

ALTA/ACSM LAND TITLE SURVEY

MINSTER MACHINE CO.

27 SECTION 7 S 4 E JACKSON TOWNSHIP MINSTER VILLAGE AUGLAIZE, OHIO COUNTY

LEGAL DESCRIPTION

TRACT I:

SITUATED IN THE TOWNSHIP OF JACKSON, VILLAGE OF MINSTER, COUNTY OF AUGLAIZE, STATE OF OHIO IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 4 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing for reference at a gin spindle set at the southeast corner of the southwest quarter of said Section 27, also being on the centerline of Fourth Street;

thence, North 89°-08'-36" West, 655.38 feet, along the south line of said Section 27 and the centerline of Fourth Street to a point;

thence, North 01°-23'-28" East, 33.00 feet, to an iron pin with cap set on the north right-of-way line of said Fourth Street, also being the southeast corner of Lot 12 and being the principal place of beginning for the tract herein conveyed;

thence, North 89°-08'-36" East, 220.66 feet, along the east line of said Lot 12 to an iron pin with cap set;

thence, North 89°-08'-36" West, 133.35 feet, parallel with the south line of Lot 12 to an iron pin found at the northwest corner of a tract of land owned by David J. Krugh as described in Official Record 479, Page 105;

thence, North 89°-55'-50" West, 48.03 feet, to an iron pin with cap set;

thence, North 89°-08'-36" West, 139.95 feet, parallel with the south line of Lot 12 to an iron pin with cap set on the west line of said Lot 12;

thence, North 01°-26'-20" East, 425.55 feet, along the west line of said Lot 12 to an iron pin with cap set;

thence, South 89°-10'-28" East, 320.97 feet, to an iron pin with cap set on the east line of said Lot 12;

thence, North 01°-23'-28" East, 342.41 feet, along the west line of Lot 2 and Lot 3 to an iron pin with cap set;

thence, South 01°-23'-30" East, 398.09 feet, to an iron pin with cap set;

thence, South 01°-23'-30" West, 681.15 feet, to an iron pin with cap set;

thence, North 89°-08'-36" West, 77.38 feet, parallel with the south line of the southwest quarter of said Section 27 to an iron pin with cap set;

thence, South 01°-23'-30" West, 306.98 feet, to an iron pin with cap set on the north right-of-way line of Fourth Street;

thence, North 89°-08'-36" West, 320.70 feet, along the north right-of-way line of said Fourth Street to the principal place of beginning.

Containing 11.620 acres more or less with all being subject to any legal highways and easements of record.

Bearings are assumed and used to denote angles only.

The above description was prepared by Thomas L. Coverstone, Ohio Professional Surveyor Number 7100, based on a survey performed under his direct supervision dated August 12, 2005.

NOTES:

1. BEING SUBJECT TO A GAS EASEMENT RECORDED IN MISC. VOL. 14, PG. 576. EXACT LOCATION UNDETERMINABLE.
2. BEING SUBJECT TO A TILE EASEMENT RECORDED IN MISC. VOL. 6, PG. 541 AND MISC. VOL. 6, PG. 543. EXACT LOCATION UNDETERMINABLE.
3. BEING SUBJECT TO AN ELECTRIC EASEMENT RECORDED IN MISC. 1, PG. 174. EXACT LOCATION UNDETERMINABLE.
4. BEING SUBJECT TO AN ELECTRIC EASEMENT RECORDED IN D.B. 198, PG. 874. LOCATION UNDETERMINABLE.

VILLAGE OF MINSTER

THIS PLAT WAS INSPECTED AND APPROVED BY ME THIS 1st DAY OF September, 2005

Donald L. Jansen
VILLAGE ADMINISTRATOR

LEGEND

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- P.K. NAIL FOUND
- RAILROAD SPIKE FOUND
- GIN SPINDLE SET
- DECIDUOUS TREE
- DECIDUOUS BUSH
- CONIFEROUS BUSH
- TELEPHONE PEDESTAL
- EXISTING TELEPHONE
- EXISTING ELECTRIC
- TRAFFIC SIGNAL
- EXISTING POLE BOX
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER SERVICE VALVE
- EXISTING WATER VALVE
- EXISTING WATER MAIN
- EXISTING SPRINKLER HEAD
- EXISTING INDICATOR POST VALVE
- EXISTING SANITARY CLEAN OUT
- EXISTING SANITARY
- EXISTING CATCH BASIN
- EXISTING STORM
- GAS RISER
- EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING SIGN
- UTILITY POLE



VICINITY MAP

LEGAL DESCRIPTION

TRACT II:

SITUATED IN THE TOWNSHIP OF JACKSON, VILLAGE OF MINSTER, COUNTY OF AUGLAIZE, STATE OF OHIO IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 4 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing for reference at a gin spindle set at the southeast corner of the southwest quarter of said Section 27, also being on the centerline of Fourth Street;

thence, North 89°-08'-36" West, 655.38 feet, along the south line of said Section 27 and the centerline of Fourth Street to a point;

thence, North 01°-23'-28" East, 33.00 feet, to an iron pin with cap set on the north right-of-way line of said Fourth Street, also being the southeast corner of Lot 12 and being the principal place of beginning for the tract herein conveyed;

thence, North 89°-08'-36" West, 15.59 feet, along the north right-of-way line of said Fourth Street to an iron pin with cap set at the southeast corner of a tract of land owned by David J. Krugh as described in Official Record 479, Page 105;

thence, North 01°-26'-20" East, 220.66 feet, along the east line of said Krugh tract to an iron pin with cap set;

thence, South 89°-08'-36" East, 15.41 feet, parallel with the south line of Lot 12 to an iron pin with cap set on the east line of said Lot 12;

thence, South 01°-23'-28" West, 220.66 feet, along the east line of said Lot 12 to the principal place of beginning.

Containing 0.079 acres more or less with all being subject to any legal highways and easements of record.

Bearings are assumed and used to denote angles only.

The above description was prepared by Thomas L. Coverstone, Ohio Professional Surveyor Number 7100, based on a survey performed under his direct supervision dated August 12, 2005.

CB #1	SAN MH #4
TOP 957.56	TOP 957.92
INV. 956.05	W 8" INV. 948.42
	E 8" INV. 948.36
	S 8" INV. 948.42
CB #2	WATER MH #5
TOP 957.33	TOP 960.99
INV. 955.80	BOTTOM 953.29
STM MH #3	CB #6
TOP 957.12	TOP 959.39
N 6" INV. 950.55	N 6" INV. 955.79
10" INV. 953.77	10" W INV. 955.47
12" INV. 950.51	6" E INV. 955.59
10" S INV. 953.89	

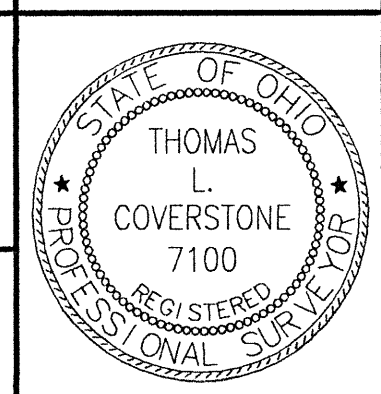
SURVEYOR'S CERTIFICATION:

To: Village of Minster, Ohio, Old Republic National Title Insurance Company, and Western Ohio Title Agency;

This is to certify that this map or plat of survey (this "Survey Map") of the real property ("Property") specifically described in Old Republic National Title Insurance Company Title Commitment dated June 22, 2005 (the "Title Commitment"), (1) is based on a field survey made on August 12, 2005, by me or directly under my supervision in accordance with the most recently adopted Minimum Standard Detail Requirements and Classifications for ALTA/ACSM Land Title Surveys, pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM, and in effect on the date of this certification, undersigned further certifies that the proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys" (2) was prepared in accordance with and includes all items and information required by the document titled Old Republic National Title Insurance Company Title Commitment dated June 22, 2005, and (3) to the best of my professional knowledge, information and belief.

- (a) This Survey Map correctly represents the facts found at the time of the survey.
- (b) There are no discrepancies between the boundary lines of the Property as shown on this Survey Map and as described in the legal description presented in the Title Commitment;
- (c) The boundary line dimensions as shown on this Survey Map form a mathematically closed figure within 0.1 foot;
- (d) The boundary lines of the Property are contiguous with the boundary lines of all adjoining streets, highways, rights-of-way and easements, public or private, as described in their most recent respective legal descriptions of record; and
- (e) Except as otherwise noted below, if the Property consists of two or more parcels, there are no gaps or gores between said parcels.

The undersigned understands and agrees that the parties to whom this certification is addressed will be relying upon this survey for accuracy with respect to the Property.



CHOICE ONE ENGINEERING
the choice that exceeds...
440 E. HOEWISHER ROAD
SIDNEY, OHIO 45365
(937) 497-0200 • FAX (937) 497-0300
www.choiceoneengineering.com

date: 08-12-2005
drawn by: GCA
job number: AUGMIN0505ALTA

Thomas L. Coverstone
THOMAS L. COVERSTONE, P.S. #7100
08/12/05
DATE