

# ALTA / ACSM LAND TITLE SURVEY

BEING PART OF:  
 MONROE TOWNSHIP, MADISON COUNTY, OHIO  
 VIRGINIA MILITARY SURVEY 9138

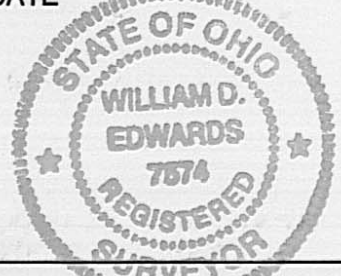
## SURVEYOR'S CERTIFICATION

DECEMBER 7, 2005

TO THE BOARD OF PARK COMMISSIONERS OF THE COLUMBUS AND FRANKLIN COUNTY METROPOLITAN PARK DISTRICT AND ACS TITLE AND CLOSING SERVICES OF LONDON, OHIO:

THIS IS TO STATE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 3, 4, 11(A), 13, AND 19 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER STATES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF OHIO, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

*William D. Edwards* 12/7/05  
 WILLIAM D. EDWARDS DATE  
 PROFESSIONAL SURVEYOR NO. 7574



## SCHEDULE B ITEMS

9) RIGHT-OF-WAY EASEMENT TO PIONEER RURAL ELECTRIC COOPERATIVE, INC. RECORDED IN DEED VOLUME 286, PAGE 318, MADISON COUNTY RECORDER'S OFFICE. AFFECTS PROPERTY AS SHOWN ON PLAT.

## LEGAL DESCRIPTION

BEING SITUATE IN THE STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF MONROE, AND BEING A PART OF VIRGINIA MILITARY SURVEY 9138, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" DIAMETER IRON BAR FOUND AT THE INTERSECTION OF THE CENTERLINES OF DAVID BROWN ROAD (COUNTY HIGHWAY 119) (50' RIGHT-OF-WAY) AND MECHANICSBURG-SANFORD ROAD (COUNTY HIGHWAY 27) (45' RIGHT-OF-WAY);

THENCE WITH THE CENTERLINE OF SAID DAVID BROWN ROAD S-54°09'00"-W, 1270.00' (FEET) TO A MAG NAIL SET;

THENCE N-29°12'34"-W, 742.26' (FEET) TO AN IRON BAR SET, PASSING FOR REFERENCE AN IRON BAR SET ON THE RIGHT-OF-WAY LINE OF DAVID BROWN ROAD AT 25.12' (FEET) AND ALSO PASSING FOR REFERENCE IRON BARS SET AT 242.26' (FEET) AND AT 492.26' (FEET);

THENCE N-48°05'32"-E, 939.31' (FEET) TO A MAG NAIL SET ON THE CENTERLINE OF AFOREMENTIONED MECHANICSBURG-SANFORD ROAD, PASSING FOR REFERENCE AN IRON BAR SET ON THE RIGHT-OF-WAY LINE OF MECHANICSBURG-SANFORD ROAD AT 916.42' (FEET) AND ALSO PASSING FOR REFERENCE IRON BARS SET AT 300.00' (FEET) AND AT 600.00' (FEET);

THENCE WITH THE CENTERLINE OF MECHANICSBURG-SANFORD ROAD S-52°29'51"-E, 873.00' (FEET) TO THE PLACE OF BEGINNING.

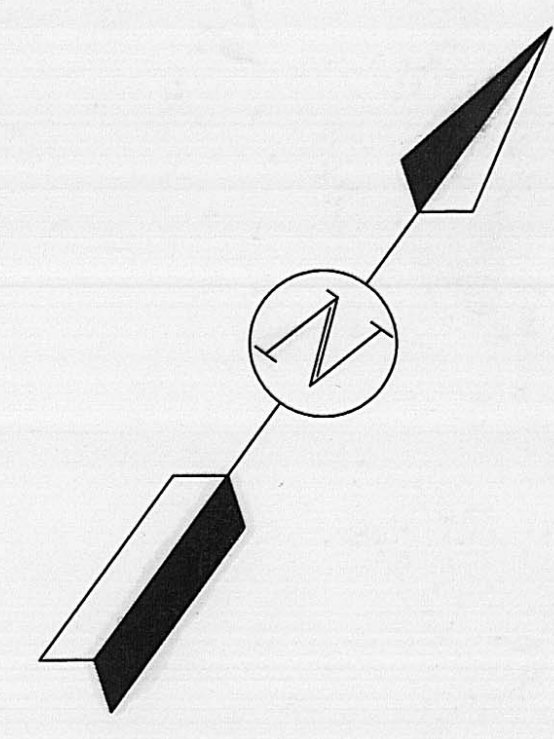
CONTAINING 20,000 ACRES, 1.168 ACRES OF WHICH IS WITHIN THE ROADS RIGHTS-OF-WAYS, BUT BEING SUBJECT TO THE RIGHTS OF ALL LEGAL HIGHWAYS AND ALL EASEMENTS OF RECORD.

BEING A PART OF A 126,940 ACRE TRACT CONVEYED TO CHESTER A. CLIME, TRUSTEE, BY DEED RECORDED IN DEED VOLUME 291, PAGE 787, OF THE MADISON COUNTY DEED RECORDS.

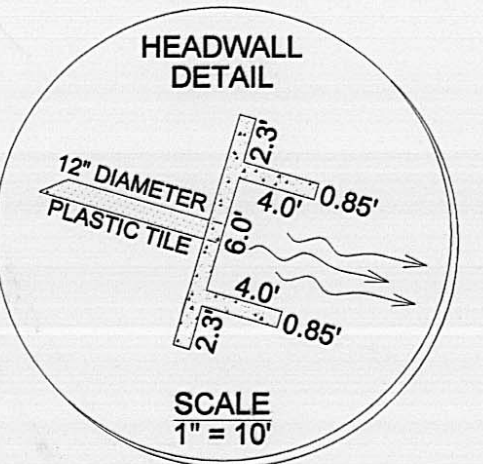
THE FOREGOING DESCRIPTION PREPARED BY AND IN ACCORDANCE WITH A SURVEY BY WILLIAM D. EDWARDS, PROFESSIONAL SURVEYOR 7574, DECEMBER 7, 2005. ALL IRON BARS SET ARE 5/8"x30" IRON RE-BAR WITH A YELLOW PLASTIC CAP STAMPED "EDWARDS PS 4792 PS 7574". THE BASIS OF BEARINGS FOR THE HEREIN DESCRIBED TRACT IS THE CENTERLINE OF DAVID BROWN ROAD PER DEED VOLUME 291, PAGE 787, OF THE MADISON COUNTY DEED RECORDS (S-54°09'00"-W).

LEGEND	
	IRON BAR ( FOUND )
	RAIL ROAD SPIKE ( FOUND )
	TOWNSHIP STONE ( FOUND )
	MAG NAIL ( SET )
	IRON BAR W/ YELLOW PLASTIC CAP STAMPED "EDWARDS PS 4792 PS 7574" ( SET )
	OVERHEAD UTILITIES
	POWER POLE
	TELEPHONE BOX
	EDGE OF PAVEMENT
	RIGHT OF WAY
	PROPERTY LINE
	CENTERLINE
	CORRUGATED METAL PIPE CULVERT

- GENERAL NOTES**
- BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF DAVID BROWN ROAD PER DEED VOLUME 291, PAGE 787 OF THE MADISON COUNTY RECORDER'S OFFICE (S-54°09'00"-W).
  - THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES FOUND AT THE TIME OF THIS SURVEY.
  - SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 390773 0075 B, WITH AN EFFECTIVE DATE OF FEBRUARY 3, 1991 IN MADISON COUNTY, STATE OF OHIO, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
  - BRACKETS, " [ ] " INDICATE DEED CALL.



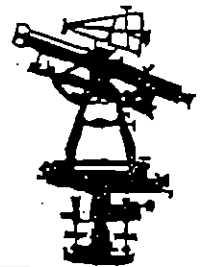
MONROE TOWNSHIP  
 SOMERFORD TOWNSHIP



3-06



**EDWARDS SURVEYING**  
110 SOUTH MAIN STREET  
URBANA, OHIO 43078  
(937) 653-6508



**LEGAL DESCRIPTION FOR CLIME'S 20.000 ACRE TRACT**

Being situate in the State of Ohio, County of Madison, Township of Monroe, and being a part of Virginia Military Survey 9138, and being more particularly described as follows:

Beginning at a 1/2" diameter iron bar found at the intersection of the centerlines of David Brown Road (County Highway 119) (50' right-of-way) and Mechanicsburg-Sanford Road (County Highway 27) (45' right-of-way);

thence with the centerline of said David Brown Road S-54°09'00"-W, 1270.00' (feet) to a Mag nail set;

thence N-29°12'34"-W, 742.26' (feet) to an iron bar set, passing for reference an iron bar set on the right-of-way line of David Brown Road at 25.12' (feet) and also passing for reference an iron bar set at 242.26' (feet) and at 492.26' (feet);

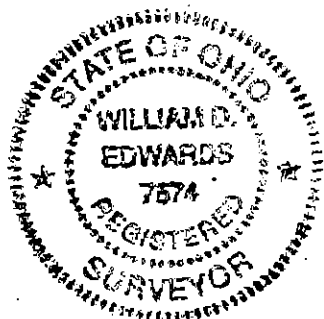
thence N-48°05'32"-E, 939.31' (feet) to a Mag nail set on the centerline of aforementioned Mechanicsburg-Sanford Road, passing for reference an iron bar set on the right-of-way line of Mechanicsburg-Sanford Road at 916.42' (feet) and also passing for reference iron bars set at 300.00' (feet) and at 600.00' (feet);

thence with the centerline of Mechanicsburg-Sanford Road S-52°29'51"-E, 873.00' (feet) to the place of beginning.

Containing 20.000 acres, 1.168 acre of which is within the roads rights-of-ways, but being subject to the rights of all legal highways and all easements of record.

Being a part of a 126.940 acre tract conveyed to Chester A. Clime, Trustee by Deed recorded in Deed Volume 291, Page 787, of the Madison County Deed Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor 7574, December 7, 2005. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 4792 PS 7574". The basis of bearings for the herein described tract is the centerline of David Brown Road per Deed Volume 291, Page 787, of the Madison County Deed Records (S-54°09'00"-W).



A handwritten signature of William D. Edwards in black ink.

William D. Edwards  
Professional Surveyor No. 7574