

EASEMENTS LISTED IN TITLE COMMITMENT

ITEM	DESCRIPTION	REFERENCE	COMMENT
ITEM 5	EASEMENT - SINCLAIR REFINING COMPANY	D.B. 137, PG. 473	NOT DESCRIBED - EXACT LOCATION NOT KNOWN
ITEM 6	EASEMENT - SINCLAIR REFINING COMPANY	D.B. 135, PG. 211	NOT DESCRIBED - EXACT LOCATION NOT KNOWN
ITEM 7	EASEMENT - CONSERVATION COUNCIL OF STATE OF OHIO	D.B. 125, PG. 568	DOES NOT AFFECT SUBJECT PREMISES
ITEM 8	EASEMENT - SHELL PETROLEUM CORPORATION	D.B. 124, PG. 221 D.B. 288, PG. 766	RELEASED NOV. 15, 1991
ITEM 9	EASEMENT - COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY - POWER POLES ALONG SOUTH LINE OF GREEN LANE, WITHIN RIGHT-OF-WAY OF ROAD. POWER POLES ALONG NORTHERLY LINE OF ARBUCKLE ROAD WITHIN RIGHT-OF-WAY OF THE ROAD.	D.B. 128, PG. 347	
ITEM 10	ASSIGNMENT TO OHIO RIVER PIPE LINE COMPANY	D.B. 197, PG. 367	EXACT LOCATION NOT KNOWN

NOTE: CONCERNING THE EXISTENCE OF A PIPE LINE ACROSS SURVEYED PREMISES. NO LINE MARKERS ARE IN PLACE TO IDENTIFY A PIPE LINE ACROSS SURVEYED PREMISES. OUPS WAS NOTIFIED AND NO COMPANY CLAIMS POSSESSION OF A PIPE LINE. AN ASHLAND OIL COMPANY PIPE LINE IS IN OUR AREA AND CROSSES LANDS OWNED BY PRESENT OWNER OR PREDECESSOR'S IN TITLE TO PRESENT OWNER. HOWEVER, THE EXISTING ASHLAND OIL PIPE LINE IS CLEARLY MARKED AND DOES NOT ENCROACH ON SURVEYED PREMISES.

EASEMENTS FOR EDWARD RICHMOND DITCH #4 AND WILLIAM RICHMOND DITCH #1 SEARCHED FOR BUT NOT FOUND.

DESCRIPTION

The following described real estate situated in MILITARY SURVEY 5198-12144-12145-9838-10619, SOMMERFORD TOWNSHIP, MADISON COUNTY, OHIO, and is a part of Parcel 1-1st Tract-74 acres, all of Parcel 1-Second Tract-228.68 acres, part of Parcel 2-First Tract-280.75 acres, part of Parcel 3-First Tract-228.68 acres, and part of Parcel 3-Second Tract-106.0 acres conveyed to CHARLES E. HART et al., as described in Deed Book 276, Page 228, Madison County Recorder's Office:

BEGINNING in the centerline of Green Lane at the northeast corner of a 199.9997 acre tract conveyed to Leroy Blazer et al. [Deed Book 258, Page 219] recorded as Map # 47-82 Madison County Engineers Office;

thence: S.70°05'42"W. along the north line of said 199.9997 acre tract, passing a 3/4" iron pipe [found] at 25.00 feet and 2067.43 feet, a distance of 2092.27 feet to the centerline of William Richmond Ditch #1; Thence with the meanders of said Ditch the following 6 calls;

thence: S.08°44'42"E. a distance of 670.63 feet to a 3/4" iron pipe [found];

thence: S.12°57'45"W. a distance of 305.77 feet, witness a 3/4" iron pipe [found] at N.85°29'25"E.-21.00 feet;

thence: S.04°47'09"E. a distance of 631.26 feet, witness a 3/4" iron pipe [found] at N.76°42'37"E.-18.17 feet;

thence: S.23°04'42"E. a distance of 361.35 feet-witness a 3/4" iron pipe [found] at N.05°25'02"W.-55.67 feet;

thence: S.11°18'32"W. a distance of 594.75 feet-witness a 3/4" iron pipe [found] at N.85°01'31"E.-17.08 feet;

thence: S.08°29'32"E. a distance of 370.04 feet to the north line of a 91.7512 acre tract conveyed to Hobert Houston Neiswander et al. [Deed Book 288, Page 69], witness a 3/4" iron pipe [found] at S.65°50'00"E.-35.00 feet;

thence: N.65°50'00"W. along said north line a distance of 500.02 feet to a 12" wood post [found] at the northwest corner of said 91.7512 acre tract and northeast corner of a 73.154 acre tract conveyed to Myrtle Summers [Deed Book 275, Page 3-Parcel 9], witness an iron rod [set] at N.33°20'07"E.-0.68 feet;

thence: N.68°06'31"W. along the north line of said 73.154 acre tract a distance of 1635.96 feet to a 1/2" iron rod [found] at the northeast corner of a 5.00 acre tract conveyed to Chris A. Gladman et al. [Deed Book 293, Page 39];

thence: N.68°51'29"W. along the north line of said 5.00 acre tract a distance of 314.79 feet to a stone [found] at the northeast corner of a 10.163 acre tract conveyed to Jeffery C. Domingus et al. [Deed Book 274, Page 702];

thence: N.68°56'06"W. along the north line of said 10.163 acre tract a distance of 1309.82 feet to a spike [found] in the centerline of Arbuckle Road;

All iron rods (set) are 5/8 inch diameter with 1-1/4 inch diameter plastic caps stamped "McCARTY ASSOCIATES".

Reference Bearing: S.70°05'42"W. the north line of the 199.9997 acre tract;

PRIOR DEED REFERENCE: Deed Book 276, Page 228, Madison County Recorder's Office.

This Description is based upon a new survey dated April 26, 1993.

SURVEYOR'S CERTIFICATE\*

I, RONALD L. LINTON HEREBY CERTIFY TO CHICAGO TITLE INSURANCE COMPANY, MIDWEST FARMLAND LIMITED PARTNERSHIP AND THOMPSON, HINE AND FLORY THAT THE DRAWING HEREIN IS A REPRESENTATIVE OF AN ACCURATE SURVEY MADE BY THE UNDERSIGNED; THAT THE PREMISES WERE ESTABLISHED BY ACTUAL FIELD MEASUREMENTS; THAT MONUMENTS WERE FOUND AND SET AS SHOWN HEREON; THAT ALL EASEMENTS LISTED IN THE TITLE COMMITMENT OR KNOWN TO THE UNDERSIGNED, ARE LOCATED AS SHOWN HEREON; AND THAT ALL PROPERTIES SURVEYED AND DESCRIBED ON THE ATTACHED DESCRIPTION ARE CONTIGUOUS ALONG THE ENTIRE COMMON BOUNDARIES AND ARE ENCLOSED WITHIN THE PERIMETERS THEREON.

FURTHER, I CERTIFY THAT THE RIGHT-OF-WAY LINES FOR ARBUCKLE ROAD AND GREEN LANE ARE COMPLETELY CONTIGUOUS TO THE PERIMETER LINES OF THE PREMISES ALONG THE ENTIRE RIGHT-OF-WAY.

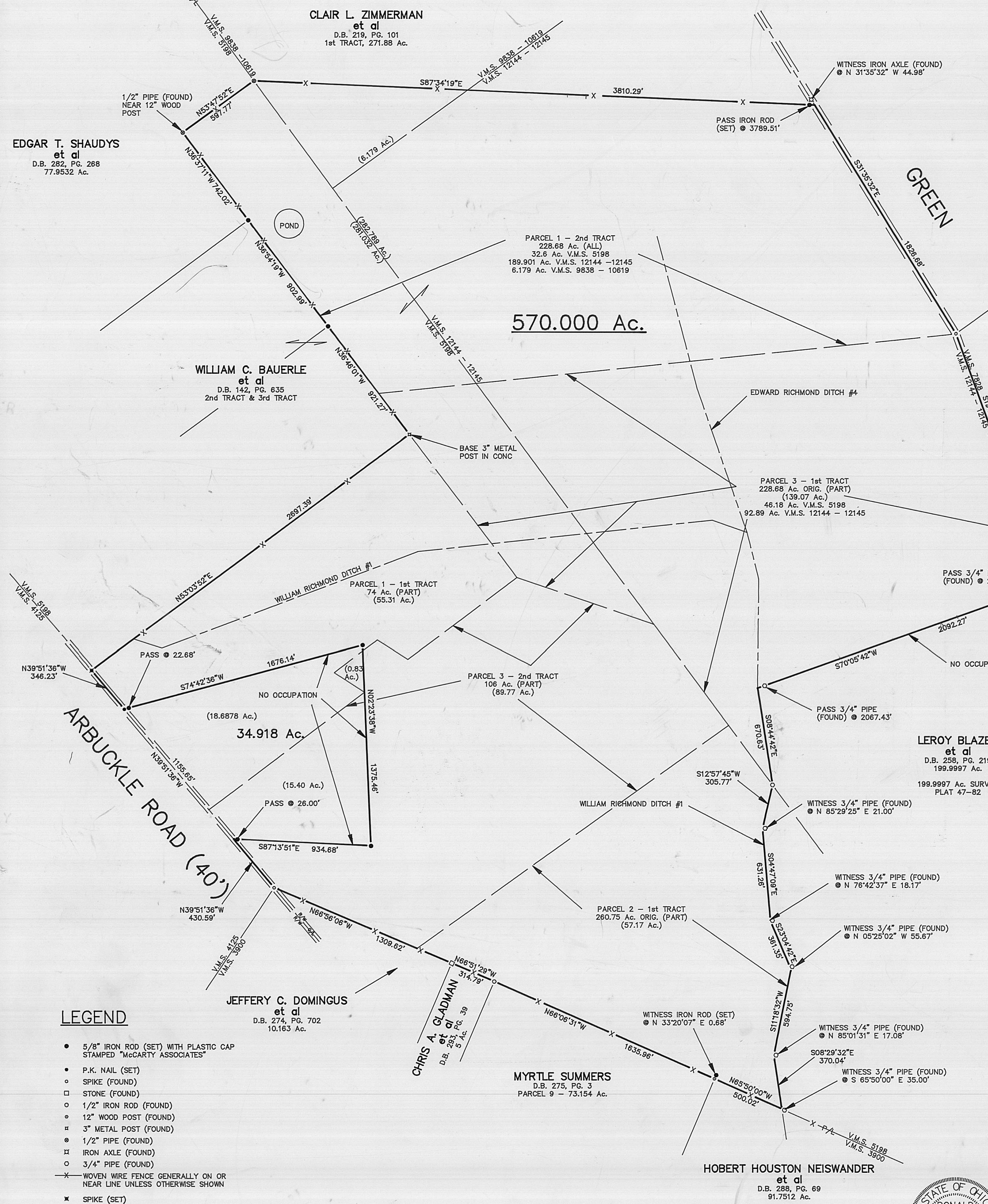
FURTHER, I CERTIFY THAT THERE ARE NO BUILDINGS NOR STRUCTURES OF ANY KIND; NOR MONUMENTS, IRON PINS, ENCROACHMENTS, NOR EASEMENTS KNOWN TO THE UNDERSIGNED LOCATED ON SAID PROPERTY OTHER THAN THOSE SHOWN.

AND FURTHER, I CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND INCLUDES ITEMS 1, 4, 7, AND 8 OF TABLE "A" THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF A "RURAL" SURVEY.

APRIL 26, 1993  
DATE

*Ronald L. Linton*  
RONALD L. LINTON, P.S. 6106

\*AS USED IN THIS CERTIFICATION, CERTIFY MEANS TO STATE OR DECLARE A PROFESSIONAL OPINION OF CONDITIONS REGARDING THOSE FACTS OR FINDING WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.



EDGAR T. SHAUDYS et al  
D.B. 282, PG. 268  
77.9532 Ac.

WILLIAM C. BAUERLE et al  
D.B. 142, PG. 635  
2nd TRACT & 3rd TRACT

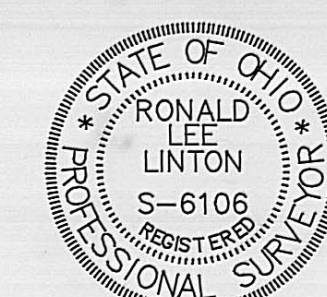
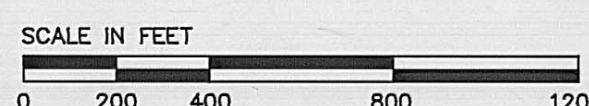
LEROY BLAZER et al  
D.B. 258, PG. 219  
199.9997 Ac.  
SURVEY PLAT 47-82

CHARLES E. HART et al  
D.B. 276, PG. 228  
PARCEL 1 - 1st TRACT 74 Ac. (PART)  
2nd TRACT 228.68 Ac. (ALL)  
PARCEL 2 - 1st TRACT 280.75 Ac. (PART)  
PARCEL 3 - 1st TRACT 228.68 Ac. (PART)  
2nd TRACT 106.0 Ac. (PART)

MYRTLE SUMMERS  
D.B. 275, PG. 3  
PARCEL 9 - 73.154 Ac.

HOBERT HOUSTON NEISWANDER et al  
D.B. 288, PG. 69  
91.7512 Ac.

NOTES  
THE ABOVE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.  
NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES INDICATED BY SOLID LINES.  
ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE INDICATED.



SURVEY FOR  
**CHARLES E. HART**  
V.M.S. 5198, 12144, 12145, 9838, 10619  
SOMMERFORD TOWNSHIP  
MADISON COUNTY, OHIO

**McCARTY ASSOCIATES**  
Engineers - Surveyors - Architects  
213 N. High Street  
Hillsboro, Ohio 45133  
(513) 393-9971  
222 N. Oakland Avenue  
Washington C.H., Ohio 43160  
(614) 335-3816

DATE	SCALE	DRAWING NO.
APRIL 26, 1993	1"=400'	93-641