

ALTA/ACSM LAND TITLE SURVEY FOR GROVER AND MARY FARMS, LLC

Being all of Roth Bros. Inc., an Ohio Corporation's
7.345 acre tract described in Official Record 82, page 635

Location: 781 S.R. #56 North
County: Madison, Township: Somerford & Union, VMS 6288
Owner: Roth Bros. Inc., an Ohio Corporation
Buyer: Grover & Mary Homes, LLC
Deed Reference: O.R. 82 PG. 635
Flood Hazard Map #390773 0075 B (2/6/91)

- 160' Radio Tower
- ⊠ Electric Transformer
- Ⓜ Manhole
- Ⓢ Well
- Ⓢ Septic Cleanout
- Ⓢ Power Pole
- Ⓢ Electric Junction Box
- Ⓢ Light Post
- Ⓢ Catch Basin
- Electric Line
- Gas Line
- Telephone Line
- +— Fence

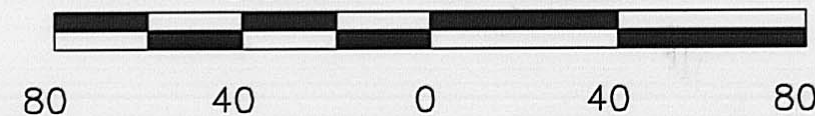
Monuments:

- 1/2 inch iron pipe found
- ⊕ 4" concrete R/W monument found
- Magnetic nail set
- 5/8 inch by 30 inch reinforcing rod set with cap marked "CLAPSADDLE RS #6140"

Note:

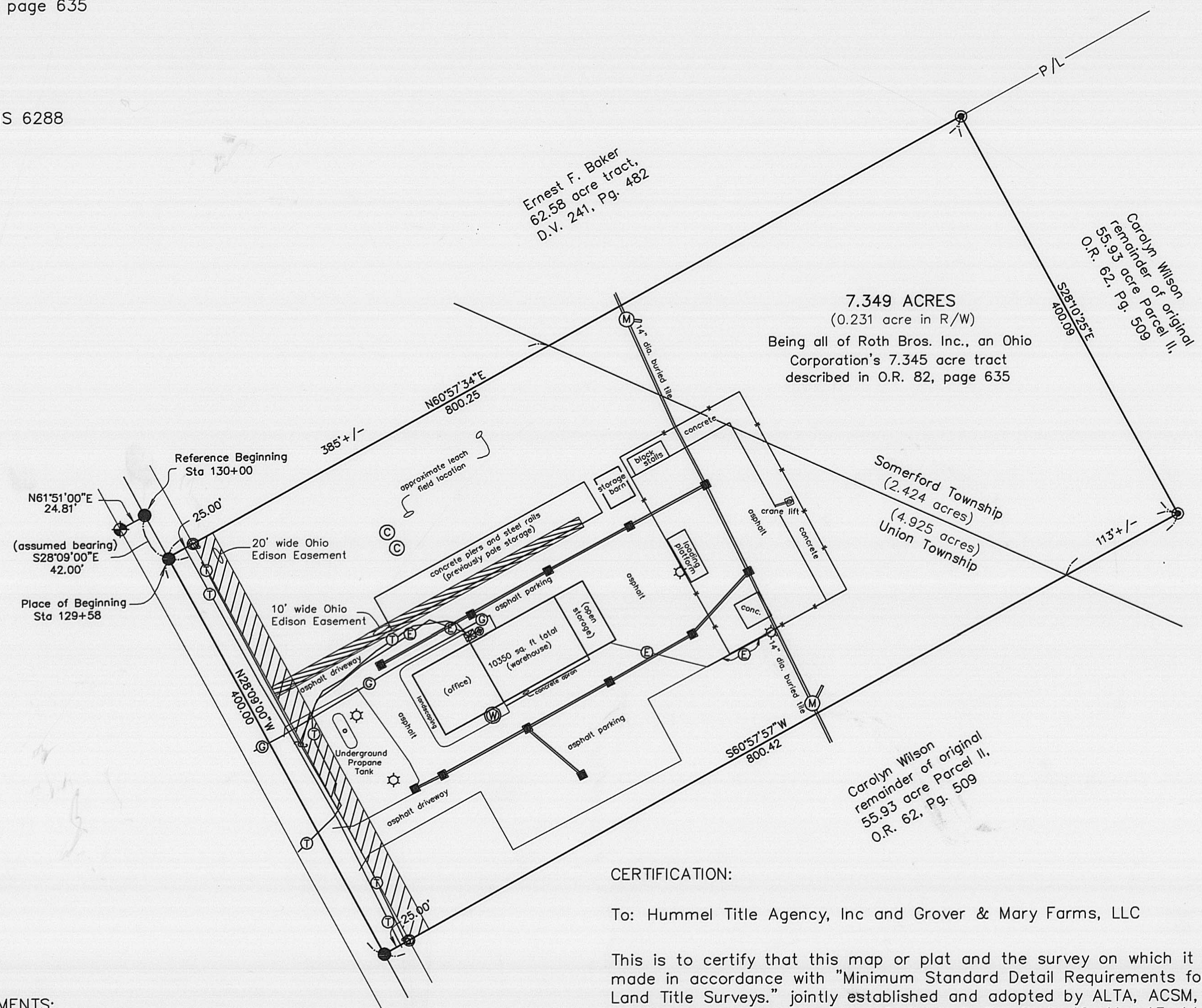
Reference ODOT right of way plans
Project Madison County, S.H. 194, Sec. E
Page 6 of 7

SCALE IN FEET



EASEMENTS:

Ohio Edison
10' wide easement &
20' wide easement
O.R. 82, Pg. 636 & 637
both easements shown on plat



CERTIFICATION:

To: Hummel Title Agency, Inc and Grover & Mary Farms, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys." jointly established and adopted by ALTA, ACSM, and NSPS in 1999, and includes items 1, 2, 3, 4, 6, 7a, 8, 9, 10, 11a, 13, 14, & 15 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, ACSM, ACSM and NSPS, and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation and adequate survey personnel, were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Based on information shown on Flood Hazard Map 390773 0075 B, dated February 6, 1991, and furnished by the Department of Housing and Urban Development through the Federal Insurance Administration, it is my opinion that the property shown is outside the flood hazard area.

Paul R. Clapsaddle
Paul R. Clapsaddle, R.S. #6140



**Paul R. Clapsaddle
and Associates**

REGISTERED ENGINEERS AND SURVEYORS

19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040
(937) 747-2599

Paul R. Clapsaddle, P.E., P.S.

Date: 12/7/04
Scale: 1"=80'
Project: JohnGroveAlta
File Name: johnsongrover1204

108-04

SURVEY FOR GROVER JOHNSON

7.349 Acres

December 7, 2004

The following described 7.349 acre tract is situated in the State of Ohio, County of Madison, Townships of Somerford and Union, V.M.S. 6288, and being all of Roth Bros. Inc., an Ohio Corporation's 7.345 acre tract described in Official Record 82, page 635, said 7.349 acre tract being more particularly described as follows;

Beginning for reference at a magnetic nail set in the centerline of State Route #56 (50' right of way) at Station 130+00, said magnetic nail bearing North 61°51'00" East 24.81 feet from 4 inch concrete right of way monument found (reference Ohio Department of Transportation right of way plans for project Madison County, S.H. 194, Sec. E, Page 6 of 7);

Thence South 28°09'00" East (assumed bearing) 42.00 feet, following the centerline of State Route #56, to a magnetic nail set at the westerly corner of said 7.345 acre tract and at the southerly corner of Ernest F. Baker's 62.58 acre tract described in Deed Volume 241, page 482, said magnetic nail marking the **place of beginning**;

Thence **North 60°57'34" East 800.25 feet**, departing from the centerline of said Road and following the northwest line of said 7.345 acre tract and the southeast line of said 62.58 acre tract, passing at 25.00 feet an iron pin set, also passing at approximately 385 feet the northerly line of Union Township and the southerly line of Somerford Township, thereafter entering said Somerford Township, to a ½ inch iron pipe found at a westerly corner of Carolyn Wilson's remainder of original 55.93 acre Parcel II described in Official Record 62, page 509;

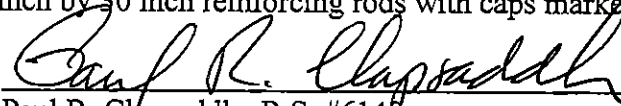
Thence **South 28°10'25" East 400.09 feet**, following the northeast line of said 7.345 acre tract and a southwest line of the remainder of said original 55.93 acre tract, to a ½ inch iron pipe found;

Thence **South 60°57'57" West 800.42 feet**, following the southeast line of said 7.345 acre tract and a northwest line of the remainder of said original 55.93 acre tract, passing at approximately 113 feet the southerly line of Somerford Township and the northerly line of Union Township, thereafter entering Union Township, also passing at 775.42 feet an iron pin set, to a magnetic nail set in the centerline of State Route #56;

Thence **North 28°09'00" West 400.00 feet**, following the centerline of said Road and the southwest line of said 7.345 acre tract, to the **place of beginning, containing 7.349 acres**, more or less, and being subject to all valid easements and restrictions of record. Of the above described 7.349 acre tract, 0.231 acre is within the right of way of State Route #56.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of December 2004. Bearings indicated herein are based on an assumed meridian with all others based on angles turned. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS #6140".

ATTEST:


Paul R. Clapsaddle, R.S. #6140

19019 West Darby Road, Marysville, Ohio 43040
(937) 747-2599

