



EASEMENT NOTES

- The following easement numbers refer to Title Commitment #36 0084 010 00011268.
- "Blanket" easement granted to the Ohio Power Company for the operation and maintenance of poles and wires for transmission of electric or other power. Including telegraph and telephone - Power lines and poles are delineated on this plat.
 - does not apply to subject premises
 - easement granted to Columbia Gas of Ohio, Inc. for maintenance, operation and repair of its gas pipeline serving the premises. The main line of the pipeline is located approximately 28' north from the centerline of Taylortown Road. The location of the service lines would have to be field verified by the gas company.
 - a) easement for the right to use water well - easement was to terminate 1 year after delivery of deed
b) 10' wide easement for water line - easement was to terminate not later than January 1, 1994
c) does not apply to subject premises
 - easement for the use of an existing septic system - easement was to terminate not later than January 1, 1994
 - does not apply to subject premises
 - does not apply to subject premises

SURVEYOR'S STATEMENT

I, Douglas C. Seller, being a Professional Surveyor in the State of Ohio, do hereby state to the best of my knowledge, information and belief to: the Rossier Family Limited Partnership, an Ohio Limited Partnership, Society National Bank, Chicago Title Agency of North Central Ohio, and to Calfee, Halter & Griswold, that:

This 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 the American Land Title Association and the American Congress on Surveying and Mapping in 1992, that this survey meets the accuracy requirements of an Urban Class Survey as defined therein, including items 1 through 3 inclusive, 7a, and 8 through 11 inclusive, of Table "A" thereon. Additionally, this survey was performed to the normal standard of care of Professional Surveyors in North Central Ohio.

Easements of record, as furnished to the surveyor contained in Title Commitment #36 0084 010 00011268 as issued by Chicago Title, dated May 12, 1994, have been delineated or addressed hereon. This plat does not intend to show any unwritten or unrecorded (not of the public record) easements which may exist.

There are no visible encroachments from above ground improvements appurtenant to the subject premises onto the adjoining premises, nor from adjoining premises onto the subject premises, except as may be shown on this plat.

By graphical analysis only of Flood Insurance Rate Map #390-476 0060 B, published by the Federal Emergency Management Agency, dated April 2, 1991, the subject property is located outside of a Special Flood Hazard Area.

Date of Survey: 3/18/94; updated to ALTA/ACSM Std's. 5/19/94

ZONING NOTES

The front portion (approximately the south 350 feet) of the subject property is zoned Industrial 1 (I-1). The adjoining premises are zoned Agricultural 2 (A-2) on the north and west sides, and Residential 2 (R2) on the east side.

Restrictions for new construction are: 50' front set back line; and 100' side and rear set back line

SURVEY DESCRIPTION

Part SW Quarter Section 14
Jackson Township, Ohio
Richland County, Ohio

Situated in the Township of Jackson, County of Richland, State of Ohio and being a part of the Southeast Quarter of Section 14, Township 22 North, Range 19 West, more particularly described as follows:

commencing at an iron pin found and accepted as marking the southeast corner of said quarter section, the name, line of said 60 minute arc with the centerline of Taylortown Road (County Highway 200), a distance of 1075.26 feet (record distance = 1075.40 feet) to a railroad spike found and accepted as marking the southwest corner of a 1.514 acre parcel currently owned by M. & K. Reardon (deed reference: ORV 257, page 361), the place of beginning of the parcel herein described;

thence, continuing North 90 degrees 00 minutes 00 seconds with the said south line and said centerline, a distance of 340.00 feet to a PK spike set marking the southwest corner of a 5.06 acre parcel currently owned by J. & R. Bricker (deed reference: Volume 770, page 271);

thence, North 0 degrees 32 minutes 11 seconds West with Bricker's west line, passing through an iron pin set for reference at 25.00 feet, a total distance of 928.09 feet to an iron pin set;

thence, South 48 degrees 58 minutes 48 seconds East a distance of 584.88 feet to an iron pin found and accepted as marking the northwesterly corner of said Reardon parcel;

thence, with existing lines of said Reardon parcel, the following two courses and distances:

- South 22 degrees 57 minutes 07 seconds West, passing through an iron pipe found at 40.00 feet, a total distance of 216.88 feet to an iron pipe found, and replaced with an iron pin set;
- South 0 degrees 02 minutes 20 seconds West, passing through an iron pipe found at 301.05 feet, a total distance of 326.05 feet to the place of beginning, containing 6.44 acres, according to survey by Douglas C. Seller, Professional Surveyor #6869 on March 18, 1994, but subject to the right of way of Taylortown Road.

Iron pins set are 5/8" rods with caps stamped "SRIKER 6869". Bearings are based on Deed Volume 897, page 712, and are intended to be used for angular determination only.

[Signature]
Douglas C. Seller
Professional Surveyor #6869
52 1/2 North Main Street
Mansfield, Ohio 44902
(419) 525-5644

3/10/94
Date

NEW STATE
TAXES APPROVED
DATE

ALTA/ACSM SURVEY FOR
THE ROSSER FAMILY PARTNERSHIP
PT. SW 1/4 SECTION 14, T22 N, R15 W
JACKSON TOWNSHIP
RICHLAND COUNTY, OHIO
DATE: MAY 20, 1994 SCALE: 1"=40'
DRAWN BY: 942981 DRAFTER: JLD