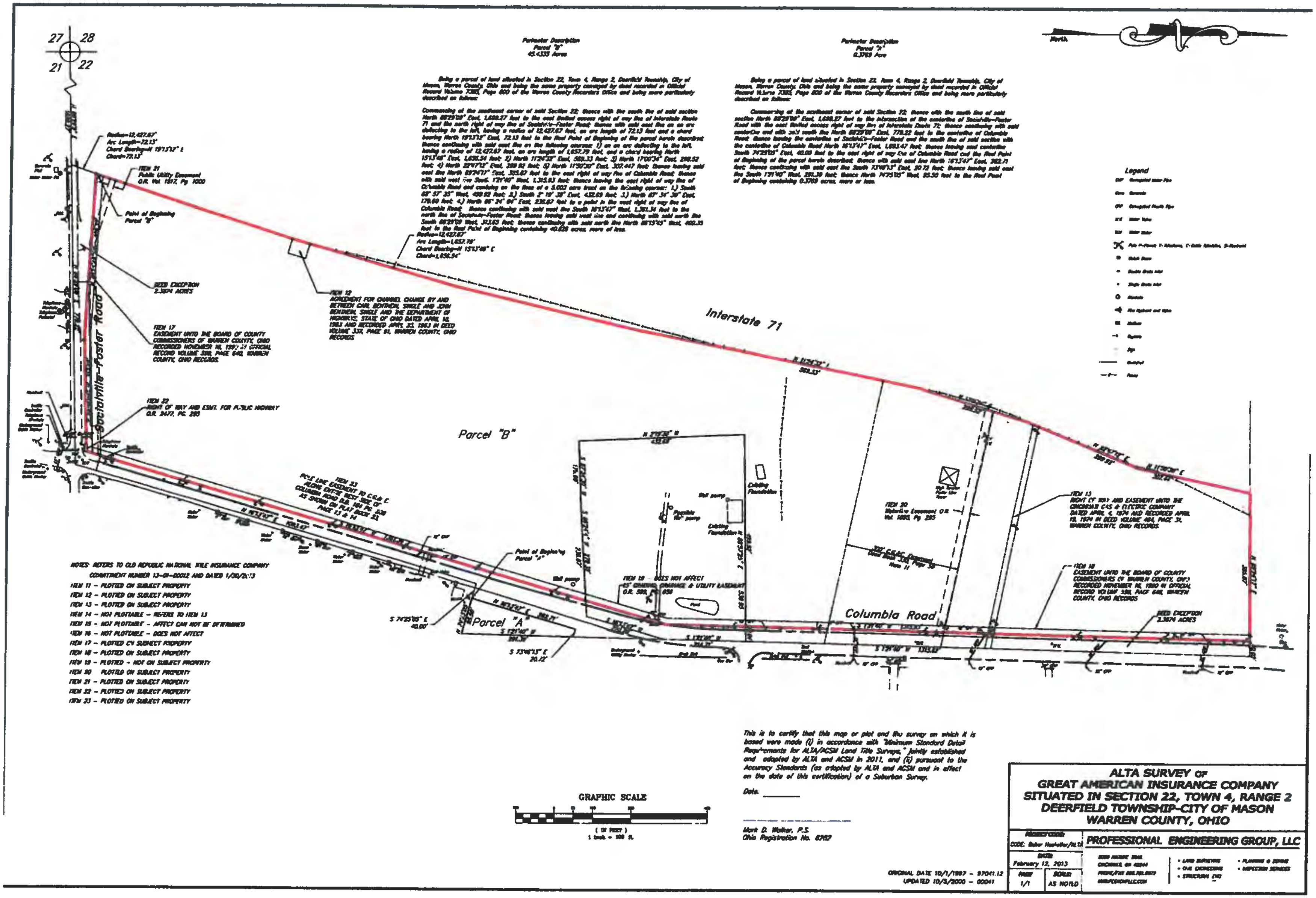

27 28
21 22
North
Perimeter Description
Parcel "B"
45.4335 Acres
Being a parcel of land situated in Section 22, Town 4, Range 2, Deerfield Township, City of Mason, Warren County, Ohio and being the same property conveyed by deed recorded in Official Record Volume 7382, Page 800 of the Warren County Recorders Office and being more particularly described as follows:
Commencing at the southeast corner of said Section 22; thence with the south line of said section North 88°29'09" East, 1,639.27 feet to the east limited access right of way line of Interstate Route 71 and the north right of way line of Socialville–Foster Road; thence with said east line on an arc deflecting to the left, having a radius of 12,427.67 feet, an arc length of 72.13 feet and a chord bearing North 19°13'12" East, 72.13 feet to the Real Point of Beginning of the parcel herein described; thence continuing with said east line on the following courses: 1) on an arc deflecting to the left, having a radius of 12,427.67 feet, an arc length of 1,652.79 feet, and a chord bearing North 15°13'48" East, 1,650.54 feet; 2) North 11°24'32" East, 583.33 feet; 3) North 17°00'34" East, 298.52 feet; 4) North 22°47'12" East, 289.92 feet; 5) North 11°30'30" East, 307.447 feet; thence leaving said east line North 89°24'17" East, 335.87 feet to the west right of way line of Columbia Road; thence with said west line South 1°21'40" West, 1,315.93 feet; thence leaving the west right of way line of Columbia Road and continuing on the lines of a 5.003 acre tract on the following courses: 1.) South 88° 57' 35" West, 409.92 feet; 2.) South 2° 19' 38" East, 432.69 feet; 3.) North 87° 34' 38" East, 170.60 feet; 4.) North 86° 34' 04" East, 230.87 feet to a point in the west right of way line of Columbia Road; thence continuing with said west line South 16°13'47" West, 1,361.34 feet to the north line of Socialville–Foster Road; thence leaving said west line and continuing with said north line South 88°29'09 West, 313.63 feet; thence continuing with said north line North 88°15'45" West, 409.33 feet to the Real Point of Beginning containing 40.638 acres, more or less.
Radius=12,427.67'
Arc Length=1,652.79'
Chord Bearing=N 15°13'48" E
Chord=1,650.54'
Perimeter Description
Parcel "A"
0.3769 Acre
Being a parcel of land situated in Section 22, Town 4, Range 2, Deerfield Township, City of Mason, Warren County, Ohio and being the same property conveyed by deed recorded in Official Record Volume 7382, Page 800 of the Warren County Recorders Office and being more particularly described as follows:
Commencing at the southeast corner of said Section 22; thence with the south line of said section North 88°29'09" East, 1,639.27 feet to the intersection of the centerline of Socialville–Foster Road with the east limited access right of way line of Interstate Route 71; thence continuing with said centerline and with said south line North 88°29'09" East, 779.22 feet to the centerline of Columbia Road; thence leaving the centerline of Socialville–Foster Road and the south line of said section with the centerline of Columbia Road North 16°13'47" East, 1,093.47 feet; thence leaving said centerline South 74°25'05" East, 40.00 feet to the east right of way line of Columbia Road and the Real Point of Beginning of the parcel herein described; thence with said east line North 16°13'47" East, 382.71 feet; thence continuing with said east line South 73°46'13" East, 20.72 feet; thence leaving said east line South 1°21'40" West, 291.39 feet; thence North 74°25'05" West, 95.50 feet to the Real Point of Beginning containing 0.3769 acres, more or less.
Legend
Interstate 71
Parcel "B"
Parcel "A"
Columbia Road
Socialville–Foster Road
Radius=12,427.67'
Arc Length=72.13'
Chord Bearing=N 19°13'12" E
Chord=72.13'
ITEM 21
Public Utility Easement
O.R. Vol. 1917, Pg. 1000
Point of Beginning
Parcel "B"
DEED EXCEPTION
2.3874 ACRES
ITEM 17
EASEMENT UNTO THE BOARD OF COUNTY COMMISSIONERS OF WARREN COUNTY, OHIO RECORDED NOVEMBER 16, 1990 IN OFFICIAL RECORD VOLUME 598, PAGE 640, WARREN COUNTY, OHIO RECORDS.
ITEM 12
AGREEMENT FOR CHANNEL CHANGE BY AND BETWEEN CARL BENTHEIM, SINGLE AND JOHN BENTHEIM, SINGLE AND THE DEPARTMENT OF HIGHWAYS, STATE OF OHIO DATED APRIL 18, 1963 AND RECORDED APRIL 23, 1963 IN DEED VOLUME 337, PAGE 91, WARREN COUNTY, OHIO RECORDS.
ITEM 22
RIGHT OF WAY AND ESMT. FOR PUBLIC HIGHWAY
O.R. 3477, PG. 285
ITEM 23
POLE LINE EASEMENT TO C.G.& E.
ALONG ENTIRE WEST SIDE OF
COLUMBIA ROAD D.B. 164 PG. 328
AS SHOWN ON PLAT BOOK 23,
PAGE 13 & 14
Point of Beginning
Parcel "A"
S 74°25'05" E
40.00'
S 73°46'13" E
20.72'
ITEM 19
DOES NOT AFFECT
ITEM 20
Waterline Easement O.R.
ITEM 13
RIGHT OF WAY AND EASEMENT UNTO THE CINCINNATI GAS & ELECTRIC COMPANY DATED APRIL 4, 1974 AND RECORDED APRIL 19, 1974 IN DEED VOLUME 484, PAGE 31, WARREN COUNTY, OHIO RECORDS.
ITEM 18
EASEMENT UNTO THE BOARD OF COUNTY COMMISSIONERS OF WARREN COUNTY, OHIO RECORDED NOVEMBER 16, 1990 IN OFFICIAL RECORD VOLUME 598, PAGE 646, WARREN COUNTY, OHIO RECORDS
DEED EXCEPTION
3.3874 ACRES
Existing Foundation
Well pump
Pond
NOTES: REFERS TO OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NUMBER 13-01-00012 AND DATED 1/30/2013
ITEM 11 – PLOTTED ON SUBJECT PROPERTY
ITEM 12 – PLOTTED ON SUBJECT PROPERTY
ITEM 13 – PLOTTED ON SUBJECT PROPERTY
ITEM 14 – NOT PLOTTABLE – REFERS TO ITEM 13
ITEM 15 – NOT PLOTTABLE – AFFECT CAN NOT BE DETERMINED
ITEM 16 – NOT PLOTTABLE – DOES NOT AFFECT
ITEM 17 – PLOTTED ON SUBJECT PROPERTY
ITEM 18 – PLOTTED ON SUBJECT PROPERTY
ITEM 19 – PLOTTED – NOT ON SUBJECT PROPERTY
ITEM 20 PLOTTED ON SUBJECT PROPERTY
ITEM 21 – PLOTTED ON SUBJECT PROPERTY
ITEM 22 – PLOTTED ON SUBJECT PROPERTY
ITEM 23 – PLOTTED ON SUBJECT PROPERTY
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 2011, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of a Suburban Survey.
Date. ________
Mark D. Walker, P.S.
Ohio Registration No. 8782
ORIGINAL DATE 10/1/1997 – 97041.12
UPDATED 10/5/2000 – 00041
ALTA SURVEY OF
GREAT AMERICAN INSURANCE COMPANY
SITUATED IN SECTION 22, TOWN 4, RANGE 2
DEERFIELD TOWNSHIP-CITY OF MASON
WARREN COUNTY, OHIO
DATE:
February 12, 2013
PAGE
1/1
SCALE:
AS NOTED
PROFESSIONAL ENGINEERING GROUP, LLC
• LAND SURVEYING
• CIVIL ENGINEERING
• PLANNING & ZONING
• INSPECTION SERVICES