

LEGAL DESCRIPTION AS FOUND IN TITLE COMMITMENT

TRACT 1
SITUATE IN UNION TOWNSHIP, CLINTON COUNTY, OHIO, AND BEING A PART OF MILITARY SURVEY NO. 2690 AND BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A 5/8-INCH IRON PIN [FOUND] IN THE CENTER OF FIFE AVENUE AT THE SOUTHERLY CORNER OF J.W. DENVER WILLIAMS PARK AS RECORDED IN VOLUME 10, PAGE 1, OF THE CLINTON COUNTY SURVEYOR'S RECORD;
RUNNING THENCE, FROM SAID POINT OF BEGINNING, WITH A LINE OF SAID PARK NORTH 47 DEG. 23' 50" EAST, (PASSING A 5/8-INCH IRON PIN [FOUND] AT 36.94 FEET) A DISTANCE OF 535.71 FEET TO A 5/8-INCH IRON PIN [FOUND];
THENCE WITH THE LINES OF S. 5,531 ACRES TRACT AS RECORDED IN VOLUME 17, PLAT NO. 86 OF THE CLINTON COUNTY ENGINEERS RECORD OF LAND DIVISION, ON THE FOLLOWING COURSES:
(1) NORTH 16 DEG. 30' 41" EAST, 362.94 FEET TO A 5/8-INCH IRON PIN [FOUND];
(2) NORTH 8 DEG. 34' 08" WEST, 352.00 FEET TO A 5/8-INCH IRON PIN [FOUND];
THENCE WITH THE LINES OF THE CLINTMONT COMPANY ON THE FOLLOWING COURSES:
(1) NORTH 74 DEG. 14' 51" EAST, 220.00 FEET TO A POST;
(2) NORTH 15 DEG. 45' 09" WEST, 200.00 FEET TO A 1/2-INCH IRON PIN (SET);
(3) NORTH 7 4 DEG. 14' 51" EAST, 823.03 FEET TO A POST;
(4) NORTH 15 DEG. 05' 09" WEST, 832.07 FEET TO A 1/2-INCH IRON PIN (SET);
THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINES OF ROMBACH AVENUE ON THE FOLLOWING COURSES:
(1) NORTH 74 DEG. 15' 09" EAST, 256.89 FEET TO A POINT;
(2) NORTH 71 DEG. 23' 24" EAST, 200.25 FEET TO A POINT;
(3) NORTH 74 DEG. 15' 09" EAST, 150.00 FEET TO A POINT;
(4) NORTH 78 DEG. 04' 00" EAST, 150.33 FEET TO A POINT;
(5) NORTH 74 DEG. 15' 09" EAST, 300.00 FEET TO A POINT;
(6) NORTH 72 DEG. 20' 36" EAST, 300.17 FEET TO A CONCRETE MONUMENT [FOUND];
(7) NORTH 7 4 DEG. 15' 09" EAST, 146.61 FEET TO A 1 /2-INCH IRON PIN (SET);
THENCE WITH THE LINES OF THE HEREIN GRANTOR'S LANDS ON THE FOLLOWING COURSES:
(1) SOUTH 16 DEG. 19' 11" EAST, (PASSING A 5/8-INCH IRON PIN [FOUND] AT 190.51 FEET A DISTANCE OF 1769.37 FEET TO A 5/8-INCH IRON PIN [FOUND];
(2) NORTH 54 DEG. 44' 13" EAST, 561.83 FEET TO A 5/8-INCH IRON PIN [FOUND];
(3) NORTH 67 DEG. 22' 55" EAST, 557.73 FEET TO A 5/8-INCH IRON PIN [FOUND];
(4) SOUTH 24 DEG. 34' 08" WEST, 352.00 FEET TO A 5/8-INCH IRON PIN [FOUND];
(5) NORTH 53 DEG. 20' 34" EAST, 115.32 FEET TO A 5/8-INCH IRON PIN [FOUND];
(6) SOUTH 38 DEG. 50' 23" EAST, 908.91 FEET TO A 1/2-INCH IRON PIN (SET);
(7) SOUTH 38 DEG. 51' 55" WEST, (PASSING A 5/8-INCH IRON PIPE [FOUND] AT 129.01 FEET) A DISTANCE OF 2876.21 FEET TO A 5/8-INCH IRON PIN [FOUND];
(8) SOUTH 85 DEG. 20' 48" WEST, (PASSING A 5/8-INCH IRON PIN [FOUND] AT 423.93 FEET) A DISTANCE OF 464.93 FEET TO A NAIL [FOUND];
THENCE WITH THE CENTER OF FIFE AVENUE NORTH 48 DEG. 12' 40" WEST, 594.86 FEET TO A NAIL [FOUND];
THENCE WITH THE LINES OF A 7.06 ACRE TRACT AS RECORDED IN VOLUME 14, PLAT NO. 32 OF THE CLINTON COUNTY ENGINEERS RECORD OF LAND DIVISION ON THE FOLLOWING COURSES:
(1) NORTH 47 DEG. 26' 35" EAST, (PASSING A 1/2-INCH IRON PIN [FOUND] AT 26.89 FEET) A DISTANCE OF 435.24 FEET TO A 1 /2-INCH IRON PIN (SET);
(2) NORTH 43 DEG. 13' 04" WEST, 681.00 FEET TO A 1/2-INCH IRON PIN (SET);
(3) SOUTH 43 DEG. 22' 21" WEST, (PASSING A 1/2-INCH IRON PIN (SET) AT 465.89 FEET) A DISTANCE OF 490.89 FEET TO A NAIL [FOUND];
THENCE WITH THE GENERAL CENTER OF FIFE AVENUE ON THE FOLLOWING COURSES:
(1) NORTH 47 DEG. 34' 24" WEST, 677.45 FEET TO A NAIL (SET);
(2) NORTH 58 DEG. 56' 23" WEST, 17 48.08 FEET TO THE POINT OF BEGINNING, CONTAINING TWO HUNDRED NINETY-TWO AND FIFTEEN THOUSANDTHS (292.015) ACRES. SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.
THIS DESCRIPTION IS THE RESULT OF A NEW SURVEY MADE UNDER THE DIRECTION OF RICHARD D. ROLL, REGISTERED SURVEYOR NO. 4957, BY CLINCO, ENGINEERS AND SURVEYORS, WILMINGTON, OHIO, IN FEBRUARY, 1989, AS RECORDED IN VOLUME 20, PLAT NO. 93 OF THE CLINTON COUNTY ENGINEERS RECORD OF LAND DIVISION. THE BEARINGS IN THIS DESCRIPTION WERE DERIVED FROM THE RIGHT-OF-WAY PLANS FOR ROMBACH AVENUE.
EXCEPTING THEREFROM, THE FOLLOWING DESCRIBED REAL ESTATE:
SITUATE IN THE CITY OF WILMINGTON, TOWNSHIP OF UNION, COUNTY OF OHIO, BEING A PART OF MILITARY SURVEY NO. 2690 AND BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A 5/8-INCH IRON PIN [FOUND] IN THE CENTER OF FIFE AVENUE AT THE WESTERLY CORNER OF A 292.015 ACRE TRACT AS RECORDED IN VOLUME 20, PLAT NO. 93 OF THE CLINTON COUNTY ENGINEERS RECORD OF LAND DIVISION;
RUNNING THENCE, FROM SAID POINT OF BEGINNING, WITH THE LINES OF SAID 292.105 ACRE TRACT ON THE FOLLOWING COURSES:
(1) NORTH 47 DEG. 23' 50" EAST (PASSING A 5/8-INCH IRON PIN [FOUND] AT 36.94 FEET) A DISTANCE OF 535.71 FEET TO A 5/8-INCH IRON PIN [FOUND];
(2) NORTH 16 DEG. 30' 41" EAST, 362.94 FEET TO A 5/8-INCH IRON PIN [FOUND];
(3) NORTH 8 DEG. 34' 08" WEST, 352.00 FEET TO A 5/8-INCH IRON PIN [FOUND];
(4) NORTH 74 DEG. 14' 51" EAST, 220.00 FEET TO A POST [FOUND];
THENCE BY NEW DIVISION LINES ON THE FOLLOWING COURSES:
(1) SOUTH 49 DEG. 40' 57" EAST, 572.03 FEET TO A 1/2-INCH IRON PIN (SET);
(2) SOUTH 45 DEG. 29' 50" EAST, 576.88 FEET TO A 1/2-INCH IRON PIN (SET);
(3) SOUTH 45 DEG. 43' 46" WEST, (PASSING AN IRON PIN (SET) AT 1107.23 FEET) A DISTANCE OF 1137.32 FEET TO A NAIL (SET);
THENCE WITH THE CENTER OF FIFE AVENUE NORTH 58 DEG. 56' 23" WEST, 823.08 FEET TO THE POINT OF BEGINNING, CONTAINING TWENTY SIX AND ONE HUNDRED NINETY THOUSANDTHS (26.190) ACRES. SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.
THIS DESCRIPTION IS THE RESULT OF A NEW SURVEY MADE UNDER THE DIRECTION OF RICHARD D. ROLL, REGISTERED SURVEYOR NO. 4597, BY CLINCO, ENGINEERS AND SURVEYORS, WILMINGTON, OHIO, IN DECEMBER, 1991, AS RECORDED IN VOLUME 23, PLAT NO. 221, OF THE CLINTON COUNTY ENGINEERS RECORD OF LAND DIVISION. THE BEARINGS IN THIS DESCRIPTION WERE DERIVED FROM THE SURVEY OF THE AFORESAID 292.015 ACRE TRACT.
ALSO EXCEPTING THEREFROM, THE FOLLOWING DESCRIBED REAL ESTATE:
SITUATE AND BEING IN THE TOWNSHIP OF UNION, COUNTY OF CLINTON AND STATE OF OHIO, BEING A PART OF MILITARY SURVEY NO. 2690 AND A PART OF A 205.51 ACRE TRACT CONVEYED TO NATIONAL BANK AND TRUST (OR 180, PAGE 88) FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT A 1 /2-INCH IRON PIN [FOUND] AT A WESTERN CORNER OF SAID 205.51 ACRE TRACT IN THE NORTHERN LINE OF A 24.13 ACRE TRACT CONVEYED TO COMMUNITY IMPROVEMENT CORPORATION OF WILMINGTON (DB 239, PAGE 200) AND BEING THE EASTERN CORNER OF A 60.432 ACRE TRACT CONVEYED TO WILMINGTON COLLEGE (OR 231, PAGE 735);
THENCE WITH A LINE THEREOF NORTH 40 DEG. 35' 39" WEST, 102.09 FEET TO AN IRON PIN (SET);
THENCE WITH TWO NEW DIVISION LINES:
(1) NORTH 37 DEG. 47' 54" WEST, 1887.35 FEET TO AN IRON PIN (SET);
THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 950.00 FEET, AN ARC LENGTH OF 145.89 FEET AND A CHORD BEARING;
(2) NORTH 33 DEG. 23' 56" EAST, 145.75 FEET TO AN IRON PIN (SET) IN THE WESTERN LINE OF A REMAINDER 536.23 ACRE TRACT CONVEYED TO B. ANTHONY WILLIAMS TRUST;
THENCE WITH A LINE THEREOF SOUTH 39 DEG. 16' 24" EAST, 108.85 FEET TO AN IRON PIN (SET);
THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET, AN ARC LENGTH OF 121.69 FEET AND A CHORD BEARING SOUTH 34 DEG. 28' 42" WEST, 121.62 FEET TO AN IRON PIN (SET) IN THE NORTHERN LINE OF SAID 24.213 ACRE TRACT;
THENCE WITH A LINE THEREOF SOUTH 37 DEG. 47' 54" WEST, 1907.89 FEET TO THE BEGINNING, CONTAINING 4,864 ACRES SUBJECT TO ALL LEGAL RIGHTS-OF-WAY, RESTRICTIONS AND ANY OTHER EASEMENTS OF RECORD.
"IRON PIN (SET)" DESIGNATES A 5/8-INCH X 30-INCH REINFORCEMENT ROD WITH A PLASTIC ID CAP LABELED "BLANKENSHIP & ASSOCIATES". THIS DESCRIPTION IS THE RESULT OF A NEW SURVEY PREPARED BY BLANKENSHIP & ASSOCIATES, AND UNDER THE DIRECTION OF M. ERNIE BLANKENSHIP, REGISTERED SURVEYOR NO. 8206, DATED JULY 1, 2006, THE SURVEY PLAT WHICH IS FILED IN PLAT BOOK 36, PAGE 150/152 OF THE CLINTON COUNTY ENGINEERS RECORD OF LAND DIVISION, RECORDED IN PLAT BOOK 8, PAGES 147 A/BAND 148 A IN THE CLINTON COUNTY RECORDER'S OFFICE. THE BEARINGS WERE BASED ON THE NORTH 52 DEG. 37' 27" EAST, OF THE CENTERLINE OF DAVID'S DRIVE AS SHOWN IN PLAT BOOK 7, PAGE 17 A OF THE RECORDS OF LAND DIVISION OF CLINTON COUNTY.
ALSO EXCEPTING THEREFROM, THE FOLLOWING DESCRIBED REAL ESTATE:
SITUATE IN UNION TOWNSHIP, CLINTON COUNTY, OHIO, AND BEING A PART OF MILITARY SURVEY NO. 2690 AND BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A NAIL [FOUND] IN THE CENTER OF FIFE AVENUE (NO. 82) AT THE SOUTHERLY CORNER OF THE 26.190 ACRE TRACT AS RECORDED IN VOLUME 23, PLAT NO. 221, OF THE CLINTON COUNTY ENGINEERS RECORD OF LAND DIVISION;
RUNNING THENCE, FROM SAID POINT OF BEGINNING, WITH A LINE OF THE AFORESAID 26.190 ACRE TRACT NORTH 45 DEG. 43' 46" EAST, (PASSING A 1/2-INCH IRON PIN [FOUND] AT 30.02 FEET) A DISTANCE OF 1137.32 FEET TO A 1 /2-INCH IRON PIN [FOUND];
THENCE BY NEW DIVISION LINES ON THE FOLLOWING COURSES:
(1) SOUTH 42 DEG. 32' 38" EAST, 2420.23 FEET TO A 1/2-INCH IRON PIN (SET);
(2) NORTH 49 DEG. 52' 43" EAST, 501.58 FEET TO A 5/8-INCH IRON PIN [FOUND];
(3) SOUTH 40 DEG. 09' 39" EAST, 551.69 FEET TO A 1/2-INCH IRON PIN (SET);
THENCE WITH THE LINES OF THE 292.015 ACRE TRACT AS RECORDED IN VOLUME 20, PLAT NO. 93 OF THE AFORESAID RECORD OF LAND DIVISION ON THE FOLLOWING COURSES:
(1) SOUTH 38 DEG. 51' 55" WEST, 848.53 FEET TO A 5/8-INCH IRON PIN [FOUND];
(2) SOUTH 85 DEG. 20' 48" WEST, (PASSING A 5/8-INCH IRON PIN [FOUND] AT 423.93 FEET) A DISTANCE OF 464.93 FEET TO A NAIL [FOUND];
THENCE WITH THE CENTER OF FIFE AVENUE NORTH 48 DEG. 12' 40" WEST, 594.86 FEET TO A NAIL [FOUND];
(4) NORTH 47 DEG. 26' 35" EAST, (PASSING A 1/2-INCH IRON PIN [FOUND] AT 26.89 FEET) A DISTANCE OF 435.24 FEET TO A 1/2-INCH IRON PIN [FOUND];
(5) NORTH 43 DEG. 13' 04" WEST, 681.00 FEET TO A 1/2-INCH IRON PIN [FOUND];
(6) SOUTH 43 DEG. 22' 21" WEST, (PASSING A 1/2-INCH IRON PIN [FOUND] AT 465.89 FEET) A DISTANCE OF 490.89 FEET TO A NAIL [FOUND];
THENCE WITH THE CENTER OF FIVE AVENUE NORTH 47 DEG. 34' 24" WEST, 677.45 FEET TO A NAIL [FOUND];
(8) WITH THE CENTER OF FIFE AVENUE NORTH 58 DEG. 56' 23" WEST, 925.00 FEET TO THE POINT OF BEGINNING, CONTAINING SIXTY AND FOUR HUNDRED THIRTY TWO THOUSANDTHS (60.432) ACRES. SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

THIS DESCRIPTION IS THE RESULT OF A NEW SURVEY MADE UNDER THE DIRECTION OF RICHARD D. ROLL, REGISTERED SURVEYOR NO. 4957, BY CLINCO, ENGINEERS AND SURVEYORS, WILMINGTON, OHIO, IN 1997, AS RECORDED IN VOLUME 28, PLAT NO. 07 OF THE CLINTON COUNTY ENGINEERS RECORD OF LAND DIVISION. THE BEARINGS IN THIS DESCRIPTION WERE DERIVED FROM THE SURVEY OF THE AFORESAID 26.190 ACRE TRACT.
ALSO EXCEPTING THEREFROM, THE FOLLOWING DESCRIBED REAL ESTATE:
SITUATED IN THE CITY OF WILMINGTON, TOWNSHIP OF UNION, COUNTY OF CLINTON, AND STATE OF OHIO: BEING A PART OF V.M.S. NO. 2690, BEING A PART OF THE ORIGINAL 292.015 ACRE TRACT AS CONVEYED TO L.T. LAND DEVELOPMENT, LLC AND RECORDED IN OFFICIAL RECORD VOLUME 836, PAGE 709, OF THE CLINTON COUNTY RECORDER'S OFFICE AND FOUND IN SURVEYOR'S RECORD VOLUME 20, PLAT NO. 93 OF THE CLINTON COUNTY ENGINEER'S RECORD OF LAND SURVEYS AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT MARKING STATION 71 +81.18 AND THE CENTERLINE INTERSECTION OF CARRIE DRIVE AND ROMBACH AVENUE, ALSO KNOWN AS U.S. ROUTE 22, SECTION 9.45 AS RECORDED IN PLAT BOOK 7, PAGE 160 OF THE CLINTON COUNTY RECORDER'S OFFICE DATED JUNE 15, 1982;
THENCE WITH THE CENTERLINE OF ROMBACH AVENUE AND U.S. ROUTE 22 - STATE ROUTE 3 NORTH 74 DEG. 09' 14" EAST, A DISTANCE OF 465.45 FEET TO A POINT MARKING STATION 76+46.63;
THENCE WITH A REFERENCE LINE PERPENDICULAR TO THE CENTERLINE OF ROMBACH AVENUE AND U.S. ROUTE 22 - STATE ROUTE 3 SOUTH 15 DEG. 50' 46" EAST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH IRON PIN (SET) REPLACING A 1/2-INCH IRON PIN (FOUND) DISTURBED; SAID IRON PIN BEING 50.00 FEET RIGHT OF STATION 76+46.63 IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY AND MARKING THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED, AND HAVING OHIO STATE PLANE COORDINATES NORTHING 530,816.211 FEET, EASTING 1,601,844.207 FEET SOUTH ZONE AND BASED UPON NAD 83 (2011);
THENCE WITH THE EASTERLY LINE OF THE ORIGINAL 292.015 ACRES TRACE OF WHICH THIS DESCRIPTION IS A PART SOUTH 16 DEG. 24' 34" EAST, PASSING A 5/8-INCH IRON PIN (FOUND) MARKING THE NORTHWESTERLY CORNER OF THE 3.428 ACRE TRACT AS CONVEYED TO WAC, LLC (O.R. 728, PAGE 582) AND FOUND IN SURVEYOR'S RECORD VOLUME 35, PLAT NO. 123 OF THE CLINTON COUNTY ENGINEER'S RECORD OF LAND SURVEYS AT 10.10 FEET AND CONTINUING WITH THE WESTERLY LINE OF WAC, LLC, A TOTAL DISTANCE OF 267.84 FEET TO A 5/8-INCH IRON PIN (SET);
THENCE WITH A NEW DIVISION LINE SOUTH 7 4 DEG. 06' 56" WEST, A DISTANCE OF 163.94 FEET TO A 5/8-INCH IRON PIN (SET);
THENCE WITH ANOTHER NEW DIVISION LINE NORTH 15 DEG. 50' 46" WEST, A DISTANCE OF 267.45 FEET TO A 5/8-INCH IRON PIN (SET) IN THE SOUTHERLY RIGHT-OF-WAY LINE OF ROMBACH AVENUE AND U.S. ROUTE 22 - STATE ROUTE 3;
THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF ROMBACH AVENUE AND U.S. ROUTE 22 - STATE ROUTE 3 NORTH 72 DEG. 14' 41" EAST, A DISTANCE OF 14.68 FEET TO A 5/8-INCH IRON PIN (SET);
THENCE CONTINUING WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF ROMBACH AVENUE AND U.S. ROUTE 22 - STATE ROUTE 3 NORTH 74 DEG. 50' 46" EAST, A DISTANCE OF 146.63 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1,000.00 ACRES OF LAND.
SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY OF RECORD. BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 252 DEG. 42' 18.4") BETWEEN NATIONAL GEODETIC SURVEY AND ODOT CORS STATION "OHFA" AND NATIONAL GEODETIC SURVEY AND CLINTON COUNTY GEODETIC SURVEY MONUMENT "CLO202A" AND DERIVED FROM GPS OBSERVATIONS TAKEN JULY 25, 2012, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM). LAND SURVEYED IN SEPTEMBER 2015, UNDER THE DIRECTION OF THOMAS E. PURTELL, REGISTERED PROFESSIONAL SURVEYOR NO. 6519, THE SURVEY PLAT OF WHICH IS REFERRED TO AS PROJECT NO. S12-1850 ON FILE IN THE OFFICE OF MCCARTY ASSOCIATES, LLC, HILLSBORO, OHIO, AND FOUND IN SURVEYOR'S RECORD VOLUME 40, PLAT NO. 294 OF THE CLINTON COUNTY ENGINEER'S RECORD OF LAND SURVEYS.
ALL IRON PINS (SET) ARE 5/8-INCH DIAMETER WITH 1-1/4-INCH DIAMETER PLASTIC CAPS STAMPED "MCCARTY ASSOCIATES".
ALSO EXCEPTING THEREFROM, THE FOLLOWING DESCRIBED REAL ESTATE:
SITUATED IN V.M.S. NO. 2690, CITY OF WILMINGTON, COUNTY OF CLINTON, AND STATE OF OHIO: AND KNOWN AS BEING ALL OF WILLIAMS FARM SUBDIVISION, SECTION ONE, AS DELINEATED ON THE PLAT FOR SAID SUBDIVISION RECORDED IN PLAT BOOK 8, PAGE 164A AND 164B, OF THE CLINTON COUNTY RECORDS.
ALSO EXCEPTING THEREFROM, THE FOLLOWING DESCRIBED REAL ESTATE:
SITUATED IN THE CITY OF WILMINGTON, TOWNSHIP OF UNION, COUNTY OF CLINTON, STATE OF OHIO, BEING A PART OF V.M.S. NO. 2690, BEING A PART OF THE ORIGINAL 292.015 ACRES TRACT AS CONVEYED TO L.T. LAND DEVELOPMENT, LLC AND RECORDED IN OFFICIAL RECORD VOLUME 836, PAGE 709 OF THE CLINTON COUNTY RECORDER'S OFFICE AND FOUND IN SURVEYOR'S RECORD VOLUME 20, PLAT NO. 93 OF THE CLINTON COUNTY ENGINEER'S RECORD OF LAND SURVEYS, AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT MARKING STATION 71 +81.18 AND THE CENTERLINE INTERSECTION OF CARRIE DRIVE AND ROMBACH AVENUE, ALSO KNOWN AS U.S. ROUTE 22, SECTION 9.45 AS RECORDED IN PLAT BOOK 7, PAGE 160 OF THE CLINTON COUNTY RECORDER'S OFFICE DATED JUNE 15, 1982;
THENCE WITH THE CENTERLINE OF ROMBACH AVENUE AND U.S. ROUTE 22-STATE ROUTE 3 NORTH 7 4 DEG. 09' 14" EAST, A DISTANCE OF 465.45 FEET TO A POINT MARKING STATION 76+46.63;
THENCE WITH A REFERENCE LINE PERPENDICULAR TO THE CENTERLINE OF ROMBACH AVENUE AND U.S. ROUTE 22-STATE ROUTE 3 SOUTH 15 DEG. 50' 46" EAST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH IRON PIN (SET) REPLACING A 1/2-INCH IRON PIN (FOUND) DISTURBED; SAID IRON PIN BEING 50.00 FEET RIGHT OF STATION 76+46.63 IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY AND MARKING THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED, AND HAVING OHIO STATE PLANE COORDINATES NORTHING 530,816.211 FEET, EASTING 1,601,844.207 FEET SOUTH ZONE AND BASED UPON NAD 83 (2011));
THENCE WITH THE EASTERLY LINE OF THE ORIGINAL 292.015 ACRES TRACT OF WHICH THIS DESCRIPTION IS A PART SOUTH 16 DEG. 24' 34" EAST, PASSING A 5/8-INCH IRON PIN (FOUND) MARKING THE NORTHWESTERLY CORNER OF THE 3.428 ACRES TRACT AS CONVEYED TO W.A.C., LLC (O.R. 728, PAGE 582) AND FOUND IN SURVEYOR'S RECORD VOLUME 35, PLAT NO. 123 OF THE CLINTON COUNTY ENGINEER'S RE-CORD OF LAND SURVEYS AT 10.10 FEET, AND CONTINUING WITH THE WESTERLY LINE OF WAC, LLC, A TOTAL DISTANCE OF 267.84 FEET TO A 5/8-INCH IRON PIN (SET);
THENCE WITH A NEW DIVISION LINE SOUTH 7 4 DEG. 06' 56" WEST, A DISTANCE OF 163.94 FEET TO A 5/8-INCH IRON PIN (SET);
THENCE WITH ANOTHER NEW DIVISION LINE NORTH 15 DEG. 50' 46" WEST, A DISTANCE OF 267.45 FEET TO A 5/8-INCH IRON PIN (SET) IN THE SOUTHERLY RIGHT-OF-WAY LINE OF ROMBACH AVENUE AND U.S. ROUTE 22 - STATE ROUTE 3;
THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF ROMBACH AVENUE AND U.S. ROUTE 22-STATE ROUTE 3 NORTH 72 DEG. 14' 41" EAST, A DISTANCE OF 14.68 FEET TO A 5/8-INCH IRON PIN (SET);
THENCE CONTINUING WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF ROMBACH AVENUE AND U.S. ROUTE 22-STATE ROUTE 3 NORTH 7 4 DEG. 09' 14" EAST, A DISTANCE OF 146.63 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1,000.00 ACRES OF LAND.
SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY OF RECORD. BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 252 DEG. 42' 18.4") BETWEEN NATIONAL GEODETIC SURVEY AND ODOT CORS STATION "OHFA" AND NATIONAL GEODETIC SURVEY AND CLINTON COUNTY GEODETIC SURVEY MONUMENT "CLO202A" AND DERIVED FROM GPS OBSERVATIONS TAKEN JULY 25, 2012, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM). LAND SURVEYED IN SEPTEMBER 2015, UNDER THE DIRECTION OF THOMAS E. PURTELL, REGISTERED PROFESSIONAL SURVEYOR NO. 6519, THE SURVEY PLAT OF WHICH IS REFERRED TO AS PROJECT NO. S12-1850 ON FILE IN THE OFFICE OF MCCARTY ASSOCIATES, LLC, HILLSBORO, OHIO, AND FOUND IN SURVEYOR'S RECORD VOLUME 40, PLAT NO. 294 OF THE CLINTON COUNTY ENGINEER'S RECORD OF LAND SURVEYS.
ALL IRON PINS (SET) ARE 5/8-INCH DIAMETER WITH 1-1/4-INCH DIAMETER PLASTIC CAPS STAMPED "MCCARTY ASSOCIATES".
ALSO EXCEPTING THEREFROM, THE FOLLOWING DESCRIBED REAL ESTATE:
SITUATED IN V.M.S. NO. 2690, CITY OF WILMINGTON, COUNTY OF CLINTON, AND STATE OF OHIO: AND KNOWN AS BEING ALL OF WILLIAMS FARM SUBDIVISION, SECTION TWO, AS DELINEATED ON THE PLAT FOR SAID SUBDIVISION RECORDED IN PLAT BOOK 8, PAGE 166A AND 166B, OF THE CLINTON COUNTY RECORDS.
ALSO EXCEPTING THEREFROM, THE FOLLOWING DESCRIBED REAL ESTATE:
SITUATED IN THE CITY OF WILMINGTON, TOWNSHIP OF UNION, COUNTY OF CLINTON, STATE OF OHIO, BEING A PART OF V.M.S. NO. 2690, BEING A PART OF THE ORIGINAL 292.015 ACRE TRACT AS CONVEYED TO L.T. LAND DEVELOPMENT, LLC AND RECORDED IN OFFICIAL RECORD VOLUME 836, PAGE 709 OF THE CLINTON COUNTY RECORDER'S OFFICE AND FOUND IN SURVEYOR'S RECORD VOLUME 20, PLAT NO. 93 OF THE CLINTON COUNTY ENGINEER'S RECORD OF LAND SURVEYS, AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A 1 /2-INCH IRON PIN [FOUND] AT A CORNER BETWEEN THE CORPORATION OF THE CITY OF WILMINGTON AND UNION TOWNSHIP, SAID IRON PIN BEING A NAIL [FOUND] AT AN ORIGINAL 60.432 ACRE TRACT AS CONVEYED TO WILMINGTON COLLEGE (O.R. 231, PAGE 735) AND FOUND IN SURVEYOR'S RECORD VOLUME 28, PLAT NO. 47 OF THE CLINTON COUNTY ENGINEER'S RECORD OF LAND SURVEYS AND AN EASTERLY CORNER TO A 26.190 ACRES TRACT AS CONVEYED TO THE CITY OF WILMINGTON (O.R. 115, PAGE 833) AND FOUND IN SURVEYOR'S RECORD VOLUME 23, PLAT NO. 221 OF THE CLINTON COUNTY ENGINEER'S RECORD OF LAND SURVEYS, AND HAVING OHIO STATE PLANE COORDINATES NORTHING 528,595.736 FEET, EASTING 1,600,677.323 FEET SOUTH ZONE AND BASED UPON NAD 83 (2011);
THENCE WITH THE NORTHEASTERLY LINE OF THE AFORESAID 26.190 ACRES TRACT NORTH 45 DEG. 35' 01" WEST, A DISTANCE OF 576.91 FEET TO A 1/2-INCH IRON PIN (FOUND);
THENCE CONTINUING WITH THE NORTHEASTERLY LINE OF THE AFORESAID 26.190 ACRES TRACT NORTH 49 DEG. 46' 50" WEST, A DISTANCE OF 572.00 FEET TO AN 8-INCH WOOD POST (FOUND) MARKING A SOUTHERLY CORNER TO A 23.103 ACRES TRACT AS CONVEYED TO CLINTMONT COMPANY, LTD. (O.R. 718, PAGE 208) AND FOUND IN SURVEYOR'S RECORD VOLUME 37, PLAT NO. 118 OF THE CLINTON COUNTY ENGINEER'S RECORD OF LAND SURVEYS;
THENCE WITH AN EASTERLY LINE OF THE AFORESAID 23.103 ACRES TRACT NORTH 15 DEG. 51' 33" WEST, A DISTANCE OF 200.01 FEET TO A 1/2-INCH IRON PIN (FOUND);
THENCE WITH A SOUTHERLY LINE OF THE AFORESAID 23.103 ACRES TRACT NORTH 7 4 DEG. 09' 31" EAST, A DISTANCE OF 657.70 FEET TO A 5/8-INCH IRON PIN (SET);
THENCE WITH A NEW DIVISION LINE THROUGH THE 292.015 ACRE TRACT OF WHICH THIS IS A PART FOR THE NEXT FOUR CALLS:
1) SOUTH 37 DEG. 00' 02" EAST, A DISTANCE OF 256.58 FEET TO A 5/8-INCH IRON PIN (SET);
2) SOUTH 24 DEG. 19' 47" WEST, A DISTANCE OF 328.18 FEET TO A 5/8-INCH IRON PIN (SET);
3) SOUTH 34 DEG. 47' 03" EAST, A DISTANCE OF 639.69 FEET TO A 5/8-INCH IRON PIN (SET);
4) SOUTH 44 DEG. 24' 30" WEST, A DISTANCE OF 162.00 FEET TO THE POINT OF BEGINNING, CONTAINING 10.689 ACRES OF LAND.
SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.
BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 252 DEG. 42' 18.4") BETWEEN NATIONAL GEODETIC SURVEY AND ODOT CORS STATION "OHFA" AND NATIONAL GEODETIC SURVEY AND CLINTON COUNTY GEODETIC SURVEY MONUMENT "CLO202A" AND DERIVED FROM GPS OBSERVATIONS TAKEN JULY 25, 2012, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM).
LAND SURVEYED IN SEPTEMBER 2015, AND SEPTEMBER 2017, UNDER THE DIRECTION OF THOMAS E.

PURTELL, REGISTERED PROFESSIONAL SURVEYOR NO. 6519, THE SURVEY PLAT OF WHICH IS REFERRED TO AS PROJECT NO. S12-1850 ON FILE IN THE OFFICE OF MCCARTY ASSOCIATES, LLC, HILLSBORO, OHIO, AND FOUND IN SURVEYOR'S RECORD VOLUME 42, PLAT NO. 11 OF THE CLINTON COUNTY ENGINEER'S RECORD OF LAND SURVEYS.
ALL IRON PINS (SET) ARE 5/8-INCH DIAMETER WITH A 1-1/4-INCH DIAMETER PLASTIC CAPS STAMPED "MCCARTY ASSOCIATES".
1572 E. SR 22 3
WILMINGTON, OHIO
PPN:290190601000000
PARCEL 2:
SITUATED IN V.M.S. NO. 2690, CITY OF WILMINGTON, COUNTY OF CLINTON, AND STATE OF OHIO: AND KNOWN AS BEING LOT 10 IN WILLIAMS FARM SUBDIVISION, SECTION TWO, AS DELINEATED ON THE PLAT FOR SAID SUBDIVISION RECORDED IN PLAT BOOK 8, PAGE 167B, OF THE CLINTON COUNTY RECORDS.
V/L LOGAN LANE
WILMINGTON, OHIO
PPN:290190605001000
PARCEL 3:
SITUATED IN V.M.S. NO. 2690, CITY OF WILMINGTON, COUNTY OF CLINTON, AND STATE OF OHIO: AND KNOWN AS BEING LOT 11 IN WILLIAMS FARM SUBDIVISION, SECTION TWO, AS DELINEATED ON THE PLAT FOR SAID SUBDIVISION RECORDED IN PLAT BOOK 8, PAGE 167B, OF THE CLINTON COUNTY RECORDS.
PPN: 290190605001100
LEGAL DESCRIPTION AS DETERMINED BY FIELD SURVEY
SITUATED IN THE CITY OF WILMINGTON, COUNTY OF CLINTON, STATE OF OHIO, BEING A PART OF V.M.S. NO. 2690, BEING A PART OF THE ORIGINAL 292.015 ACRES TRACT AS DESCRIBED IN A DEED TO L.T. LAND DEVELOPMENT, LLC AND RECORDED IN OFFICIAL RECORD VOLUME 836, PAGE 709 OF THE CLINTON COUNTY RECORDER'S OFFICE AND FOUND IN SURVEYOR'S RECORD VOLUME 20, PLAT NO. 93 OF THE CLINTON COUNTY ENGINEER'S RECORD OF LAND SURVEYS, AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2" IRON PIN (FOUND) IN THE SOUTHERLY RIGHT-OF-WAY OF ROMBACH AVENUE ALSO KNOWN AS U.S. ROUTE 22, SECTION 9.45 AS RECORDED IN PLAT BOOK 7, PAGE 160 OF THE CLINTON COUNTY RECORDER'S OFFICE DATED JUNE 15, 1982, SAID IRON PIN BEING A NORTHEASTERLY CORNER OF A 23.103 ACRES TRACT AS CONVEYED TO CLINTMONT COMPANY, LTD (O.R. 718, PAGE 208) AND FOUND IN SURVEYOR'S RECORD VOLUME 37, PLAT NO. 118 OF THE CLINTON COUNTY ENGINEER'S RECORD OF LAND SURVEYS AND HAVING OHIO STATE PLANE COORDINATES NORTHING 530,396.046 FEET, EASTING 1,600,400.550 FEET SOUTH ZONE AND BASED UPON NAD 83 (2011);
THENCE WITH THE SOUTHERLY RIGHT-OF-WAY OF ROMBACH AVENUE N 74°09'14" E, A DISTANCE OF 256.89 FEET TO A 5/8"IRON PIN (SET);
THENCE CONTINUING WITH THE SOUTHERLY RIGHT-OF-WAY OF ROMBACH AVENUE N 71°17'29" E, A DISTANCE OF 189.27 FEET TO A 5/8"IRON PIN (SET) MARKING A NORTHEASTERLY CORNER OF ELIZABETH LANE AS RECORDED IN WILLIAMS FARM SUBDIVISION SECTION ONE, PHASE TWO (P.B. 8, PAGE 168A-B);
THENCE WITH THE SOUTHERLY RIGHT-OF-WAY OF ROMBACH AVENUE N 74°09'14" E, A DISTANCE OF 189.27 FEET TO A 5/8"IRON PIN (SET) MARKING A NORTHEASTERLY CORNER OF ELIZABETH LANE AS RECORDED IN WILLIAMS FARM SUBDIVISION SECTION ONE, PHASE TWO (P.B. 8, PAGE 168A-B);
THENCE WITH THE SOUTHERLY RIGHT-OF-WAY OF ROMBACH AVENUE N 74°09'14" E, A DISTANCE OF 189.27 FEET TO A 5/8"IRON PIN (SET) MARKING A NORTHEASTERLY CORNER OF ELIZABETH LANE AS RECORDED IN WILLIAMS FARM SUBDIVISION SECTION ONE, PHASE TWO (P.B. 8, PAGE 168A-B);
THENCE WITH THE SOUTHERLY RIGHT-OF-WAY OF ROMBACH AVENUE N 74°09'14" E, A DISTANCE OF 189.27 FEET TO A 5/8"IRON PIN (SET) MARKING A NORTHEASTERLY CORNER OF ELIZABETH LANE AS RECORDED IN WILLIAMS FARM SUBDIVISION SECTION ONE, PHASE TWO (P.B. 8, PAGE 168A-B);
THENCE WITH THE SOUTHERLY RIGHT-OF-WAY OF ROMBACH AVENUE N 74°09'14" E, A DISTANCE OF 189.27 FEET TO A 5/8"IRON PIN (SET) MARKING A NORTHEASTERLY CORNER OF ELIZABETH LANE AS RECORDED IN WILLIAMS FARM SUBDIVISION SECTION ONE, PHASE TWO (P.B. 8, PAGE 168A-B);
THENCE WITH THE SOUTHERLY RIGHT-OF-WAY OF ROMBACH AVENUE N 74°09'14" E, A DISTANCE OF 189.27 FEET TO A 5/8"IRON PIN (SET) MARKING A NORTHEASTERLY CORNER OF ELIZABETH LANE AS RECORDED IN WILLIAMS FARM SUBDIVISION SECTION ONE, PHASE TWO (P.B. 8, PAGE 168A-B);
THENCE WITH THE SOUTHERLY RIGHT-OF-WAY OF ROMBACH AVENUE N 74°09'14" E, A DISTANCE OF 189.27 FEET TO A 5/8"IRON PIN (SET) MARKING A NORTHEASTERLY CORNER OF ELIZABETH LANE AS RECORDED IN WILLIAMS FARM SUBDIVISION SECTION ONE, PHASE TWO (P.B. 8, PAGE 168A-B);
THENCE WITH THE SOUTHERLY RIGHT-OF-WAY OF ROMBACH AVENUE N 74°09'14" E, A DISTANCE OF 189.27 FEET TO A 5/8"IRON PIN (SET) MARKING A NORTHEASTERLY CORNER OF ELIZABETH LANE AS RECORDED IN WILLIAMS FARM SUBDIVISION SECTION ONE, PHASE TWO (P.B. 8, PAGE 168A-B);
THENCE WITH THE SOUTHERLY RIGHT-OF-WAY OF ROMBACH AVENUE N 74°09'14" E, A DISTANCE OF 189.27 FEET TO A 5/8"IRON PIN (SET) MARKING A NORTHEASTERLY CORNER OF ELIZABETH LANE AS RECORDED IN WILLIAMS FARM SUBDIVISION SECTION ONE, PHASE TWO (P.B. 8, PAGE 168A-B);
THENCE WITH THE SOUTHERLY RIGHT-OF-WAY OF ROMBACH AVENUE N 74°09'14" E, A DISTANCE OF 189.27 FEET TO A 5/8"IRON PIN (SET) MARKING A NORTHEASTERLY CORNER OF ELIZABETH LANE AS RECORDED IN WILLIAMS FARM SUBDIVISION SECTION ONE, PHASE TWO (P.B. 8, PAGE 168A-B);
THENCE WITH THE SOUTHERLY RIGHT-OF-WAY OF ROMBACH AVENUE N 74°09'14" E, A DISTANCE OF 189.27 FEET TO A 5/8"IRON PIN (SET) MARKING A NORTHEASTERLY CORNER OF ELIZABETH LANE AS RECORDED IN WILLIAMS FARM SUBDIVISION SECTION ONE, PHASE TWO (P.B. 8, PAGE 168A-B);
THENCE WITH THE SOUTHERLY RIGHT-OF-WAY OF ROMBACH AVENUE N 74°09'14" E, A DISTANCE OF 189.27 FEET TO A 5/8"IRON PIN (SET) MARKING A NORTHEASTERLY CORNER OF ELIZABETH LANE AS RECORDED IN WILLIAMS FARM SUBDIVISION SECTION ONE, PHASE TWO (P.B. 8, PAGE 168A-B);
THENCE WITH THE SOUTHERLY RIGHT-OF-WAY OF ROMBACH AVENUE N 74°09'14" E, A DISTANCE OF 189.27 FEET TO A 5/8"IRON PIN (SET) MARKING A NORTHEASTERLY CORNER OF ELIZABETH LANE AS RECORDED IN WILLIAMS FARM SUBDIVISION SECTION ONE, PHASE TWO (P.B. 8, PAGE 168A-B);
THENCE WITH THE SOUTHERLY RIGHT-OF-WAY OF ROMBACH AVENUE N 74°09'14" E, A DISTANCE OF 189.27 FEET TO A 5/8"IRON PIN (SET) MARKING A NORTHEASTERLY CORNER OF ELIZABETH LANE AS RECORDED IN WILLIAMS FARM SUBDIVISION SECTION ONE, PHASE TWO (P.B. 8, PAGE 168A-B);
THENCE WITH THE SOUTHERLY RIGHT-OF-WAY OF ROMBACH AVENUE N 74°09'14" E, A DISTANCE OF 189.27 FEET TO A 5/8"IRON PIN (SET) MARKING A NORTHEASTERLY CORNER OF ELIZABETH LANE AS RECORDED IN WILLIAMS FARM SUBDIVISION SECTION ONE, PHASE TWO (P.B. 8, PAGE 168A-B);
THENCE WITH THE SOUTHERLY RIGHT-OF-WAY OF ROMBACH AVENUE N 74°09'14" E, A DISTANCE OF 189.27 FEET TO A 5/8"IRON PIN (SET) MARKING A NORTHEASTERLY CORNER OF ELIZABETH LANE AS RECORDED IN WILLIAMS FARM SUBDIVISION SECTION ONE, PHASE TWO (P.B. 8, PAGE 168A-B);
THENCE WITH THE SOUTHERLY RIGHT-OF-WAY OF ROMBACH AVENUE N 74°09'14" E, A DISTANCE OF 189.27 FEET TO A 5/8"IRON PIN (SET) MARKING A NORTHEASTERLY CORNER OF ELIZABETH LANE AS RECORDED IN WILLIAMS FARM SUBDIVISION SECTION ONE, PHASE TWO (P.B. 8, PAGE 168A-B);
THENCE WITH THE SOUTHERLY RIGHT-OF-WAY OF ROMBACH AVENUE N 74°09'14" E, A DISTANCE OF 189.27 FEET TO A 5/8"IRON PIN (SET) MARKING A NORTHEASTERLY CORNER OF ELIZABETH LANE AS RECORDED IN WILLIAMS FARM SUBDIVISION SECTION ONE, PHASE TWO (P.B. 8, PAGE 168A-B);
THENCE WITH THE SOUTHERLY RIGHT-OF-WAY OF ROMBACH AVENUE N 74°09'14" E, A DISTANCE OF 189.27 FEET TO A 5/8"IRON PIN (SET) MARKING A NORTHEASTERLY CORNER OF ELIZABETH LANE AS RECORDED IN WILLIAMS FARM SUBDIVISION SECTION ONE, PHASE TWO (P.B. 8, PAGE 168A-B);
THENCE WITH THE SOUTHERLY RIGHT-OF-WAY