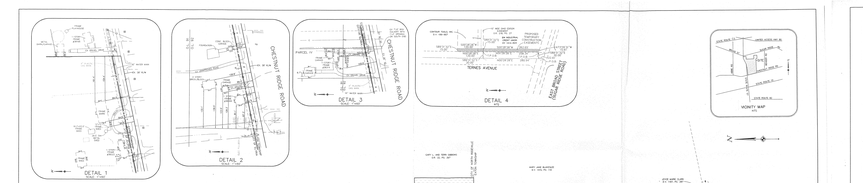


TEMPORARY CONSTRUCTION EASEMENT OVER CONTOUR TOOL PARCEL

Situate in the Township of Derby, City of Delaware County of Ohio, State of Ohio, being part of Original Lot 1 Section 1 Quarter Township Range 19 Virginia Military District, being a temporary easement for construction over, upon, and through the following described parcel of land, being part of the lands of Contour Tool, LLC, as conveyed in Official Record 1470 Page 1 of the Delaware County Recorders Office, being more fully described as follows, to wit:

Commencing for reference at the centerline intersection of Ternes Avenue and East Orange Road;

thence along the centerline of Ternes Road North 00 degrees twenty-eight minutes twenty-eight seconds East (N00°28'28E) for two hundred eighty and 00/100 feet (280.00');

thence leaving said centerline South 89 degrees thirty-one minutes twenty-two seconds East (S89°31'22E) for forty and 00/100 feet (40.00') to a point on the East Right of Way line of Ternes Road, said point being the northwest corner of the lands of Contour Tool, LLC, as conveyed in Official Record 1470 Page 1 of the Delaware County Recorders Office, said point being the TRUE POINT OF BEGINNING;

thence continuing along said eastern right-of-way line of Ternes Avenue and the west line of said Contour Tool, LLC, North 00 degrees twenty-eight minutes twenty-eight seconds East (N00°28'28E) for one hundred and 00/100 feet (100.00') to a point;

thence leaving said eastern right-of-way line of Ternes Avenue and the north line of said Contour Tool, LLC, South 89 degrees twenty-eight minutes twenty-eight seconds East (S89°28'28E) for two hundred and 00/100 feet (200.00') to a point;

thence South 00 degrees twenty-eight minutes twenty-eight seconds West (S00°28'28W) for one hundred and 00/100 feet (100.00') to a point;

thence North 89 degrees twenty-eight minutes twenty-eight seconds West (N89°28'28W) for two hundred and 00/100 feet (200.00') to the TRUE POINT OF BEGINNING.

Being containing one hundred and 00/100 (100.00) square feet or 0.0023 acres of land.

Bearings are based on Ohio State Plane Coordinates, North Zone, NAD83 (2011) and are referenced to Ternes Road, bearing North 00°28'28" East.

Iron Pins Set are 5/8" x 30" Iron Pins with Cap "EMH&T" or Mag Nail.

Iron Pins Set are 5/8" x 30" Iron Pins with Cap "EMH&T" or Mag Nail.

TEMPORARY CONSTRUCTION EASEMENT OVER BW INDUSTRIAL CREDIT UNION

Situate in the Township of Derby, City of Delaware County of Ohio, State of Ohio, being part of Original Lot 1 Section 1 Quarter Township Range 19 Virginia Military District, being a temporary easement for construction over, upon, and through the following described parcel of land, being part of the lands of BW Industrial Credit Union, as conveyed in Official Record 1470 Page 1 of the Delaware County Recorders Office, being more fully described as follows, to wit:

Commencing for reference at the centerline intersection of Ternes Avenue and East Orange Road;

thence along the centerline of Ternes Road North 00 degrees twenty-eight minutes twenty-eight seconds East (N00°28'28E) for two hundred eighty and 00/100 feet (280.00');

thence leaving said centerline South 89 degrees thirty-one minutes twenty-two seconds East (S89°31'22E) for forty and 00/100 feet (40.00') to a point on the East Right of Way line of Ternes Road, said point being the northwest corner of the lands of BW Industrial Credit Union, said point being the TRUE POINT OF BEGINNING;

thence along the eastern right-of-way line of Ternes Avenue, and the north line of said BW Industrial Credit Union, North 00 degrees twenty-eight minutes twenty-eight seconds East (N00°28'28E) for one hundred and 00/100 feet (100.00') to a point;

thence leaving said eastern right-of-way line of Ternes Avenue, and the north line of said BW Industrial Credit Union, South 89 degrees twenty-eight minutes twenty-eight seconds East (S89°28'28E) for two hundred and 00/100 feet (200.00') to a point;

thence South 00 degrees twenty-eight minutes twenty-eight seconds West (S00°28'28W) for one hundred and 00/100 feet (100.00') to a point;

thence North 89 degrees twenty-eight minutes twenty-eight seconds West (N89°28'28W) for two hundred and 00/100 feet (200.00') to the TRUE POINT OF BEGINNING.

Being containing one hundred and 00/100 (100.00) square feet or 0.0023 acres of land.

Bearings are based on Ohio State Plane Coordinates, North Zone, NAD83 (2011) and are referenced to Ternes Road, bearing North 00°28'28" East.

Iron Pins Set are 5/8" x 30" Iron Pins with Cap "EMH&T" or Mag Nail.

Iron Pins Set are 5/8" x 30" Iron Pins with Cap "EMH&T" or Mag Nail.

CERTIFICATION:

To Weiler, Inc., a Michigan Corporation, Chicago Title Insurance Corporation, a Nebraska Corporation, Fidelity National Title Insurance Company, a Nebraska Corporation, Fidelity National Title Insurance Company, a Nebraska Corporation:

This is to certify that this map or plat and the survey on which it is based was made in accordance with "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, 6, 7(a), 7(b1), 7(c), 8, 9, 13, 14, 16, 17, 18 of Table A thereof. The fieldwork was completed on 10 Feb 2021. Pursuant to the accuracy standards as adopted by ALTA and NSPS and in effect on the date of the certification shown hereon, in Delaware County, Ohio, there are no visible encroachments, easements, or other matters affecting title or boundaries except as shown or noted on this plat or survey.

Date: February 5, 2021

Paul M. Hackbert 6/23/21
Paul M. Hackbert, Ohio Registered Surveyor No. 7820 Date

MUNICIPAL AREA SUMMARY

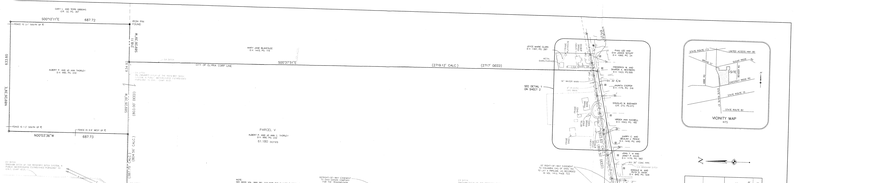
CITY OF DELAWARE	1.00 ACRES
ZUTTER TOWNSHIP	1.00 ACRES
CITY OF NORTH MUSKILLS	10.823 ACRES
TOTAL	12.823 ACRES

REVISIONS/NOTES
1 ADDED TEMPORARY EASEMENTS
2 ADDED ALTA/NSPS LANDS
3 ADD PARCEL ELEVEN EASEMENT

ALTA/NSPS LAND TITLE SURVEY
WEILER, INC.
PART OF DENNIS DUTON TOWNSHIP LOTS 8 & 10, PART OF DENNIS DUTON LOT 9, PART OF GENERAL MILITARY LOT 1, PART OF GENERAL MILITARY LOT 2, PART OF GENERAL MILITARY TOWNSHIP LOT 1, PART OF GENERAL MILITARY TOWNSHIP LOT 2, PART OF GENERAL MILITARY LOT 3, PART OF GENERAL MILITARY LOT 4

EMH&T
5500 NEW ALBANY RD.
COLUMBUS, OH 43054
PH: 614.775.4500
FAX: 614.775.4800
WWW.EMHT.COM

DATE: 06/23/2021
SCALE: 1" = 20'
DRAWN BY: TMB
CHECKED BY: PMH
SHEET: 1 OF 1



PARCEL I:

Situate in Original Dennis Township Lots 10 and 20, Township 3, Range 19 of the Connecticut Western Reserve, City of Delaware, County of Delaware, State of Ohio, being a part of the lands conveyed to Weiler, Inc. in Deed Volume 1470 Page 1 of the Delaware County Recorder's Office, and being more fully described as follows:

Beginning at the end of a line in a concentric arc of the centerline intersection of Dewhurst Road and Ross Road;

thence along the centerline line of said Dewhurst Road North 00degrees eight minutes twenty-seven seconds West (N00°08'27W) for one hundred and 00/100 feet (100.00') to the end of a line in a concentric arc of the centerline intersection of said Dewhurst Road and Ross Road;

thence leaving said centerline line of said Dewhurst Road North 00degrees eight minutes twenty-seven seconds West (N00°08'27W) for two hundred and 00/100 feet (200.00') to a point of intersection of the centerline of said Dewhurst Road and the centerline of said Ross Road;

thence leaving said centerline line of said Dewhurst Road North 00degrees eight minutes twenty-seven seconds West (N00°08'27W) for two hundred and 00/100 feet (200.00') to a point of intersection of the centerline of said Dewhurst Road and the centerline of said Ross Road;

thence leaving said centerline line of said Dewhurst Road North 00degrees eight minutes twenty-seven seconds West (N00°08'27W) for two hundred and 00/100 feet (200.00') to the end of a line in a concentric arc of the centerline intersection of said Dewhurst Road and