

PARCEL 1:
Situated in the County of Delaware, in the State of Ohio, and in the Township of Concord, and bounded and described as follows:

Beginning, for reference, at the southeast corner of said Virginia Military Survey Number 2897, which is marked by a railroad spike found in the centerline of County Road No. 129 (Concord Road);

Beginning, for reference, at the southeast corner of said Virginia Military Survey Number 2897, which is marked by a railroad spike found in the centerline of County Road No. 129 (Concord Road);

thence South 85° 30' 30" West 1826.52 feet, to an iron pipe found marking the southwest corner of said 25.061 acre tract in the east line of a 76.80 acre tract conveyed to Foxhaven Farms in Deed Volume 476, Page 795;

thence, North 85° 30' 30" East 505.49 feet, along the north line of said 25.061 acre tract and the south line of said 15.865 acre tract to an iron pipe set and capped "P.S. 7068";

South 4° 32' 28" East 300.00 feet, parallel with the centerline of said County Road No. 129, to an iron pipe set and capped "P.S. 7068";

thence South 4° 32' 28" East 300.00 feet along the centerline of said County Road No. 129, to the place of BEGINNING, containing 16.061 acres more or less.

This description was prepared from an actual survey of the premises made on September 1987, by Bradley J. Patridge, Professional Surveyor No. 7068

Situated in the State of Ohio, County of Delaware, Township of Concord, located in J. Brodus' Virginia Military Survey No. 2897, and being part of 16.061 acre tract now owned by R. & S. Southworth (Deed Book 493, Page 615), and being more particularly described as follows:

thence South 04° 32' 28" East 300.00 feet, along the centerline of Concord Road, to a railroad spike found marking the PRINCIPAL PLACE OF BEGINNING of the herein described tract;

thence South 85° 30' 30" West 726.00 feet, along the south line of said 16.061 acre tract and the north line of said 29.41 acre tract, to an iron pin set;

thence North 85° 30' 30" East 726.00 feet, along the north line of said 16.061 acre tract and the south line of said 9.000 acre tract, to the place of beginning, containing 5.000 acres more or less. Subject to all easements, restrictions, and rights-of-way of record.

Situated in the State of Ohio, County of Delaware, Township of Concord, located in J. Brodus' Virginia Military Survey No. 2897, and being part of a 16.061 acre tract now owned by R. & S. Southworth (Deed Book 493, Page 615), and being more particularly described as follows:

thence South 04° 32' 28" East 300.00 feet, along the centerline of Concord Rd., to a railroad spike found marking the southeast corner of said 9.000 acre tract and the northeast corner of said 16.061 acre tract;

thence South 04° 32' 28" East 300.00 feet, across said 16.061 acre tract, to an iron pin in the south line of said 16.061 acre tract and in the north line of a 29.41 acre tract now owned by R. & S. Southworth (Deed Book 442, Page 813);

thence North 04° 32' 28" West 300.00 feet, across said 16.061 acre tract, to an iron pin found marking the southwest corner of said 9.000 acre tract;

Basis of Bearings from Plat Book 22, Page 37. All Deed and Plat references are on file at the Delaware Co. Recorder's Office. All iron pins set capped "PATRIDGE SURVEYING". A survey of the above described tract was done by R.T. Patridge and Associates in June 1993.

Commencing at the southeast corner of V.M.S. No. 2897; thence North 04° 32' 28" East, along the centerline of County Road 129 (Concord Road) (passing the northeast corner of a 73.87 acre tract owned by E. P. Jacoby at 2045.67 feet, old deed distance from Deed Book 390, page 604) a total distance of 2747.08 feet to a railroad spike set at THE TRUE PLACE OF BEGINNING of the following described tract; thence South 85° 19' 12" West (passing a 7/8" O.D. iron pipe at 30.00 feet) a total distance of 753.41 feet to a 7/8" O.D. iron pipe set; thence North 04° 32' 28" West a distance of 148.30 feet to a 7/8" O.D. iron pipe set; thence South 85° 27' 45" West a distance of 481.68 feet to a 7/8" O.D. iron pipe set; thence South 03° 11' 05" East a distance of 848.07 feet to a 7/8" O.D. iron pipe set on the south line of said 100 acre tract; thence South 72° 07' 27" West a distance of 600 feet to a stone found at the southwest corner of said 100 acre tract; thence North 83° 11' 05" West, along the west line of said 100 acre tract a distance of 1210.16 feet to a 7/8" O.D. iron pipe set; thence North 85° 30' 30" East (passing a 7/8" O.D. iron pipe set at 1796.52 feet) a total distance of 1826.52 feet to a railroad spike set in the centerline of County Road 129; thence South 04° 32' 28" East, along said road centerline, a distance of 506.96 feet to The Place of Beginning. Containing 29.411 acres, more or less, subject to all easements, restrictions and rights-of-way of record.

Part of Virginia Military Survey No. 2897, and being more particularly described as follows: Commencing at the southeast corner of VMS No. 2897, said point being on the centerline of County Road 129 (Concord Road); thence North 04° 32' 30" East, along the centerline of County Road 129 (passing north of the corner of a 0.67 acre tract, now or formerly owned by J. A. Jackson) 0.67 feet; thence dead deer line from Deed Book 390, 0.67 feet; thence 30.0 feet distant, of 27.47 feet, on a railroad pipe found at a northeast corner of a 14.812 acre tract owned by Robert W. Siekmann, Jr., as recorded in Deed Book 130, page 156, and a southeast corner of a 29.411 acre tract owned by Robert W. and Sue Ann Southworth as recorded in Deed Book 430, page 150; thence South 85° 19' 12" West, along a north line of said railroad pipe, 553.41 feet; thence said railroad pipe (passing over an iron pipe found at 30.0 feet distant) passes over another iron pipe set at 653.41 feet a total distance of 753.41 feet to an iron pipe found; thence North 04° 32' 28" West, along an east line of said

TRACT 1: Part of Virginia Military Survey No. 2897, and being more particularly described as follows: commencing at the Southeast corner of VMS No. 2897, said point being on the centerline of County Road 129 (Concord Road); thence North 04 degree 32' 28" West, along the centerline of County Road 129 (passing the Northeast corner of a 73.87 acre tract now or formerly owned by E.P. Jacoby at 2045.67 feet, old Deed distance from Deed Book 390, Page 604) a total distance of 2747.08 feet to a railroad spike found at a Northeast corner of a 14.812 acre tract, owned by Robert W. Siekmann, Jr., as recorded in Deed Book 130, Page 156, and a Southeast corner of a 29.41 acre tract owned by Robert W. and Sue Ann Southworth as recorded in Deed Book 340, Page 150; thence South 85 degrees 19' 12" West, along a North line of said Siekmann tract, a South line of said Southworth tract (passing over an iron pipe found at 30.00 feet) a total distance of 653.41 feet to an iron pipe set at the true place of beginning; thence South 85 degrees 19' 12" West, along a North line of said Siekmann tract, a South line of said Southworth tract, a distance of 100.00 feet to an iron pipe found; thence North 04 degree 32' 28" West, a distance of 100.00 feet to an iron pipe set; thence North 85 degrees 19' 12" East a distance of 100.00 feet to an iron pipe set; thence South 04 degree 32' 28" East a distance of 100.00 feet to the true place of beginning.

Containing
0.230 of an acre, more or less.

Commonly Known As: 10204 Concord Road, Dublin, OH 43017, Concord Road, Dublin, OH 43017
The property address and tax parcel identification number listed herein are provided solely for informational purposes.

Title Commitment No.23878371-TCM, dated June 03, 2023 at 8:00 a.m., issued by Unity Title, LLC, was used as reference to this survey. The following easements were contained within:

15. Easements over subject property as shown on the recorded plat, of record as set forth in Plat Book 13, Page 82. Partial Release and Vacation of Ingress/Egress Easement filed in Official Record Volume 2035, Page 2251.
Located on surveyed property as shown hereon.

16. Easement to The Marion-Reserve Power Company of record as set forth in Deed Book 198, Page 551.
Located on surveyed property as shown hereon.

17. Easement to Columbus and Southern Ohio Electric Company of record as set forth in Deed Book 357, Page 59.
Located on surveyed property as shown hereon.

18. Right of Way Easement to Del-Co West Water Co. Inc. of record as set forth in Deed Book 370, Page 705.
Located on surveyed property as shown hereon.

19. Easement of record as set forth in Deed Book 419, Page 631.
Located on surveyed property as shown hereon.

20. Easement to Ohio Edison Company of record as set forth in Deed Book 441, Page 260.
Not located on surveyed property.

21. Easement of record as set forth in Deed Book 442, Page 813. Release and Vacation filed in Official Record Volume 2035, Page 2248.
Located on surveyed property as shown hereon.

22. Easement to Ohio Edison Company of record as set forth in Deed Book 445, Page 180.
Located on surveyed property as approximately shown hereon.

23. Easement to The Ohio Bell Telephone Company of record as set forth in Deed Book 500, Page 719.
Located on surveyed property as shown hereon.

24. Declaration of Easement and Maintenance Agreement of record as set forth in Deed Book 563, Page 759.
Re-recorded in Deed Book 565, Page 803. Amendment and Partial Release filed in Official Record Volume
1381, Page 362.
Labeled on surveyed property as shown hereon.

25. Easement (Access) of record as set forth in Official Record Volume 2031, Page 2560.
Located on surveyed property as shown hereon.

26. Easement (Utilities) of record as set forth in Official Record Volume 2031, Page 2574.
Not located on surveyed property but adjacent to.

27. Covenants, conditions, reservations and restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Deed Book 430, Page 150 and Deed Book 430, Page 161 and any subsequent instruments pertinent thereto.

Surveyed property is located within area described.

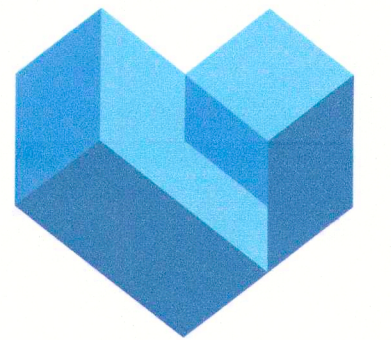
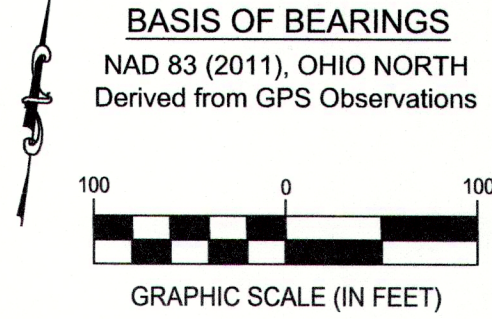
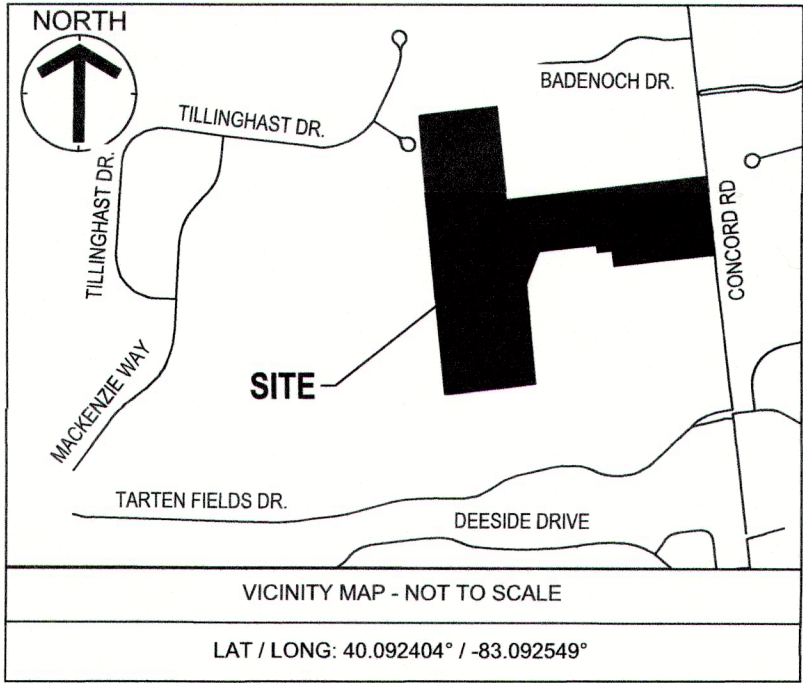
1. This survey does not constitute a title search by the surveyor. All information regarding record easements, and other documents that might affect the quality of title to the parcel shown hereon we obtained through a certified title commitment conducted by Unity Title, LLC, Commitment Number23878371-TCM and bearing an effective date of June 03, 2023 at 8:00 a.m.
2. Direct access to the subject parcel is available via access point shown along Concord Road. No new roadway improvement plans were disclosed to CESO during the survey.
3. The utilities shown are located from field survey information and/or existing drawings supplied by client. The surveyor makes no guarantee that the utilities located comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities located are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. For utility lines or service locations on private property CESO recommends contracting a private underground utility location service.
4. Parcel is located within Zone "X" (Area of minimal flood hazard) as indicated by the Flood Insurance Rate Map (FIRM) Map Number 39041C0220K, with an effective date of April 16, 2009, published by the Federal Emergency Management Agency.
5. A zoning report was not provided to the surveyor at the time of the survey.

Southworth Tracts

Township of Concord, County of Delaware, State of Ohio,
Virginia Military Survey No. 2897

ALTA/NSPS Land Title Survey

1 of 2



CESO

WWW.CESOINC.COM

3601 Rigby Rd., Suite 300
Mansfield, OH 44832
Phone: 937.435.8584 Fax: 888.208.4826

Southworth Tracts

Township of Concord, County of Delaware, State of Ohio,
Virginia Military Survey No. 2897

Revisions / Submissions

ID Description Date

© 2023 CESO, INC.

Project Number: 763329

Scale: 1" = 100'

Drawn By: OPG

Checked By: ALB

Date: 11/2/2023

Issue: N/A

Drawing Title:

ALTA/NSPS Land
Title Survey

2 of 2

TOPOGRAPHIC LEGEND

- Power / Telephone Pole
- Electric Box (Access)
- Guy Wire
- Catch Basin
- End Storm Drain
- Fire Hydrant
- Water Valve
- Column
- Telephone Box
- Overhead Transmission Tower

- G Gas Line
- W Water Line
- Edge of Asphalt
- Existing Easement
- OHL Overhead Utility Line
- Edge of Concrete
- Edge of Gravel
- X Fence Line

SURVEY LEGEND

- Iron Pin Found as Described
- Iron Pipe Found as Described
- Stone Found
- Mag Nail Found
- Mag Nail Set
- (R) - (Record)
- (M) - (Measured)

SURVEYOR'S CERTIFICATION:

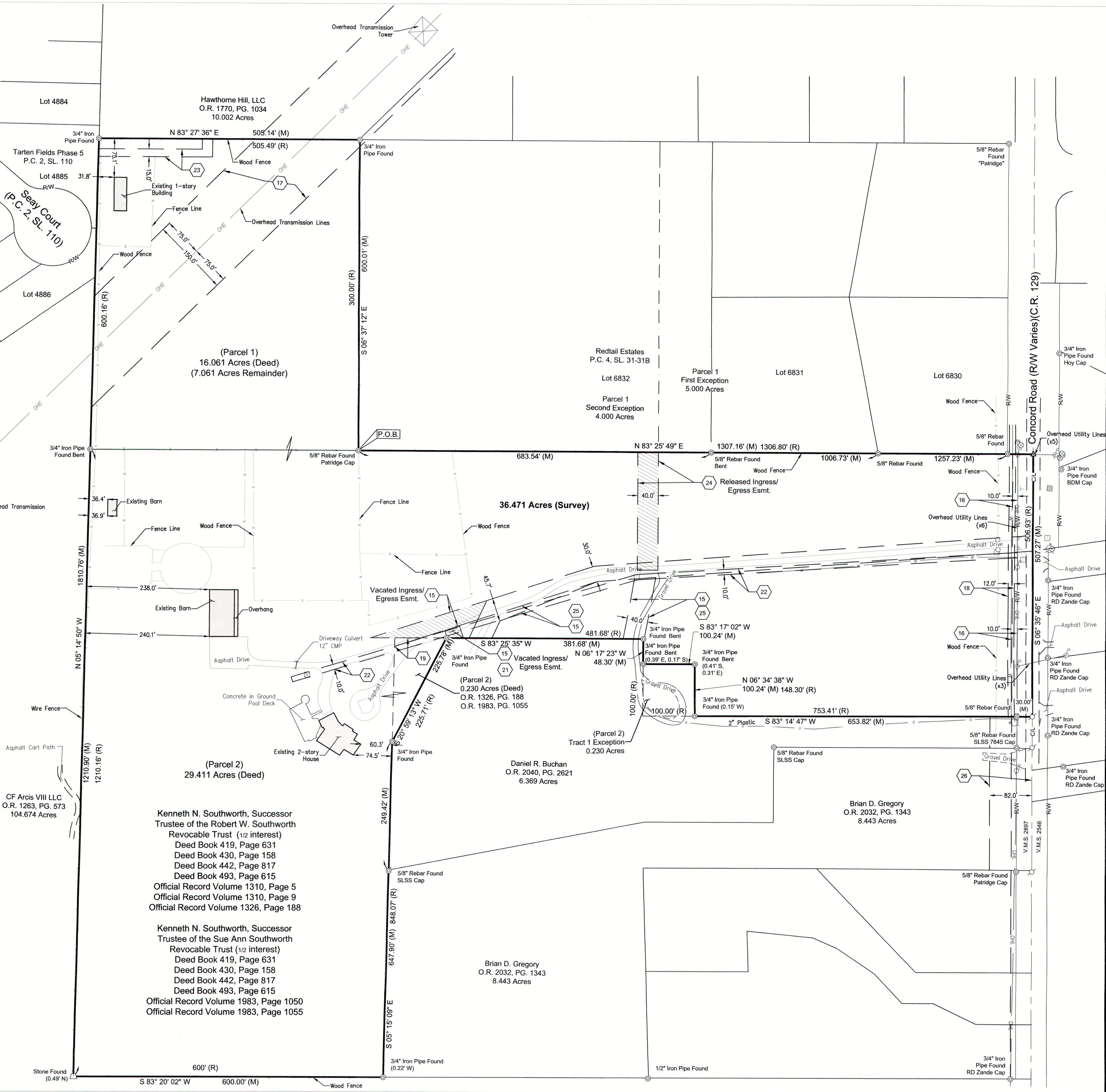
TO: (i) EC New Vision Ohio, LLC, an Ohio limited liability company (ii) Unity Title, LLC
(iii) First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 7a, 7b1, 7c, 8, 9, 11a, 13, 14, 16 and 17 of Table A thereof. The fieldwork was completed on October 13, 2023.

Date of Plat or Map October 17, 2023

Jeffrey A. Miller, PS No. 7211
jeff.miller@cesoinc.com

Date



Kenneth N. Southworth, Successor
Trustee of the Robert W. Southworth
Revocable Trust (1/2 interest)
Deed Book 419, Page 631
Deed Book 430, Page 158
Deed Book 442, Page 817
Deed Book 493, Page 615
Official Record Volume 1310, Page 5
Official Record Volume 1310, Page 9
Official Record Volume 1326, Page 188

Kenneth N. Southworth, Successor
Trustee of the Sue Ann Southworth
Revocable Trust (1/2 interest)
Deed Book 419, Page 631
Deed Book 430, Page 158
Deed Book 442, Page 817
Deed Book 493, Page 615
Official Record Volume 1983, Page 1050
Official Record Volume 1983, Page 1055

Brian D. Gregory
O.R. 2032, PG. 1343
8.443 Acres

Daniel R. Buchan
O.R. 2040, PG. 2621
6.369 Acres

Brian D. Gregory
O.R. 2032, PG. 1343
8.443 Acres