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PLAT OF SURVEY FOR

ROBERT L. BOOR & MARY E. BOOR

SITUATED IN THE STATE OF OHIO, COUNTY OF RICHLAND, TOWNSHIP OF JACKSON, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 16 AND PART OF THE SOUTHWEST QUARTER OF SECTION 15, 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)

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

CITY OF SHELBY

I.P. 0.98' N

NOTE

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 GRANTEE, HEIRS AND ASSIGNS INDEPENDENT AND SEPARATE FROM ANY ADJOINING OR CONTIGUOUS PARCEL FRONTING ON A PUBLIC HIGHWAY OR STREET

MTD CONSUMER GROUP, INC.
24,809 ACRES
O.R.V. 1697, PG. 74

CITY OF SHELBY
CORPORATION LINE

NEW SPLIT
RICHLAND COUNTY,
TAX MAP OFFICE

MLB 8-30-07
INITIAL DATE

JACKSON TOWNSHIP

SE QTR SECTION 16
SW QTR SECTION 15
S 01°16'09" E 888.87'

ROBERT L. BOOR
MARY E. BOOR
6.15 ACRES
D.B. 471, PG. 236

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

TRACT # 2 0.426 ACRES

N 01°07'35" W
45.04'

CITY OF SHELBY
CORPORATION LINE

JACKSON TOWNSHIP

MARGARET STROUP

23.741 ACRES
O.R.V. 547, PG. 743

S 88°47'38" E
11.19'

P.O.B.

S 88°47'38" E 404.82'

(0.012 AC)

N 88°47'38" W 408.30'

264.34'

(0.414 AC)

S 08°38'33" W
45.38'

24.49'

J & K. FIDLER, ETAL
41.54 ACRES
D.V. 844, PG. 572

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.

MARK ALAN SMITH, PS

PROFESSIONAL SURVEYOR NO. S-8232

6/25/07
DATE



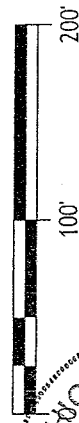
NORTH

LEGEND

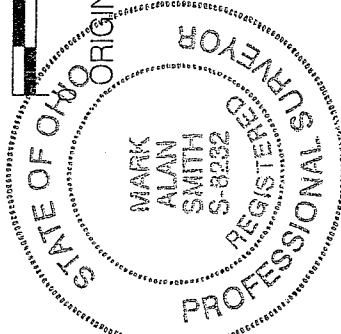
● IRON PIN FOUND

○ IRON PIN SET

■ EXISTING WOOD POST



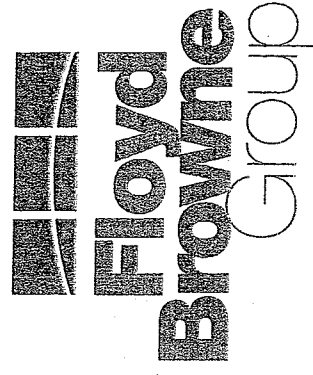
ORIGINAL GRAPHIC SCALE



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PAGE 3 OF
DRAWN BY: W.R.W.
CHECKED BY: M.A.S.

FILE NO. 06-50440-040

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**Description of a 0.426 Acre Tract for
Robert L Boor and Mary E. Boor
TRACT 2**

Situated in the State of Ohio, County of Richland, Township of Jackson, being 0.012 acres lying within the southeast quarter of Section 16 and 0.414 acres lying within the southwest quarter of Section 15, Township 22, Range 19, being 0.012 acres out 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 and 0.414 acres out of a 6.15 acre tract of land described in deed to Robert L. Boor and Mary E. Boor of record in Official Record Volume 471, Page 236 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 the northwest corner of a 6.39 acre tract of land described in deed to Tim M. Young and Joann Young of record in Official Record Volume 958, Page 619, being an angle point on the centerline of Wareham Road (Township Highway 211);

Thence, South 01°16'09" East, a distance of 888.87 feet, with the easterly line of said 0.5620 acre tract, the easterly line of said 0.140 acre tract, with the westerly line of said 6.39 acre tract and the westerly line of said 6.15 acre tract, also being the easterly line of the said southeast quarter of Section 16, to an iron pin set and being the **TRUE PLACE OF BEGINNING** of the tract herein to be described;

Thence, South 88°47'38" East, a distance of 404.82 feet, through said 0.140 acre tract and said 6.15 acre tract, to an iron pin set on the east line of said 6.15 acre tract, being the west line of a 41.54 acre tract of land conveyed to J. & K. Fidler, et al of record in Deed Volume 844, Page 572;

Thence, South 08°38' 33" West, a distance of 45.38 feet, with the east line of said 6.15 acre tract and the west line of said 41.54 acre tract, to an iron pin set at the southeast corner of said 6.15 acre tract, being a common corner to said 41.54 acre tract;

Thence, North 88°47'38" West, a distance of 408.30 feet, with the south line of said 6.15 acre tract and the south line of said 0.140 acre tract, being the north line of said 41.54 acre tract and the north line of a 23.741 acre tract of land described in deed to Margaret Stroup of record in Official Record Volume 547, Page 743 (passing a wood post at a distance of 264.34 feet and passing an iron pin found at a distance of 397.00 feet), to an iron pin found at the southeast corner of a 24.809 acre tract of land described in deed to MTB Consumer Group, Inc. of record in Official Record Volume 1697, Page 74, being the southwest corner of said 0.140 acre tract;

Thence, North 01°07'35" West, a distance of 45.04 feet, with the west line of said 0.140 acre tract and the east line of said 24.809 acre tract, to an iron pin set;

Thence, South 88°47'38" East, a distance of 11.19 feet, through said 0.140 acre tract, to the **TRUE PLACE OF BEGINNING**.

Containing 0.426 acres of land, more or less.

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

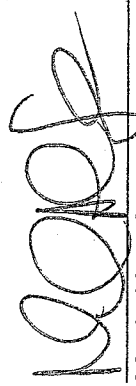
Basis of Bearings are based on bearings acquired by GPS observations NAD 83 (1995) – Ohio State Plane Coordinate System – North Zone from the Richland County Geodetic Control Monumentation.

The above description is based on and referenced to a plat of survey entitled "Plat of Survey for Robert L. Boor & Mary E. Boor" prepared by Floyd Browne Group dated June 25, 2007, attached hereto and made a part hereof.

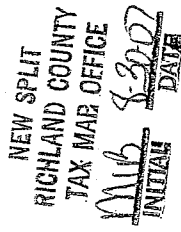
All iron pins set are 5/8" solid iron pins 30" in length with an orange plastic cap stamped "Floyd Browne Group".

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



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