(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);

(2) NORTH 54 DEG. 44' 13" EAST, 561.83 FEET TO A 5/8-INCH IRON PIN [FOUND];

(4) SOUTH 24 DEG. 45' 14" EAST, 780.63 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];

CLINTON COUNTY ENGINEERS RECORD OF LAND DIVISION ON THE FOLLOWING COURSES:

(2) NORTH 43 DEG. 13' 04" WEST, 681.00 FEET TO A 1/2-INCH IRON PIN (SET);

THENCE WITH THE GENERAL CENTER OF FIFE AVENUE ON THE FOLLOWING COURSES:

(6) SOUTH 38 DEG. 50' 23" EAST, 908.91 FEET TO A 1/2-INCH IRON PIN (SET);

(3) NORTH 67 DEG. 22' 55" EAST, 557. 73 FEET TO A 5/8-INCH IRON PIN [FOUND];

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

(7) SOUTH 38 DEG. 13' 55" WEST, (PASSING A 5/8-INCH IRON PIPE [FOUND] AT 129.01 FEET) A

(8) SOUTH 85 DEG. 20' 48" WEST, (PASSING A 5/8-INCH IRON PIN [FOUND] AT 423.93 FEET) A

THENCE WITH THE CENTER OF FIFE AVENUE NORTH 48 DEG. 12' 40" WEST, 594.86 FEET TO A NAIL

(1) NORTH 47 DEG. 26' 35" EAST, (PASSING A 1/2-INCH IRON PIN [FOUND] AT 26.89 FEET) A

(2) NORTH 56 DEG. 56' 23" WEST, 17 48.08 FEET TO THE POINT OF BEGINNING, CONTAINING TWO

THIS DESCRIPTION IS THE RESULT OF A NEW SURVEY MADE UNDER THE DIRECTION OF RICHARD D.

FEBRUARY, 1989, AS RECORDED IN VOLUME 20, PLAT NO. 93 OF THE CLINTON COUNTY ENGINEERS

SITUATE IN THE TOWNSHIP OF UNION, COUNTY OF CLINTON AND STATE OF OHIO, BEING A PART OF

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

(1) NORTH 47 DEG. 23' 50" EAST (PASSING A 5/8-INCH IRON PIN [FOUND] AT 36.94 FEET) A

(3) SOUTH 45 DEG. 43' 46" WEST, (PASSING AN IRON PIN (SET) AT 1107.23 FEET) A DISTANCE OF

OF BEGINNING, CONTAINING TWENTY SIX AND ONE HUNDRED NINETY THOUSANDTHS (26.190) ACRES.

THIS DESCRIPTION IS THE RESULT OF A NEW SURVEY MADE UNDER THE DIRECTION OF RICHARD D.

OF WILMINGTON (DB 239, PAGE 200) AND BEING THE EASTERN CORNER OF A 60.432 ACRE TRACT

THENCE WITH A LINE THEREOF NORTH 40 DEG. 35' 39" WEST, 102.09 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

(2) NORTH 33 DEG. 23' 56" EAST, 145.75 FEET TO AN IRON PIN (SET) IN THE WESTERN LINE OF A

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

"IRON PIN ( SET)" DESIGNATES A 5/8-INCH X 30-INCH REINFORCEMENT ROD WITH A PLASTIC ID CAP

THENCE WITH A LINE THEREOF SOUTH 39 DEG. 16' 24" EAST, 106.85 FEET TO AN IRON PIN (SET);

THENCE WITH A LINE THEREOF SOUTH 37 DEG. 47' 54" WEST, 1907.89 FEET TO THE BEGINNING: CONTAINING 4.664 ACRES SUBJECT TO ALL LEGAL RIGHTS-OF-WAY, RESTRICTIONS AND ANY OTHER

LABELED "BLANKENSHIP & ASSOCIATES". THIS DESCRIPTION IS THE RESULT OF A NEW SURVEY

IN PLAT BOOK 7, PAGE 17 A OF THE RECORDS OF LAND DIVISION OF CLINTON COUNTY.

(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];

(1) SOUTH 38 DEG. 13' 55" WEST, 848.53 FEET TO A 5/8-INCH IRON PIN [FOUND];

(5) NORTH 43 DEG. 13' 04" WEST, 681.00 FEET TO A 1/2-INCH IRON PIN [FOUND];

(3) SOUTH 40 DEG. 09' 39" EAST, 551.69 FEET TO A 1/2-INCH IRON PIN (SET);

THE AFORESAID RECORD OF LAND DIVISION ON THE FOLLOWING COURSES:

ALSO EXCEPTING THEREFROM, THE FOLLOWING DESCRIBED REAL ESTATE:

DISTANCE OF 1137.32 FEET TO A 1 /2-INCH IRON PIN [FOUND];

THENCE BY NEW DIVISION LINES ON THE FOLLOWING COURSES:

DISTANCE OF 435.24 FEET TO A 1/2-INCH IRON PIN [FOUND];

SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

PREPARED BY BLANKENSHIP & ASSOCIATES, AND UNDER THE DIRECTION OF M. ERNIE BLANKENSHIP

REGISTERED SURVEYOR NO. 8206, DATED JULY, 2006, THE SURVEY PLAT OF WHICH IS FILED IN PLAT

SITUATE IN UNION TOWNSHIP, CLINTON COUNTY, OHIO, AND BEING A PART OF MILITARY SURVEY NO.

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

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

THENCE WITH THE LINES OF THE 292.015 ACRE TRACT AS RECORDED IN VOLUME 20. PLAT NO. 93 OF

(2) SOUTH 85 DEG. 20' 48" WEST, (PASSING A 5/8-INCH IRON PIN [FOUND] AT 423.93 FEET) A

(3) WITH THE CENTER OF FIFE AVENUE NORTH 48 DEG. 12' 40" WEST, 594.86 FEET TO A NAIL

(4) NORTH 47 DEG. 26' 35" EAST, (PASSING A 1/2-INCH IRON PIN [FOUND] AT 26.89 FEET) A

(6) SOUTH 43 DEG. 22' 21" WEST, (PASSING A 1/2-INCH IRON PIN [FOUND] AT 465.89 FEET) A

(7) WITH THE CENTER OF FIVE AVENUE NORTH 47 DEG. 34' 24" WEST, 677.45 FEET TO A NAIL

BEGINNING, CONTAINING SIXTY AND FOUR HUNDRED THIRTY TWO THOUSANDTHS (60.432) ACRES.

(8) WITH THE CENTER OF FIFE AVENUE NORTH 56 DEG. 56' 23" WEST, 925.00 FEET TO THE POINT OF

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

(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, 352.98 FEET TO A 5/8-INCH IRON PIN [FOUND];

(1) SOUTH 49 DEG. 40' 57" EAST, 572.03 FEET TO A 1/2-INCH IRON PIN (SET);

) SOUTH 45 DEG. 29' 50" EAST, 576.88 FEET TO A 1/2-INCH IRON PIN (SET);

RECORD OF LAND DIVISION. THE BEARINGS IN THIS DESCRIPTION WERE DERIVED FROM THE

(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;

DISTANCE OF 1769.37 FEET TO A 5/8-INCH IRON PIN [FOUND];

DISTANCE OF 2876.21 FEET TO A 5/8-INCH IRON PIN [FOUND];

(1) NORTH 47 DEG. 34' 24" WEST, 677.45 FEET TO A NAIL (SET);

EXCEPTING THEREFROM, THE FOLLOWING DESCRIBED REAL ESTATE:

DISTANCE OF 535.71 FEET TO A 5/8-INCH IRON PIN [FOUND];

THENCE BY NEW DIVISION LINES ON THE FOLLOWING COURSES:

SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD

CONVEYED TO WILMINGTON COLLEGE (OR 231, PAGE 735);

THE NORTHERN LINE OF SAID 24.213 ACRE TRACT;

2690 AND BOUNDED AND DESCRIBED AS FOLLOWS:

DISTANCE OF 464.93 FEET TO A NAIL [FOUND];

DISTANCE OF 490.89 FEET TO A NAIL [FOUND];

[FOUND]:

FOUND];

ENGINEERS RECORD OF LAND DIVISION:

ALSO EXCEPTING THEREFROM, THE FOLLOWING DESCRIBED REAL ESTATE:

BANK AND TRUST (OR 180, PAGE 88) FURTHER DESCRIBED AS FOLLOWS:

(1) NORTH 37 DEG. 47' 54" WEST, 1887.35 FEET TO AN IRON PIN (SET);

REMAINDER 536.23 ACRE TRACT CONVEYED TO B. ANTHONY WILLIAMS TRUST;

(4) NORTH 74 DEG. 14' 51"\_EAST, 220.00 FEET TO A POST [FOUND];

MILITARY SURVEY NO. 2690 AND BOUNDED AND DESCRIBED AS FOLLOWS:

DISTANCE OF 464.93 FEET TO A NAIL [FOUND];

FEET TO A 1 /2-INCH IRON PIN ( SET);

OF 490.89 FEET TO A NAIL [FOUND];

RIGHT-OF-WAY PLANS FOR ROMBACH AVENUE.

COUNTY ENGINEER'S RECORD OF LAND DIVISION:

AND EASEMENTS OF RECORD.

THE FOLLOWING COURSES:

1137.32 FEET TO A NAIL ( SET);

THE AFORESAID 292.015 ACRE TRACT.

THENCE WITH TWO NEW DIVISION LINES:

AND A CHORD BEARING:

EASEMENTS OF RECORD.

DISTANCE OF 435.24

THIS DESCRIPTION IS THE RESULT OF A NEW SURVEY MADE UNDER THE DIRECTION OF RICHARD D. ROLL, REGISTERED SURVEYOR NO. 4957, BY CLINCO SURVEYORS, WILMINGTON, OHIO, IN FEBRUARY, 1997, AS RECORDED IN VOLUME 28, PLAT NO. 47 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 NAO 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 3.426 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. 09' 14" EAST, A DISTANCE OF 146.63 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1.0000 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 "CLIO20A" 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 THENCE WITH THE LINES OF A 7.06 ACRE TRACT AS RECORDED IN VOLUME 14, PLAT NO. 32 OF THE IS REFERRED TO AS PROJECT NO. S21-185 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: (3) SOUTH 43 DEG. 22' 21" WEST, (PASSING A 1/2-INCH IRON PIN (SET) AT 465.89 FEET) A DISTANCE 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 ALSO EXCEPTING THEREFROM, THE FOLLOWING DESCRIBED REAL ESTATE: SITUATED IN THE CITY OF WILMINGTON, TOWNSHIP OF UNION, COUNTY OF CLINTON, STATE OF OHIO. HUNDRED NINETY-TWO AND FIFTEEN THOUSANDTHS (292.015) ACRES. SUBJECT TO ALL LEGAL HIGHWAYS 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, ROLL, REGISTERED SURVEYOR NO. 4957, BY CLINCO, ENGINEERS AND SURVEYORS, WILMINGTON, OHIO, IN 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 RUNNING THENCE, FROM SAID POINT OF BEGINNING, WITH THE LINES OF SAID 292.105 ACRE TRACT ON 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 3.426 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 R~CORD OF LAND SURVEY'S 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 THENCE WITH THE CENTER OF FIFE AVENUE NORTH 56 DEG. 56' 23" WEST, 823.08 FEET TO THE POINT TO A 5/8-INCH IRON PIN (SET) IN THE SOUTHERLY RIGHT-OF-WAY LINE OF ROMBACH AVENUE AND U.S. ROUTE 22 - STATE ROUTÉ 3; THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF ROMBACH AVENUE AND U.S. ROUTE 22-STATE ROLL, REGISTERED SURVEYOR NO. 4597, BY CLINCO, ENGINEERS AND SURVEYORS, WILMINGTON, OHIO, IN ROUTE 3 NORTH 72 DEG. 14' 41" EAST, A DISTANCE OF 14.68 FEET TO A 5/8-INCH IRON PIN (SET); 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 OF BEGINNING, CONTAINING 1.0000 ACRES OF LAND. SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY OF RECORD. BEARINGS ARE BASED UPON SITUATE AND BEING IN THE TOWNSHIP OF UNION, COUNTY OF CLINTON AND STATE OF OHIO, BEING A THE GRID AZIMUTH (AZ 252 DEG. 42' 18.4") BETWEEN NATIONAL GEODETIC SURVEY AND ODOT CORS PART OF MILITARY SURVEY NO. 2690 AND A PART OF A 205.51 ACRE TRACT CONVEYED TO NATIONAL BEGINNING AT A 1 /2-INCH IRON PIN [FOUND] AT A WESTERN CORNER OF SAID 205.51 ACRE TRACT IN THE NORTHERN LINÉ OF A 24.13 ACRE TRACT CONVEYED TO COMMUNITY IMPROVEMENT CORPORATION IS REFERRED TO AS PROJECT NO. S12-185 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

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 STATION "OHFA" AND NATION91 GEODETIC SURVEY AND CLINTON COUNTY GEODETIC SURVEY MONUMENT "CLIO20A" 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

"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, PHASE TWO, AS DELINEATED ON THE PLAT FOR SAID SUBDIVISION RECORDED IN PLAT BOOK 8, PAGE 166A AND 166B, OF THE 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 167B, OF THE CLINTON COUNTY

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 NORTHERLY CORNER TO 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 (D.B. 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 NAO 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.

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 ACRE 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

718, PAGE 206) AND FOUND IN SURVEYOR'S RECORD VOLUME 37, PLAT NO. 118 OF THE CLINTON

THE NEXT FOUR CALLS: 1) SOUTH 37 DEG. 00' 02" EAST, A DISTANCE OF 256.56 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 "CLIO2OA" 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. S12-185A 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

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 1678, 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 1678, 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 16D 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 206) 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);

OF 256.89 FEET TO A 5/8"IRON PIN (SET); THENCE CONTINUING WITH THE SOUTHERLY RIGHT-OF-WAY OF ROMBACH AVENUE N 7117'29" E. A DISTANCE OF 189.27 FEET TO A 5/8"IRON PIN (SET) MARKING A NORTHWESTERLY CORNER OF ELIZABETH LANE AS RECORDED IN WILLIAMS FARM SUBDIVISION "SECTION ONE, PHASE

THENCE WITH THE SOUTHERLY RIGHT-OF-WAY OF ROMBACH AVENUE N 74'09'14" E, A DISTANCE

TWO"(P.B. 8, PAGE 166A-B) THENCE WITH THE MARGIN OF ELIZABETH LANE OF WILLIAMS FARM SUBDIVISION "SECTION ONE, PHASE TWO AND A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 40.52 FEET, A RADIUS OF 25.00 FEET, A CHORD BEARING S 62"16"39" E, A DISTANCE OF 36.23 FEET TO A 5/8"IRON

THENCE CONTINUING WITH THE MARGIN OF ELIZABETH LANE OF WILLIAMS FARM SUBDIVISION "SECTION ONE, PHASE TWO"S 15'50'46" E, A DISTANCE OF 535.42 FEET TO A 5/8"IRON PIN (SET);

THENCE WITH A NEW DIVISION LINE FOR THE NEXT FIVE CALLS: S 74°09'14" W, A DISTANCE OF 50.00 FEET TO A 5/8"IRON PIN (SET);

2) S 15°50'46" E, A DISTANCE OF 205.32 FEET TO A 5/8"IRON PIN (SET); S) S 3917'02" W, A DISTANCE OF 298.82 FEET TO A 5/8"IRON PIN (SET); 4) S 74°09'14" W, A DISTANCE OF 235.97 FEET TO A 5/8"IRON PIN (SET);

ENGINEER'S RECORD OF LAND SURVEYS;

ASSOCIATES".

5) N 37"00"02" W PASSING A 5/8"IRON PIN (SET) AT 59.85 FEET MARKING AN EASTERLY CORNER TO AND CONTINUING WITH A NORTHEASTERLY LINE OF A 10.689 ACRES TRACT AS DESCRIBED IN A DEED TO THE CITY OF WILMINGTON, OHIO (O.R. 986, PAGE 1049) AND FOUND IN SURVEYOR'S RECORD VOLUME 42, PLAT NO. 11 OF THE CLINTON COUNTY ENGINEER'S RECORD OF LAND SURVEYS, A TOTAL DISTANCE OF 316.41 FEET TO A 5/8"IRON PIN (SET) IN THE SOUTHERLY LINE OF THE AFOREMENTIONED 23.103 ACRES TRACT AS CONVEYED TO CLINTMONT COMPANY, LTD (O.R. 718, PAGE 206) AND FOUND IN SURVEYOR'S RECORD VOLUME 37, PLAT NO. 118 OF THE CLINTON COUNTY

THENCE WITH THE SOUTHERLY LINE OF THE AFORESAID 23.103 ACRES TRACT N 74°09'31" E, A DISTANCE OF 165.73 FEET TO A 5/8"IRON PIN (FOUND); THENCE WITH THE EASTERLY LINE OF THE AFORESAID 23.103 ACRES TRACT N 15"10'25" W, A

DISTANCE OF 632.07 FEET TO THE POINT OF BEGINNING, CONTAINING 10.000 ACRES OF LAND. SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY OF RECORD. BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 252 42' 18.4") BETWEEN NATIONAL GEODETIC SURVEY AND ODOT CORS STATION "OHFA" AND NATIONAL GEODETIC SURVEY AND CLINTON COUNTY GEODETIC SURVEY MONUMENT "CLIO20A" AND DERIVED FROM GPS OBSERVATIONS TAKEN JULY 25, PAGE 2012, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM) LAND SURVEYED IN SEPTEMBER 2015, MAY 2016, SEPTEMBER 2017, AND NOVEMBER 2019, UNDER THE DIRECTION OF THOMAS E. PURTELL. REGISTERED PROFESSIONAL SURVEYOR NO. 6519. THE SURVEY PLAT OF WHICH IS REFERRED TO AS PROJECT NO. S12-185D ON FILE IN THE OFFICE OF MCCARTY ASSOCIATES, LLC. HILLSBORO. OHIO. AND FOUND IN SURVEYOR'S RECORD VOLUME \_\_\_\_\_ PLAT NO \_\_\_\_ OF THE CLINTON COUNTY ENGINEER'S RECORD OF LAND SURVEYS.

ALL IRON PINS (SET) ARE 5/8"DIAMETER WITH 1-1/4"DIAMETER PLASTIC CAPS STAMPED MCCARTY

ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT No. 2019080095, DATED SEPTEMBER 9, 2019, SCHEDULE B, SECTION 2,

EASEMENTS AND OTHER ITEMS LISTED IN TITLE COMMITMENT

(3) WILLIAMS FARM SUBDIVISION DOES NOT AFFECT PLAT BOOK 8, SUBJECT PROPERTY PAGE 167A-167B SECTION TWO AS SHOWN ON PLAT THE CITY OF DOES NOT AFFECT D.B. 134, PAGE 569 SUBJECT PROPERTY WILMINGTON, OHIO UNITED STATES DOES NOT AFFECT D.B. 165, PAGE 642 SUBJECT PROPERTY OF AMERICA DOES NOT AFFECT DAYTON POWER D.B. 171, PAGE 363 SUBJECT PROPERTY AND LIGHT COMPANY UNITED STATES DOES NOT AFFECT D.B. 178, PAGE 28 SUBJECT PROPERTY OF AMERICA EASEMENT DAYTON POWER DOES NOT AFFECT D.B. 181, PAGE 161 SUBJECT PROPERTY AND LIGHT COMPANY EASEMENT DOES NOT AFFECT (9) CLINTMONT CORPORATION D.B. 182, PAGE 582 SUBJECT PROPERTY STORM SEWER EASEMENT

DOES NOT AFFECT © CLINTMONT CORPORATION D.B. 182, PAGE 585 SUBJECT PROPERTY INGRESS & EGRESS EASEMENT DAYTON POWER DOES NOT AFFECT D.B. 183, PAGE 196 O.R. 352, PAGE 766 SUBJECT PROPERTY AND LIGHT COMPANY AS SHOWN ON PLAT O.R. 530, PAGE 216 EASEMENT THE OHIO BELL DOES NOT AFFECT D.B. 192, PAGE 196 SUBJECT PROPERTY TELEPHONE COMPANY 23 CITY OF WILMINGTON, OHIO DOES NOT AFFECT D.B. 248, PAGE 98 SUBJECT PROPERTY SANITARY SEWER EASEMENT

EASEMENTS AND OTHER ITEMS NOT LISTED IN TITLE COMMITMENT

D.B. 283, PAGE 362

DOES NOT AFFEC

SUBJECT PROPERTY

AS SHOWN ON PLAT

GEOID MODEL:

STATE OF OHIO

EASEMENT FOR HIGHWAY PURPOSES

1 WILLIAMS FARM SUBDIVISION PLAT BOOK 8, SUBJECT PROPERTY PAGE 166A-166B SECTION ONE, PHASE TWO AS SHOWN ON PLAT 2 WILLIAMS FARM SUBDIVISION PLAT BOOK 8. SUBJECT PROPERTY PAGE 164A-164B SECTION ONE AS SHOWN ON PLAT PLAT

EXISTING ZONING

SC - SUBURBAN COMMERCIAL DISTRICT MAXIMUM STRUCTURAL COVERAGE = 30% MAXIMUM IMPERVIOUS COVERAGE = 60%

ACCESSORY STRUCTURE STRUCTURE MAXIMUM BUILDING HEIGHT = 50 FT. 50 FT. MINIMUM FRONT YARD = NOT PERMITTED 50 FT. IN FRONT YARD MINIMUM SIDE YARD (INDIVIDUAL) = 20 FT. 20 FT. MINIMUM SIDE YARD (COMBINED) = 40 FT. 40 FT. MINIMUM REAR YARD = 40 FT. MINIMUM SETBACK FROM RESIDENTIAL USE OR DISTRICT = 50 FT. 50 FT. LOT AREA = NONE

SURVEYORS RECORD

MINIMUM LOT FRONTAGE = 100 FT. MINIMUM LOT WIDTH = 100 FT.

NATIONAL GEODETIC SURVEY CONTROL MONUMENTS ELLIPSOID OHIO STATE PLANE COORDINATES NAVD 88 NAD 83 (NSRS2007) LONGITUDE LATITUDE HEIGHT NORTHING EASTING FIFVATION 39°26'30.80693"N 83°48'31.14009"W 934.204 527838.142 1598933.690 RESIDUALS  $\Delta H = 0.039 \text{ SFT}$  $\Delta V = +0.132 \text{ SFT}$ 39'26'32.47847"N 83'48'24.61296"W 946.596 527999.842 1599448.181  $\Delta H = 0.025 SFT$ RESIDUALS  $\Delta V = -0.157 \text{ SFT}$ FAYETTE COUNTY 39'31'33.29097"N 83'28'31.21457"W 919.368 557249.77778 1693388.3750 CORS (OHFA) RESIDUALS  $\Delta H = 0.000 SFT$ SITE BASE STATION "MCCOY (7001)" LOCAL SITE SETTINGS 1054.132 39'26'32.47847"N 83'48'24.61296"W 946.596 527999.842 1599448.181 LOCAL GROUND COORDINATES NAVD 88 GROUND SCALE FACTOR: 1.0001087640 NORTHING EASTING ELEVATION

GEOIDO9 (CONUS)

ALTA/NSPS LAND TITLE SURVEY FOR

CITY OF WILMINGTON CLINTON COUNTY, OHIO V.M.S. No. 2690

527999.842 1599448.181

UNITS ARE IN U.S. SURVEY FEET (SFT)

McCarty Associates, llc

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1515 ST. RT. 28 SUITE E. LOVELAND, OHIO 45140 PH. 513-722-0300 FAX 513-722-0500

304 E. MARKET ST., WASHINGTON C.H., OHIO 43160 PH. 740-335-3816 FAX 740-335-5828 www.mccartyassociates.com DATE PROJECT NO. S12-185D NOVEMBER 26, 2019

2/11/2019 12/18/2019

1054.132