

**FLOOD NOTE**

THIS PROPERTY IS PARTIALLY LOCATED IN ZONE "A" AND "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP (FIRM) NO. 0150 B, DATED FEBRUARY 6, 1991 FOR COMMUNITY NO. 390773, IN MADISON COUNTY, OHIO. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**MISCELLANEOUS NOTES**

ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE NOTED BY RECORD DIMENSIONS SHOWN IN PARENTHESIS

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

THERE IS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, PUMP OR ANY KIND OF SANITARY LAND FILL.

**STATEMENT OF ENCROACHMENTS**

1 NONE APPARENT

**LEGEND**

○ IRON PIN FOUND	● IRON PIN SET
■ R. R. SPIKE FOUND	□ R.R SPIKE SET
✕ P.K. NAIL FOUND	✕ PK NAIL SET
△ STONE FOUND	— FENCE LINE
▽ FENCE POST FD. & USED	⊠ ELECTRIC TRANSFORMER
⊙ SIGN	⊠ GAS VALVE
⊙ CATCH BASIN	⊠ WATER VALVE
⊙ UTILITY POLE	⊠ FIRE HYDRANT
⊙ LIGHT POLE	⊠ HEADWALL
⊙ FIRE PROTECTION VALVE	⊠ GAS RISER
⊙ TELEPHONE RISER	⊠ WATER METER
⊙ SEWER MANHOLE	⊠ CURB INLET
● ROOF DRAIN	

**LEGAL DESCRIPTION**

Situated in the State of Ohio, County of Madison, Township of Deercreek, in Virginia Military Survey No. 5801, and being 28.969 acres out of an original 313.97 acres as described in a deed to MTB Corporation of record in Deed Book 295, Page 834, all references being to records in the Recorder's Office, Madison County, Ohio and being more particularly described as follows:

Beginning for reference at an existing monument box in the centerline of State Route 142;

Thence South 70° 25' 00" West along the centerline of said State Route 142 a distance of 1582.23 feet to the Point of Beginning;

Thence South 70° 25' 00" West continuing along the centerline of said State Route 142 a distance of 941.42 feet to a P.K set in said centerline;

Thence North 19° 35' 00" West along a new line across said original 313.97 acre tract, passing an existing iron pin at 1117.71 feet, a total distance of 1340.38 feet to an iron pin set;

Thence North 70° 25' 00" East along a new line across said original 313.97 acre tract, a distance of 941.42 feet to an iron pin set;

Thence South 19° 35' 00" East along a new line across said original 313.97 acre tract, a distance of 1340.38 feet to the Point of Beginning containing 28.969 acres more or less.

Bearings are based upon the centerline of State Route 142 as being South 70° 25' 00" West, all other bearings based upon this meridian.

This description was prepared by Franklin Consultants, Inc. 2700 East Dublin Granville Road, Columbus, Ohio 43231.

**NOTES CORRESPONDING TO SCHEDULE B POLICY No. 75100140**

- 15 EASEMENT TO THE COLUMBUS RAILWAY, POWER AND LIGHT COMPANY OF RECORD IN DEED BOOK 120, PAGE 310. (EASEMENT DOES NOT AFFECT SUBJECT PROPERTY)
- 16 APPARENT EASEMENT FOR POLE LINE PURPOSES TO OHIO EDISON COMPANY WITHIN THE RIGHT-OF-WAY OF STATE ROUTE 142. EASEMENT CANNOT BE FOUND OF RECORD. (EASEMENT MAY SERVE THE POWER POLES SHOWN ON SURVEY)
- 17 APPARENT EASEMENT FOR POLE LINE PURPOSES TO HOUSE/BUILDING SITE UPON PREMISES ALONG AND WEST OF EXISTING DRIVE WAY. THIS EASEMENT CANNOT BE FOUND OF RECORD. (EASEMENT DOES NOT AFFECT SUBJECT PROPERTY)
- 18 OIL AND GAS LEASE OF RECORD IN LEASE RECORD 10, PAGE 491. (DOES NOT AFFECT SUBJECT PROPERTY)

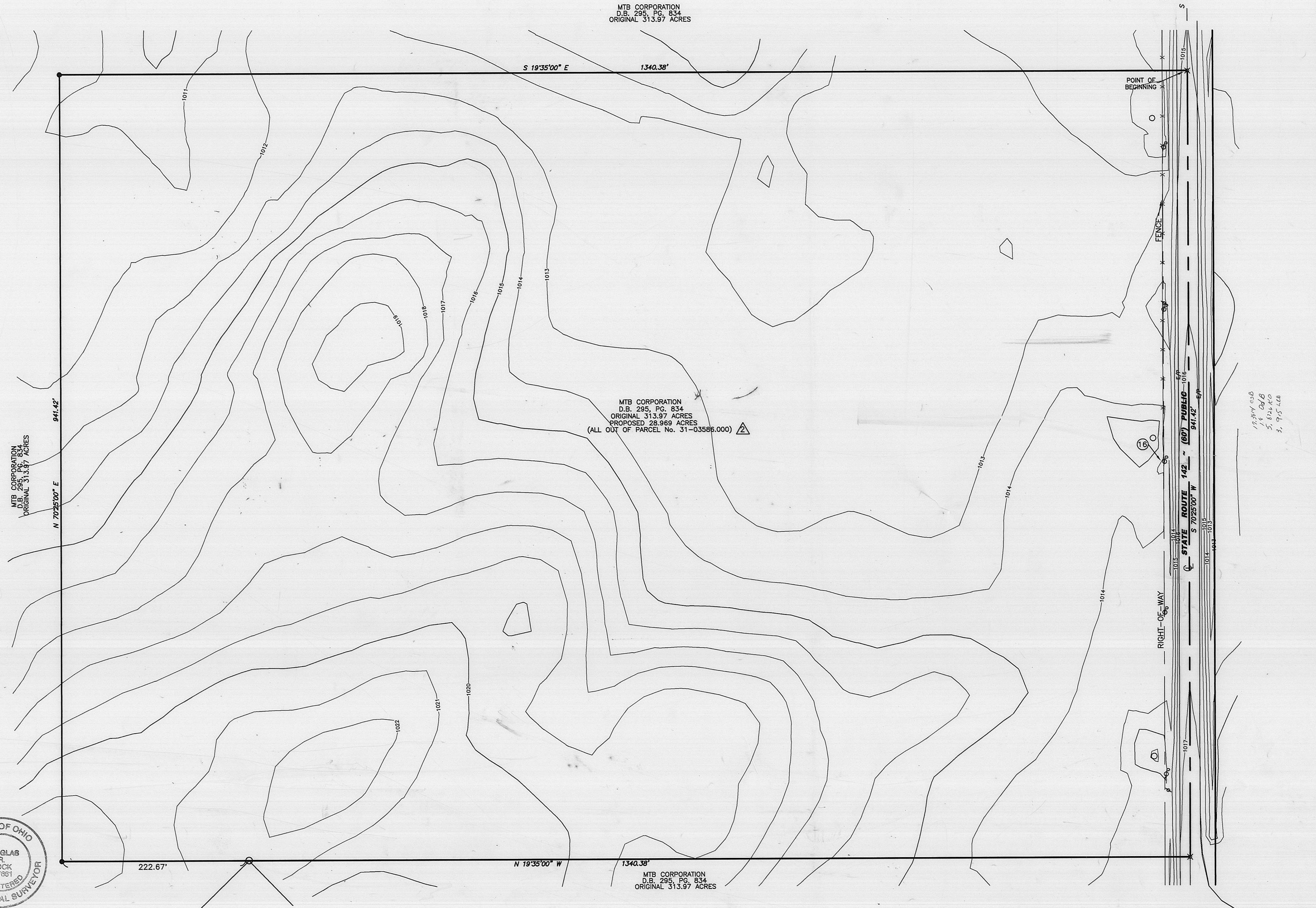
**ALTA / ACSM CERTIFICATION**

PIZZUTI EQUITIES INC.  
 TO: FIRSTSTAR BANK, N.A.   
 MTB CORPORATION  
 TITLE FIRST AGENCY, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997, AND (II) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT AS OF THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

DOUGLAS R. HOCK  
 PROFESSIONAL SURVEYOR NO. 7661

DATE: 11/18/99



MTB CORPORATION  
 D.B. 295, PG. 834  
 ORIGINAL 313.97 ACRES

MTB CORPORATION  
 D.B. 295, PG. 834  
 ORIGINAL 313.97 ACRES  
 PROPOSED 28.969 ACRES  
 (ALL OUT OF PARCEL No. 31-03586.000)

19.814' 5.08  
 1.6' 0.08  
 5.022' 4.0  
 3.975' 4.0

122-99

DESIGN BY: N.G.G.  
 DRAWN BY: D.R.H.  
 CKD BY: 60  
 SCALE: 1:104  
 DATE: 9-7-99

**FRANKLIN CONSULTANTS, INC.**  
 2700 EAST DUBLIN-GRANVILLE ROAD  
 COLUMBUS, OHIO 43231  
 (614) 891-6000 FAX: (614) 891-6003  
 EMAIL: mail@franklinconsultants.com

**ALTA / ACSM SURVEY**  
 PROPOSED HOMEPLACE WAREHOUSE  
 S.R. 142, LONDON, OHIO

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11/16/99 CHANGED ENTITIES IN CERTIFICATION  
 11/16/99 ADDED PARCEL INFORMATION  
 No. Date Revisions

Situated in the State of Ohio, County of Madison, Township of Deercreek, in Virginia Military Survey No. 5801, and being 28.969 acres out of an original 313.97 acres as described in a deed to MTB Corporation of record in Deed Book 295, Page 834, all references being to records in the Recorder's Office, Madison County, Ohio and being more particularly described as follows:

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FRANKLIN CONSULTANTS, INC.

  
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Douglas R. Hock Ohio P.S. 7661 Date: 11/17/99

