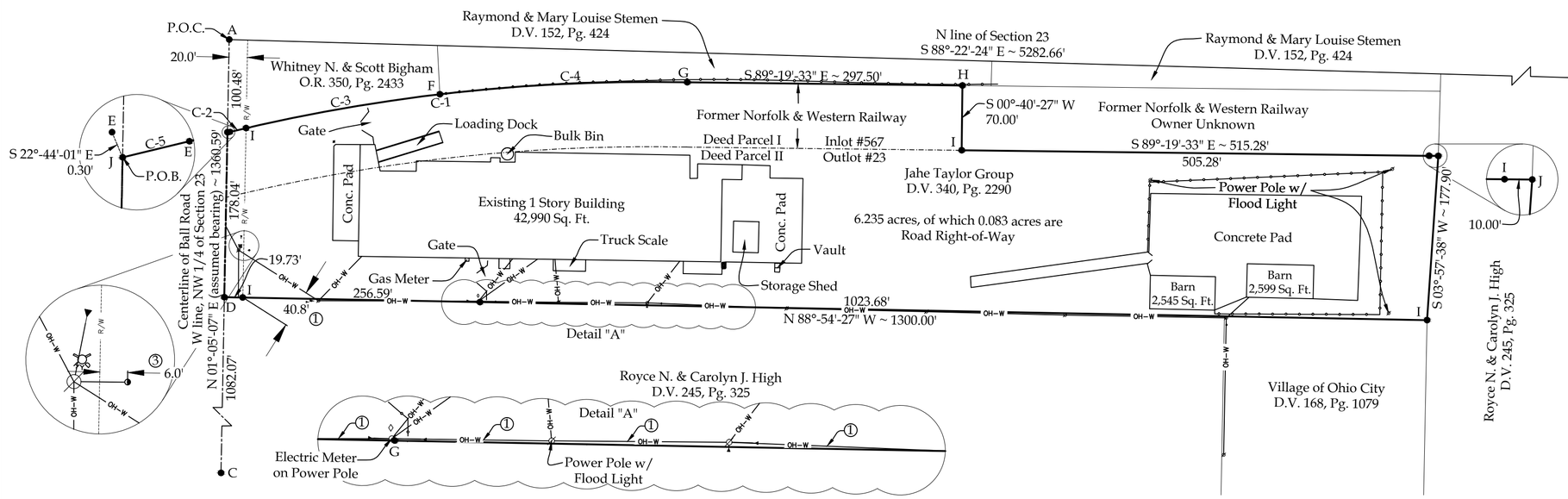
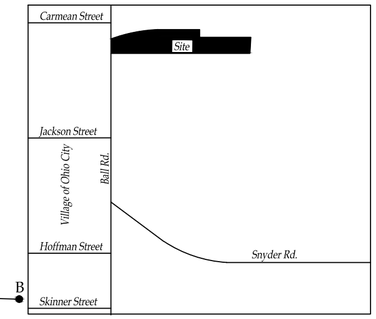
Survey of Inlot #567 and Outlot #23 of the Village of Ohio City. Located in the NW 1/4 of Section 23, T3S, R2E, Village of Ohio City, Ohio County, Ohio and being Parcel #14-000000.0000.

Prior Deed Referenced in Deed Volume 200, Page 1000.

ALTA/ACSM Land Title Survey

CLIENT NAME,
AN XYZ CORPORATION
OHIO CITY, OHIO





Vicinity Map

UNDERGROUND UTILITIES
2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS
MUST BE CALLED DIRECTLY

N

GRAPHIC SCALE 1" = 100'

100 50 0 100 200

Curve Data

C-1
Radius = 1930.08'
Delta = 02°-58'-08"
Arc Length = 501.14'
Chord Dist. = 499.73'
Chord Bearing = N 83°-46'-12" E

C-4
Radius = 1930.08'
Delta = 07°-57'-02"
Arc Length = 267.83'
Chord Dist. = 267.61'
Chord Bearing = N87°-13'-59" E

C-2
Radius = 1930.08'
Delta = 00°-33'-00"
Arc Length = 18.53'
Chord Dist. = 18.53'
Chord Bearing = N 76°-40'-11" E

C-5
Radius = 1930.08'
Delta = 00°-03'-43"
Arc Length = 2.13'
Chord Dist. = 2.13'
Chord Bearing = N 76°-21'-47" E

C-3
Radius = 1930.08'
Delta = 06°-18'-41"
Arc Length = 212.61'
Chord Dist. = 212.50'
Chord Bearing = N 80°-06'-02" E

LEGEND

A = Existing Monument Box at the NW Corner of Section 23

B = Existing #5 Rebar at the NE Corner of Section 23

C = Existing Monument Box at the SE Corner of the NW $\frac{1}{4}$ of Section 23

D = Set Mag Nail

E = Existing Mag Nail

F = Existing 4"X8" Wood Corner Post

G = Existing #5 Rebar

H = #5 Rebar set in place of a disturbed #5 Rebar

I = Set #5 Rebar

J = Unmonumented Point of Interest

SUBJECT PROPERTY
CENTERLINE
SOUTH LINE RAILWAY
FENCE LINE
OH-W OVERHEAD WIRE
R/W RIGHT OF WAY
FIRE HYDRANT
GUY WIRE
POWER POLE
GUY POLE
CATCH BASIN
GAS MARKER

SURVEY CERTIFICATION

January 20, 2014

This survey is made for the benifit of and is certified to Client Name, an XYZ Corporation and Ohio Bar Title Insurance Company.

I, Kyle J. Binkley, P.S., a Registered Land Surveyor in the State of Ohio, do hereby certify to the aforesaid parties, their successors and assigns, as of the date set forth above that I have made a careful survey of a tract of land described as follows:

LEGAL DESCRIPTION

Being all of Inlot #567 and Outlot #23 of Ohio City and being located in the NW ¼ of Section 23, Town 3 South, Range 2 East, Village of Ohio City, Ohio County, Ohio, and being Parcel #14-000000.0000 (Prior Deed Reference D.V. 200, Pg. 1000), more particularly described as follows:

Commencing at an existing Monument Box at the NW corner of Section 23; thence S 01°-05'-07″ W on the West line of the NW ¼ of Section 23 (centerline of Ball Road), 100.48' to the POINT OF BEGINNING, said point being S 22°-44'-01" E, 0.30' from an existing Mag Nail; thence the following courses:

1. Northeasterly on the arc of a curve to the right in the North line of the former Norfolk and Western Railway (Radius = 1930.08', Delta = 02°-58'-08", Chord Bearing = N 83°-46'-12" E, Chord Length = 499.73'), 501.14' to an existing #5 Rebar, passing an existing Mag Nail at 2.12', a set #5 Rebar at 20.65', and an existing 4"X8" Wood Corner Post at 233.31';
2. S 89°-19'-33″ E on the North line of the Former Norfolk and Western Railway, 297.50' to a set #5 Rebar;
3. S 00°-40'-27″ W, 70.00' to a #5 Rebar set on the South line of said Railway;
4. S 89°-19'-33″ E on the South line of said Railway, 515.28' to a point on the west bank of Hooks Creek, passing a set #5 Rebar at 505.28';
5. S 03°-57'-38″ W on the west bank of Hooks Creek, 177.90' to a set #5 Rebar;
6. N 88°-54'-27″ W, 1300.00' to a Mag Nail set on the West line of the NW ¼ of Section 23 (Centerline of Ball Road), passing existing #5 Rebars at 1023.68' and 1280.27';
7. N 01°-05'-07″ E on said centerline, 178.04' to the POINT OF BEGINNING.

Containing 6.235 acres, more or less, of which 0.083 acres are occupied by Road Right-of-Way. This property is subject to all legal highways and easements of record.

The system of bearings for this legal description is based on the assumption that the West line of the NW ¼ of Section 23 (centerline of Ball Road) is N 01°-05'-07″ E. This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Kyle J. Binkley, P.S. #8587 on January 20, 2014. All markers called for above are in place.

Note:

1) All distances called for on this plat are measured distances unless otherwise noted.

Notes- Easements, Leases & Rights-of Way:

No survey related items shown on Title Commitment.

Apparent Encroachments:

① Overhead Primary Electric Lines appear to cross this property without the benefit of a recorded easement.

② Property owner is utilizing all that portion of the Former Norfolk & Western Railway, labeled on this plat as "Owner Unknown", for storage of various materials.

③ Guy Pole appears to encroach onto this property by as much as 6.0'.

I further certify that:

1. The survey reflected by this plat was actually made upon the ground, the attached plat of survey is made at least in accordance with the minimum standards established by the State of Ohio for surveyors and with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 2005 and meets the Accuracy Standards (as adopted by ALTA, ACSM and NSPS and in effect on the date of this certification), with accuracy and precision requirements modified to meet current minimum angular and linear tolerance requirements of the state in which the subject property is located, and contains Items 7 and 8 of Table A thereof.

2. The survey correctly shows the location of all buildings, structures and other improvements situated on the "Property" as observed in the field on January 20, 2014. Due to abundant snow coverage at the time of this survey not all ground level improvements may have been located.

EXAMPLE

Kyle J. Binkley, P.S. #8587

Prepared By:

Binkley Land Surveying LLC

SHT_DESC_1
SHT_DESC_2

JOB_NAME
JOB_DESC_NORMAL1
JOB_DESC_NORMAL2

Date: DATE
Surveyed By: INT
Drawn By: DRWN_BY
Checked By: CHKD_BY

1
1