, a tangent length of 50.00 feet, a delta of 90°00'00", the chord of which bears South 75°58'36" West for a distance of 70.71 feet, along said arc for a distance of 78.54 feet to a 5/8-inch iron pin found with cap marked "Rolling~Hocevar" at a point of tangency in the Northerly Right-of-Way line of said State Route 29;

Thence North 59°01'23" West along the Northerly Right-of-Way line of said State Route 29, a distance of 194.93 feet to a 5/8-inch iron pin found with cap marked "Rolling~Hocevar" thereon, the same being a point in the Easterly line of a 7.124 acre tract out of that 7.682 acre tract as described in a deed to Thomas A. Looby and Kelly A. Looby of record in Official Record 153, Page 2418;

Thence North 30°58'37" East along the Easterly line of said 7.124 acre tract, a distance of 764.84 feet to an iron pin set at the Northeast corner thereof;

Thence North 58°52'14" West along the Northerly line of said 7.124 acre tract, a distance of 405.45 feet to an iron pin set at the Northwest corner thereof;

Thence South 30°58'37" West along the Westerly line of said 7.124 acre tract, a distance of 765.92 feet to a 5/8-inch iron pin found with cap marked "Rolling~Hocevar" in the Northerly Right-of-Way line of said State Route 29;

Thence North 59°01'23" West along the Northerly Right-of-Way line of said State Route 29, a distance of 174.62 feet to a 5/8-inch iron pin found with cap marked "Rolling~Hocevar" thereon;

Thence South 30°58'37" West, a distance of 60.00 feet to a point in the centerline of said State Route 29 and the **Point of Beginning**, containing **54.876 Acres** more or less but subject to all legal highways and all covenants and agreements of record.

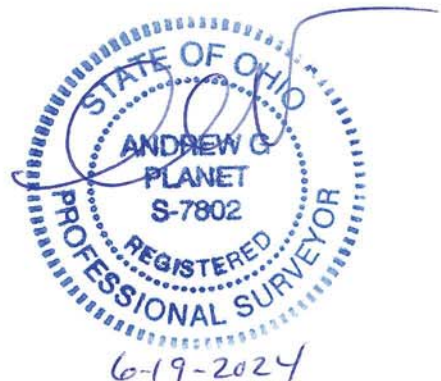
Basis of Bearings: The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83. Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station network. The portion of the centerline of State Route 29, having a bearing of North 59°01'23" West 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 May, 2024. Iron pins referenced as being set are 5/8" rebar, 30" long with a plastic cap stamped "ROLLING~HOCEVAR".

Rolling & Hocevar, Inc.



Andrew G. Planet
Professional Surveyor No. 7802
(Project No. 31,710)



DESCRIPTION OF 7.124 ACRES

From the Land of Thomas A. Looby and Kelly A. Looby NORTH OF S.R. 29

Situated in the State of Ohio, County of Madison, Village of West Jefferson, and part of Virginia Military Survey No. 12143, also being part of a 7.682 acre tract (Parcel No. 16-00045.000) as described in a deed to Thomas A. Looby and Kelly A. Looby of record in Official Record 153, Page 2418; all references to records are on file in the Recorder's Office, Madison County, Ohio, said 7.124 acre tract being more particularly described as follows:

Commencing at a MAG SPIKE found at the centerline intersection of State Route 29 and Logistics Center Drive as shown by the plat for Park 70 East at West Jefferson Phase I, of record in Plat Record B448 through B450, said MAG SPIKE having Ohio State Plane Coordinates: Northing 711,145.793, Easting 1,738,198.871 and based upon NAD83 (2011);

Thence North 59°01'23" West, along the centerline of said State Route 29, a distance of 865.00 feet to a point thereon the same being a point on a Southerly line of a 194.488 acre tract out of that 250 acre tract as described in Tract Number 7 in a deed to Nancy J. Looby of record in Deed Book 222, Page 55;

Thence North 30°58'37" East, along an Easterly line of said 194.488 acre tract, a distance of 60.00 feet to a 5/8-inch iron pin found with cap marked "Rolling~Hocevar" in the Northerly Right-of-Way line of said State Route 29;

Thence South 59°01'23" East, along the Northerly Right-of-Way line of said State Route 29, a distance of 174.62 feet to a 5/8-inch iron pin found with cap marked "Rolling~Hocevar" thereon and being the **True Place of Beginning** of the 7.124 acre tract herein described:

Thence North 30°58'37" East, along an interior property line of said 194.488 acre tract, a distance of 765.92 feet to an iron pin set at an angle point;

Thence South 58°52'14" East, along an interior property line of said 194.488 acre tract, a distance of 405.45 feet to an iron pin set at an angle point;

Thence South 30°58'37" West, along an interior property line of said 194.488 acre tract, a distance of 764.84 feet to a 5/8-inch iron pin found with cap marked "Rolling~Hocevar" on the Northerly Right-of-Way line of said State Route 29;

Thence North 59°01'23" West, along the Northerly Right-of-Way line of said State Route 29, a distance of 405.45 feet to the **Point of Beginning**, containing **7.124 Acres** more or less 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 State Route 29, having a bearing of North 59°01'23" West 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 May, 2024. Iron pins referenced as being set are 5/8" rebar, 30" long with a plastic cap stamped "ROLLING~HOCEVAR".

Rolling & Hocevar, Inc.



Andrew G. Planet
Professional Surveyor No. 7802
(Project No. 31,710)

