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740.363.6792
740.363.6536 fax
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PLAT OF SURVEY FOR

MTD CONSUMER GROUP, INC.

SITUATED IN THE STATE OF OHIO, COUNTY OF RICHLAND, CITY OF SHELBY,
BEING PART OF SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 22, RANGE 19.

N. LINE, SE 1/4, SECT. 16
P.O.C.
WAREHAM ROAD
(TOWNSHIP HIGHWAY 211)

NE CORNER, SE 1/4, SECTION 16
(I.P. W/BRASS CAP FND)

JODIE L. BALLARD
1.8 ACRES
O.R.V. 831, PG. 865

RICHARD M. FRIEBEL
BERNICE M. FRIEBEL
5 ACRES
O.R.V. 1477, PG. 844

ROBERT L. BOOR
MARY E. BOOR
0.5620 ACRES
D.B. 471, PG. 234

TIM M. YOUNG
JOANN YOUNG
6.39 ACRES
O.R.V. 958, PG. 619

JACKSON TOWNSHIP

N 89°30'49" E 208.36'

136.57'

P.O.B.

S 89°30'49" W

9.84'

MTD CONSUMER GROUP, INC.
24.815 ACRES
O.R.V. 1697, PG. 81

CITY OF SHELBY
CORPORATION LINE

S 01°07'35" E 538.50'

JACKSON TOWNSHIP

TRACT # 1

2.560 ACRES

MTD CONSUMER GROUP, INC.
24.809 ACRES
O.R.V. 1697, PG. 74

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

INITIAL DATE
MAB 8/28/07

ROBERT L. BOOR
MARY E. BOOR
0.140 ACRE
O.R.V. 551, PG. 620

N 88°47'38" W 208.36'

CITY OF SHELBY
CORPORATION LINE

JACKSON TOWNSHIP

MARGARET STROUP

23.741 ACRES

O.R.V. 547, PG. 743

LEGEND

- IRON PIN FOUND
- IRON PIN SET

NOTE

ALL IRON PINS SET ARE 5/8" SOLID IRON PINS 30" IN LENGTH
WITH AN ORANGE PLASTIC CAP STAMPED "FLOYD BROWNE GROUP"

NOTE

ALL RECORD INFORMATION SHOWN HEREON WAS OBTAINED
FROM THE RECORDER'S OFFICE, RICHLAND COUNTY, OHIO.

BASIS OF BEARINGS

BEARINGS ARE BASED ON BEARINGS ACQUIRED BY GPS
OBSERVATIONS NAD 83 (1995)-OHIO STATE PLANE
COORDINATE SYSTEM-NORTH ZONE FROM THE RICHLAND
COUNTY GEODETIC CONTROL MONUMENTATION.

I HEREBY STATE THAT THIS SURVEY IS BASED ON ACTUAL FIELD MEASUREMENTS
AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT.

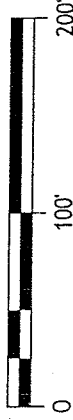
6/25/07
DATE

MARK ALAN SMITH, PS

PROFESSIONAL SURVEYOR NO. S-8232

NOTE

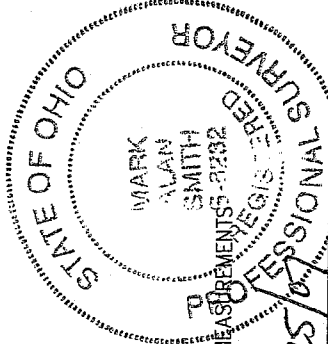
THE GRANTEE, HIS HEIRS AND ASSIGNS DO HEREBY COVENANT
AND AGREE THAT THE PARCEL OF LAND DESCRIBED IN THIS
INSTRUMENT OR ANY PORTION THEREOF DOES NOT CONSTITUTE A
PRINCIPAL BUILDING SITE UNDER APPLICABLE ZONING AND WILL NOT
BE CONVEYED BY SAID GRANTEE, HEIRS AND ASSIGNS
INDEPENDENT AND SEPARATE FROM ANY ADJOINING OR
CONTIGUOUS PARCEL FRONTING ON A PUBLIC HIGHWAY OR STREET



ORIGINAL GRAPHIC SCALE



NORTH

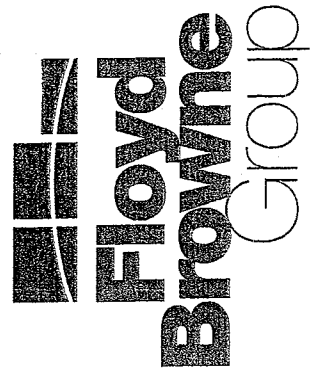


PAGE 3 OF 3

DRAWN BY: W.R.W.

CHECKED BY: M.A.S.

FILE NO. — 06-50440-040



**Description of a 2.560 Acre Tract for
MTD Consumer Group, Inc.
TRACT 1**

Situated in the State of Ohio, County of Richland, City of Shelby, being part of the southeast quarter of Section 16, Township 22, Range 19, being 2.489 acres out of a 24.809 acre tract of land described in deed to MTD Consumer Group, Inc., of record in Official Record Volume 1697, Page 74, 0.071 acres out of a 24.815 acre tract of land described in deed to MTD Consumer Group, Inc., of record in Official Record Volume 1697, Page 81 and being more particularly described as follows:

COMMENCING for reference at an iron pin with a brass cap found at the northeast corner on the southeast quarter of Section 16, being the northeast corner of a 0.5620 acre tract of land described in deed to Robert L. Boor and Mary E. Boor of record in Deed Book 471, Page 234, being an angle point on the centerline of Wareham Road (Township Highway 211);

Thence, South 01°16'09" East, a distance of 350.02 feet, with the easterly line of said 0.5620 acre tract, being the easterly line of the said southeast quarter of Section 16, to a iron pin set at the southeasterly corner of said 0.5620 acre tract, being the northeasterly corner of a 0.140 acre tract of land described in deed to Robert L. Boor and Mary E. Boor of record in Official Record Volume 551, Page 620;

Thence, South 89°30'49" West, a distance of 9.84 feet, with the southerly line of said 0.5620 acre tract, being the northerly line of said 0.140 acre tract, to a point (being an iron pin found 0.98 feet north) at the northeasterly corner of said 24.809 tract, being the northwesterly corner of said 0.140 acre tract, being on the Corporation Line of the City of Shelby and being the **TRUE PLACE OF BEGINNING** of the tract herein to be described;

Thence, South 01°07'35" East, a distance of 538.50 feet, with the westerly line of said 0.140 acre tract, the easterly line of said 24.809 acre tract, and said Corporation Line, to an iron pin set;

Thence, North 88°47'38" West, a distance of 208.36 feet, through said 24.809 acre tract (O.R.V. 1697, Pg. 74), to an iron pin set;

Thence, North 01°08'36" West, a distance of 532.34 feet, continuing through said 24.809 acre tract (O.R.V. 1697, Pg. 74) and through said 24.815 acre tract (O.R.V.

Y-252

Y-252

1697, Pg. 81), to an iron pin set on the north line of said 24.815 acre tract (O.R.V. 1697, Pg. 81), being on the south line of a 5 acre tract of land described in deed to Richard M. Friebel and Berniece M. Friebel of record in Official Record Volume 1477, Page 844 and being on the Corporation Line of the City of Shelby;

Thence, North 89°30'49" East, a distance of 208.36 feet, with the north lines of both said 24.809 acre and 24.815 acre tracts, said Corporation Line and the south lines of said 5 acre tract and said 0.562 acre tract, to the **True Place of Beginning**.

Containing 2.560 acres of land, more or less.

Subject however to all easements, restrictions and rights-of-way of record, if any.

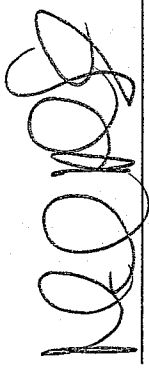
Basis of Bearings are based on bearings acquired by GPS observations NAD 83 (1995) – Ohio State Plane Coordinate System – North Zone from the Richland County Geodetic Control Monumentation.

The above description is based on and referenced to a plat of survey entitled "Plat of Survey for MTD Consumer Group, Inc." prepared by Floyd Browne Group dated June 25, 2007, attached hereto and made a part hereof.

All iron pins set are 5/8" solid iron pins 30" in length with an orange plastic cap stamped "Floyd Browne Group".

All references are to the records of the Recorder's Office, Richland County, Ohio.

The grantees, his heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site under applicable zoning and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.



6/25/07

Mark Alan Smith, P.S.
Professional Surveyor No. 8232



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE


INITIAL DATE