

NATIONAL GEODETIC SURVEY CONTROL MONUMENTS						
ELLIPSOID OHIO STATE PLANE COORDINATES NAVD 88						
NAME	NAD 83 (2011)	LONGITUDE	HEIGHT	NORTHING	EASTING	ELEVATION
LEBANON CORRS ARP LEB	39°25'49.78838"N	84°16'59.28360"W	739.654	525982.8587	1464871.2303	850.182
LOCAL CONTROL MONUMENT "22000" LOCAL SITE SETTINGS						
LOCAL CONTROL MONUMENT "22000"	39°25'01.55013"N	83°53'34.97484"W	908.947	519165.265	1574961.869	1017.154
GROUND SCALE FACTOR: 1.00010740213058						
GEOD MODEL:	GEOD18 (CONUS)	NORTHING	EASTING	ELEVATION	NAVD 88	
		519165.265	1574961.869	1017.154	UNITS ARE IN U.S. SURVEY FEET (SFT)	
P.O.B. N 519,334.016'	E 1,574,933.890'					

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 92° 24' 43.5") BETWEEN NATIONAL GEODETIC SURVEY CORRS STATION "LEBA" AND MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "22000" AND DERIVED FROM GPS OBSERVATIONS TAKEN AUGUST 13, 2021, UTILIZING THE TRIMBLE ODOT CORRS VRS (VIRTUAL REFERENCE SYSTEM). (TRIMBLE FILE 21235 08-20-21)

EASEMENTS AND OTHER ITEMS LISTED IN TITLE COMMITMENT
 ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ISSUING COMMITMENT No. GLW2101355, DATED AUGUST 3, 2021, 6:59 A.M., SCHEDULE B, PART II

- 13 RIGHTS OF THE PUBLIC TO USE PROPERTY WITH ROAD RIGHT OF WAY EFFECTS SUBJECT PREMISES SHOWN ON PLAT
- 14 DAYTON POWER AND LIGHT COMPANY 10' WIDE EASEMENT FOR TRANSMISSION AND/OR DISTRIBUTION OF ELECTRIC ENERGY D.B. 268, PAGE 263 DOES NOT EFFECT SUBJECT PREMISES
- 15 CLINTON COUNTY RURAL WATER CO., INC 20' WIDE WATER LINE EASEMENT D.B. 42, PAGE 633 RECORDED EASEMENT EFFECTS SUBJECT PREMISES PHYSICAL LOCATION OF 3" WATERLINE LIES EAST OF LINKHART ROAD

ITEMS NOT LISTED IN TITLE COMMITMENT

- 1 UTILITY POLE & ELECTRIC LINES OUTSIDE OF RIGHT OF WAY SHOWN ON PLAT DETAIL A

DONALD D. COCHRAN AND DORIS M. COCHRAN
 D.B. 281, PAGE 24
 20.738 Ac.
 P.N. 010030814000000
 S.R. 17, PLAT 53

DONALD D. COCHRAN AND DORIS M. COCHRAN
 D.B. 233, PAGE 251
 PARCEL II
 ORIG. 59.45 Ac.
 P.N. 010030411000000

JOSEPH D. WILLIAMS AND LORENE S. WILLIAMS
 O.R. 574, PAGE 394
 TRACT TWO
 3.12 Ac.
 P.N. 010030406000000
 S.R. 10, PLAT 296

HELEN F. SMITH
 O.R. 957, PAGE 391
 0.052 Ac.
 P.N. 010030403000100
 S.R. 41, PLAT 149

TIMOTHY A. KAY AND KELLEY M. KAY
 O.R. 16, PAGE 383
 15.06 Ac.
 P.N. 010030824000000
 S.R. 12, PLAT 467

MICHAEL T. BOERKOEL AND MICHELE L. BOERKOEL
 O.R. 899, PAGE 197
 PARCEL 1
 5.752 Ac.
 P.N. 010030834000000
 S.R. 29, PLAT 111

DAVID A. MAXWELL AND MELISSA MAXWELL
 DOC No. 2019-00005731
 8.756 Ac.
 P.N. 010030836000000
 S.R. 29, PLAT 111

BRIAN L. SHULL, TRUSTEE, OR HIS SUCCESSOR(S) AS TRUSTEES OF THE BRIAN L. SHULL FAMILY TRUST
 O.R. 1005, PAGE 498
 PARCEL 2
 0.8355 Ac.
 P.N. 010030841000000
 S.R. 31, PLAT 28

GREGORY H. SHULTZ 2/3 INTEREST AND VICKI A. WILSON 1/3 INTEREST
 O.R. 976, PAGE 1118
 6.026 Ac.
 P.N. 010030842000000
 S.R. 16, PLAT 256

JEFFREY G. DRAPALIK AND BEVERLY B. DRAPALIK
 O.R. 778, PAGE 105
 10.396 Ac.
 P.N. 010030843000000
 S.R. 17, PLAT 102

FRANK R. GIBSON AND MARY C. GIBSON
 D.B. 283, PAGE 678
 10.146 Ac.
 P.N. 010030844000000
 S.R. 17, PLAT 102

LUANNE HOLMES AND ROCKY L. HOLMES
 O.R. 608, PAGE 349
 3.0 Ac.
 P.N. 010030401000000

PHILLIP C. HARNER AND TRACI D. HARNER
 O.R. 557, PAGE 687
 1.500 Ac.
 P.N. 010030431000000
 S.R. 17, PLAT 234

JENNIFER M. BUCKLEY
 O.R. 951, PAGE 920
 1.00 Ac.
 P.N. 010030444000000
 S.R. 13, PLAT 239

CHARLES L. OSBORN AND PRISCILLA OSBORN
 D.B. 250, PAGE 516
 1.00 Ac.
 P.N. 010030443000000
 S.R. 13, PLAT 239

RAMAR LAND CORPORATION
 O.R. 975, PAGE 108
 LOT No. 4
 1.000 Ac.
 P.N. 010030445000000
 S.R. 41, PLAT 274

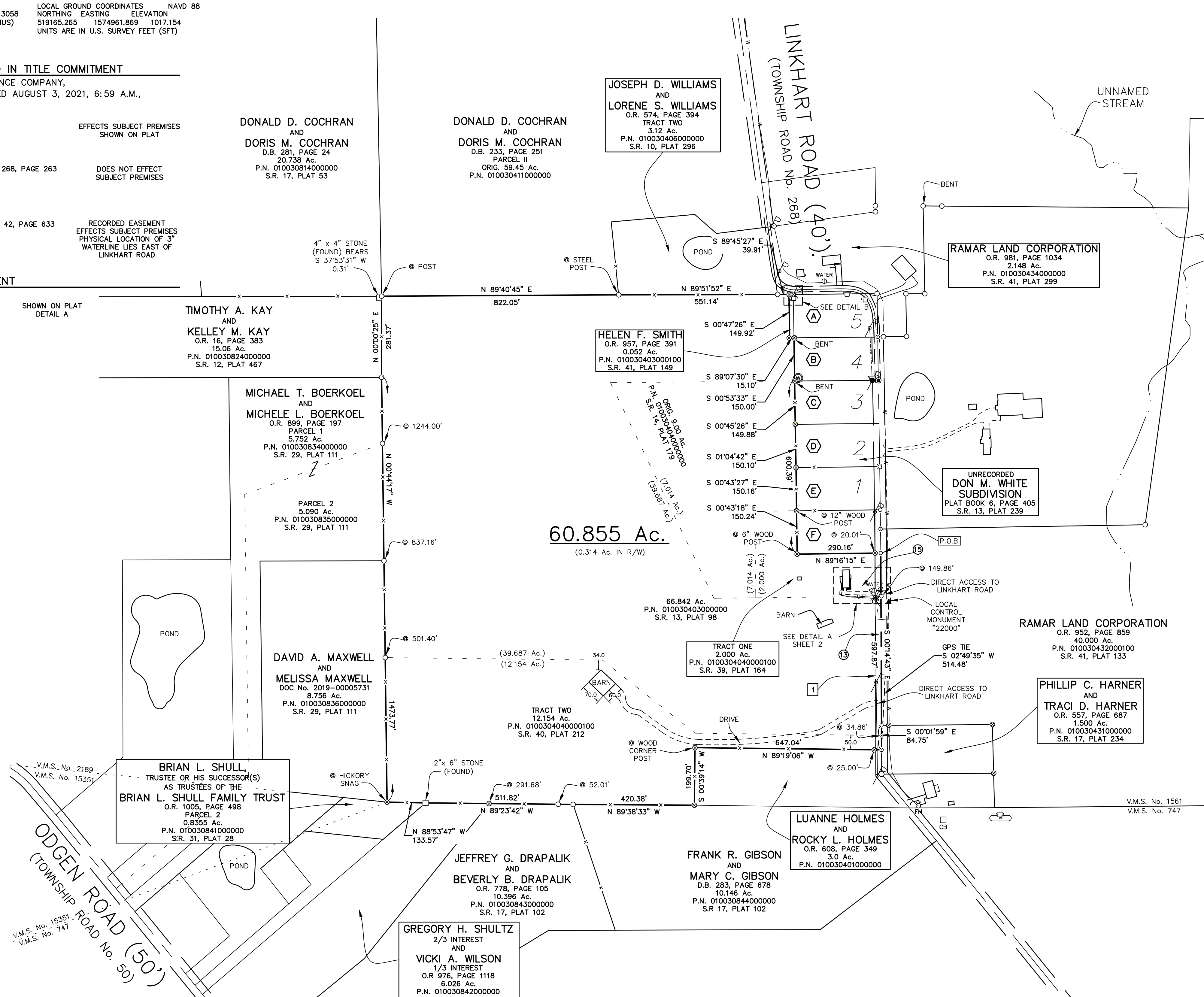
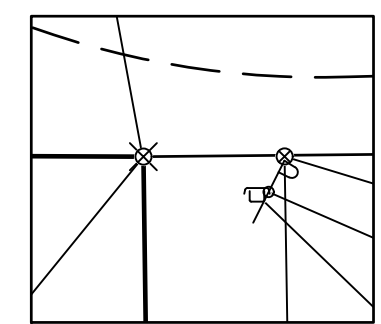
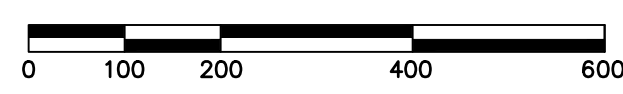
RAMAR LAND CORPORATION
 O.R. 981, PAGE 1034
 2.148 Ac.
 P.N. 010030434000000
 S.R. 41, PLAT 299

HELEN F. SMITH
 O.R. 914, PAGE 419
 1.00 Ac.
 P.N. 010030446000000
 S.R. 13, PLAT 239

RAMAR LAND CORPORATION
 O.R. 981, PAGE 1034
 2.148 Ac.
 P.N. 010030434000000
 S.R. 41, PLAT 299

UNRECORDED DON M. WHITE SUBDIVISION
 PLAT BOOK 6, PAGE 405
 S.R. 13, PLAT 239

- LEGEND**
- 5/8" IRON PIN (FOUND)
 - ⊙ 1/2" IRON PIN (FOUND)
 - 3/8" IRON PIN (FOUND)
 - MAG NAIL (FOUND)
 - MAG NAIL (SET)
 - P.K. NAIL (FOUND)
 - ⊚ SPIKE (FOUND) UNDER PAVEMENT
 - CLEAN OUT
 - FIRE HYDRANT
 - CATCH BASIN
 - MAILBOX
 - SIGN
 - LP TANK
 - POWER POLE
 - WATER MAIN
 - UTILITY BOX
 - WELL
 - WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS SHOWN OTHERWISE
 - ▲ MCCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "22000", 5/8" IRON PIN (SET)
 - SAN — SANITARY SEWER LINE
 - E — ELECTRIC LINE
 - UEC — ELECTRIC AND COMMUNICATION LINE
 - W — WATER LINE



ZONING

RURAL RESIDENTIAL DISTRICT (R-R)

MINIMUM LOT AREA	15,000 SQ. FT.
LOT SERVED WITH CENTRALIZED OR PUBLIC SANITARY SEWER AND PUBLIC WATER:	1 Ac.
LOT SERVED WITH PUBLIC WATER ONLY:	1.5 Ac.
LOT SERVED WITH ON-SITE WATER AND SEWER (SEPTIC TANK)	
MINIMUM LOT WIDTH	70 FT.
LOT SERVED WITH CENTRALIZED OR PUBLIC SANITARY SEWER AND PUBLIC WATER:	150 FT.
LOT SERVED WITH PUBLIC WATER ONLY:	150 FT.
LOT SERVED WITH ON-SITE WATER AND SEWER (SEPTIC TANK)	
MINIMUM YARD SETBACK AND BUILDING HEIGHT	
FRONT YARD SETBACK (FROM C/FROM R/W)	=105/70 FT.
SIDE YARD SETBACK (PROPERTY LINE/PRIMARY STRUCTURE/ACCESSORY STRUCTURE)	=30/10 FT.
REAR YARD SETBACK (PROPERTY LINE/PRIMARY STRUCTURE/ACCESSORY STRUCTURE)	=30/10 FT.
MAXIMUM BUILDING HEIGHT	= 50 FT.
MAXIMUM STRUCTURE OR IMPERVIOUS SURFACE COVERAGE OF THE LOT AS A PERCENTAGE OF THE LOT AREA = 50%	
MINIMUM BUILDING AREA = 864 Sq. Ft. OF HABITABLE FLOOR AREA FOR SINGLE DWELLING UNIT	

UTILITIES

ELECTRICITY	DAYTON POWER AND LIGHT CO. 1900 DRYDEN ROAD DAYTON, OHIO 45439 (937) 331-4860
TELEPHONE/CABLE/INTERNET	FRONTIER COMMUNICATIONS 19 E CENTRAL AVENUE DELAWARE, OH 43015 (740) 369-1347
CABLE	SPECTRUM 2834 MIAMISBURG-CYRILLUS ROAD DAYTON, OH 45459 (966) 874-2389
WATER	CITY OF WILMINGTON 69 N. SOUTH STREET WILMINGTON, OHIO 45177 (937) 382-6509
WATER	WESTERN WATER COMPANY 1775 ST. RT. 28 GOSHEN, OHIO 45122 (513) 722-1682
	CLINTON COUNTY ENGINEER 1329 FIFE AVENUE WILMINGTON, OH 45177 (937) 382-2078

NOTES

THE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.

NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES INDICATED BY SOLID LINES.

ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE INDICATED.

THE SIZE AND/OR LOCATION OF UNDERGROUND UTILITIES WAS PROVIDED BY THE UTILITY COMPANIES AND IS NOT WARRANTED CORRECT OR COMPLETE BY THE SURVEYOR.

BASED UPON SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD HAZARD AREA LABELED "ZONE X" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39027C01250, DATED MAY 3, 2010.

PROPERTY HAS DIRECT ACCESS TO LINKHART ROAD.

ADDRESS: 419 LINKHART ROAD WILMINGTON, OHIO 45177

DEED REFERENCE

DON M. WHITE AND MARGARET D. WHITE	D.B. 330, PAGE 11 ORIG. 9.00 Ac. P.N. 010030404000000 S.R. 14, PLAT 179
DON M. WHITE AND MARGARET D. WHITE	O.R. 866, PAGE 133 TRACT ONE P.N. 0100304040000100 S.R. 39, PLAT 164 TRACT TWO 12.154 Ac. P.N. 0100304040000100 S.R. 40, PLAT 212
DON M. WHITE AND MARGARET D. WHITE	O.R. 241, PAGE 560 66.842 Ac. P.N. 010030403000000 S.R. 13, PLAT 98

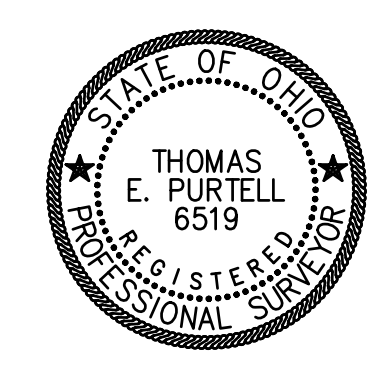
SURVEYOR'S CERTIFICATION

TO RAMAR LAND CORPORATION; FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY THE ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(o), 8, 9, 11(o), 11(b), 13, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST, 2021 AND SEPTEMBER, 2021.

Thomas E. Purcell 9/8/21

THOMAS E. PURTELL, P.S. 6519 DATE
tpurte1@mccartyassociates.com



ALTA/ACSM LAND TITLE SURVEY FOR
RAMAR LAND CORPORATION

ADAMS TOWNSHIP
 CLINTON COUNTY, OHIO
 V.M.S. No. 1561

MCCARTY ASSOCIATES, LLC
 ARCHITECTS — ENGINEERS — SURVEYORS

213 N. HIGH ST., HILLSBORO, OHIO 45133 / PH 937-393-9971 FAX 937-393-2480
 1515 ST. RT. 28 SUITE E, LOVELAND, OHIO 45140 / PH 513-722-0300 FAX 513-722-0500
 www.mccartyassociates.com

DATE	SCALE	PROJECT NO.
SEPTEMBER 8, 2021	1" = 200'	S21-235

PARCEL 1: LEGAL DESCRIPTION FROM TITLE COMMITMENT

SITUATED IN ADAM TOWNSHIP, CLINTON COUNTY, OHIO, VIRGINIA MILITARY SURVEY NUMBER 1561, AND BEING PART OF A 9.00 ACRE TRACT AS CONVEYED BY DEED TO DON M. WHITE AND MARGARET WHITE AS RECORDED IN VOLUME 330, PAGE 11 OF THE CLINTON COUNTY OFFICIAL RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT A PK NAIL FOUND IN THE CENTERLINE OF LINKHART ROAD AT THE SOUTHEASTERLY COMES OF LOT 1 OF THE DON M. WHITE SUBDIVISION (PLAT BOOK 6, PAGE 405);

THENCE WITH THE CENTERLINE OF LINKHART ROAD S. 0 DEG. 44' 50" E. 150.03' TO A PK NAIL FOUND MARKING THE CORNER OF JEFFREY S. BARKER'S 1.00 ACRE TRACT (OFFICIAL RECORD 533, PAGE 321) AND ALSO BEING THE TRUE POINT OF BEGINNING FOR THIS TRACT HEREIN DESCRIBED;

THENCE WITH THE PROLONGATION OF THE CENTERLINE OF LINKHART ROAD S. 0 DEG. 44' 50" E. 149.85' TO A PK NAIL FOUND AT A CORNER TO SAID GRANTORS' REMAINING PART OF AN ORIGINAL 66.482 ACRE TRACT (DEED BOOK 241, PAGE 560);

THENCE WITH THE LINE OF SAID GRANTORS' 9.00 ACRE TRACT S. 89 DEG. 17' 28" W (PASSING A 1/2" IRON PIN FOUND AT 20.00' AND AT 289.91') 435.48' TB AN IRON PIN SET;

THENCE BY NEW DIVISION LINE THROUGH THE GRANTORS' 9.00 ACRE TRACT N. 0 DEG. 44' 47" W. 300.37' TO AN IRON PIN SET;

THENCE N. 89 DEG. 21' 34" E 145.09' TO A 1/2" IRON PIN FOUND AT THE SOUTHWESTERLY CORNER OF LOT 1 OF THE DON M. SUBDIVISION AND ALSO BEING A EARNER TO SAID BARKER'S 1.00 ACRE TRACT;

THENCE WITH THE LINE OF SAID BARKER'S 1.00 ACRE TRACT S. 0 DEG. 50' 33" E. 150.36' TO A 1/2" IRON PIN FOUND;

THENCE CONTINUING WITH THE SOUTHERLY LINE OF SAID BARKER'S 1.00 ACRE TRACT N. 89 DEG. 17' 15" E (PASSING A 1/2" IRON PIN FOUND AT 270.13') 290.13' TO THE TRUE POINT OF BEGINNING CONTAINING 2.000 ACRES OF LAND MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS CONDITIONS AND RESTRICTIONS OF RECORD.

THIS DESCRIPTION IS BASED UPON A FIELD SURVEY CONDUCTED UNDER THE DIRECTION OF R. DOUGLAS SUTTON, OHIO PROFESSIONAL SURVEYOR #7124 BY CLINCO & SUTTON SURVEYORS IN AUGUST, 2012.

IRON PINS REFERRED TO AS SET ARE 5/8" DIAMETER STEEL AND 30" IN LENGTH WITH A YELLOW CAP STAMPED "CLINCO & SUTTON".

BEARINGS ARE BAS D UPON NAD 83 (1995) OHIO STATE PLANE COORDINATES (SOUTH ZONE) AS DERIVED FROM GPS OBSERVATIONS. DISTANCE USED ARE GRID DISTANCES. THE COMBINED SCALE FACTOR IS 0.9998877583. TO OBTAIN GROUND DISTANCES DIVIDE THE GRID DISTANCE BY THE COMBINED SCALE FACTOR.

PPN: 0100304041000100

PARCEL 2:

SITUATED IN ADAMS TOWNSHIP, CLINTON COUNTY, OHIO, VIRGINIA MILITARY SURVEY NUMBER 1561, AND BEING PART OF DON M. WHITE AND MARGARET D. WHITE'S ORIGINAL 66.842 ACRE TRACT (DEED BOOK 241, PAGE 560) AND ALL OF A 5.250 ACRE TRACT AS CONVEYED BY DEED TO DON M. WHITE AND MARGARET D. WHITE AS RECORDED IN VOLUME 45, PAGE 179 OF THE CLINTON COUNTY OFFICIAL RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE INTERSECTION OF THE LINE VMS NO. 747 & 1561 AND THE CENTERLINE OF LINKHART ROAD;

THENCE WITH THE CENTERLINE OF LINKHART ROAD N. 38 DEG. 11' 31" W. 148.30' TO A 1/2" IRON PIN FOUND;

THENCE CONTINUING WITH THE CENTERLINE OF LINKHART ROAD N. 00 DEG. 04' 03" W. 84.09' TO A MAG NAIL SET MARKING THE TRUE POINT OF BEGINNING FOR THIS TRACT HEREIN DESCRIBED;

THENCE N. 89 DEG. 18' 40" W AND BECOMING THE NORTHERLY LINE OF LUANN AND ROCKY HOLMES' 3.0 ACRE TRACT (OFFICIAL RECORD 608, PAGE 349) (PASSING A 1/2" IRON PIN FOUND AT 24.97') 646.98' TO A 1/2" IRON PIN FOUND;

THENCE CONTINUING WITH THE WESTERLY LINE OF SAID HOLMES' LAND S. 00 DEG. 39' 57" W (PASSING A 1/2" IRON PIN FOUND AT 199.56') 201.39' TO THE NORTHERLY LINE OF FRANK R. AND MARY C. GIBSON'S 10.146 ACRE TRACT (OFFICIAL RECORD 283, PAGE 678) AND ALSO BEING IN THE LINE OF VMS 747 & 1561;

THENCE WITH THE MILITARY SURVEY LINE, THE NORTHERLY LINE OF SAID GIBSON, AND BECOMING THE NORTHERLY LINE OF JEFFREY G. AND BEVERLY B. DRAPALUK'S 10.396 ACRE TRACT (OFFICIAL RECORD 778, PAGE 105), AND THE NORTHERLY LINE OF BRIAN L. SHULL'S 6.026 ACRE TRACT (OFFICIAL RECORD 338, PAGE 328) N. 89 DEG. 23' 49" W. 931.99' TO STONE FOUND AT A CORNER TO JAMES W. EARLEY'S 0.8355 ACRE TRACT (OFFICIAL RECORD 340, PAGE 138);

THENCE CONTINUING WITH THE MILITARY SURVEY LINE AND NORTHERLY LINE OF SAID EARLEY'S N. 88 DEG. 52' 15" W 133.54' TO A 1/2" IRON PIN FOUND AT A CORNER TO JEREMY R. AND MELANIE L. LAMB'S 8.756 ACRE TRACT (OFFICIAL RECORD 764, PAGE 308);

THENCE WITH THE EASTERLY LINE OF SAID LAMB'S LAND N. 00 DEG. 44' 12" W 501.31' TO AN IRON PIN SET;

THENCE BY NEW DIVISION LINE THROUGH THE GRANTERS' ORIGINAL 66.842 ACRE TRACT AND BECOMING HE NORTHERLY LINE OF SAID GRANTERS' 5.250 ACRE TRACT S. 89 DEG. 20' 11" E. 751.80' TO A 1/2" IRON PIN FOUND;

THENCE CONTINUING WITH THE NORTHERLY LINES OF SAID GRANTERS' 5.250 ACRE TRACT S. 51 DEG. 46' 57" E. 409.94' TO A 1/2" IRON PIN FOUND;

THENCE S. 89 DEG. 18' 37" E. (PASSING A 1/2" IRON PIN FOUND AT 621.39') 646.34' TO A MAG NAIL SET IN THE CENTERLINE OF LINKHART ROAD;

THENCE WITH THE CENTERLINE OF LINKHART ROAD S. 00 DEG. 04' 03" E 50.00' TO THE TRUE POINT OF BEGINNING CONTAINING 12.154 ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.

THE ABOVE DESCRIBED 12.154 ACRE TRACT CONTAINS ALL OF SAID GRANTERS' ORIGINAL 5.250 ACRE TRACT AND 6.904 ACRES FROM THE GRANTERS' ORIGINAL 66.842 ACRE TRACT.

PPN: 010030402000000

PARCEL 3:

SITUATE IN THE TOWNSHIP OF ADAMS, IN THE COUNTY OF CLINTON AND STATE OF OHIO;

BEING A PART OF MILITARY SURVEY NO. 1561 AND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE INTERSECTION OF STATE ROUTE 730 AND LINKHART ROAD;

THENCE WITH THE CENTER OF LINKHART ROAD NORTH 38 DEG. 04' WEST, A DISTANCE OF 1426.50 FEET;

THENCE NORTH 0 DEG. 32' EAST, A DISTANCE OF 618.61 FEET TO A SPIKE, SAID POINT BEING THE POINT OF TRUE BEGINNING;

THENCE WITH NEW DIVISION LINES NORTH 89 DEG. 03' WEST, A DISTANCE OF 580.82 FEET TO AN IRON PIN;

THENCE NORTH 24 DEG. 19' WEST, A DISTANCE OF 829.30 FEET TO AN IRON PIN; THENCE SOUTH 89 DEG. 03' EAST, A DISTANCE OF 638.89 FEET TO AN IRON PIN; THENCE SOUTH 0 DEG. 32' WEST, A DISTANCE OF 600.00 FEET TO AN IRON PIN;

THENCE SOUTH 89 DEG. 03' EAST, A DISTANCE OF 290.41 FEET TO A POINT IN THE CENTER OF LINKHART ROAD;

THENCE WITH THE CENTER OF SAID ROAD SOUTH 0 DEG. 32' WEST, A DISTANCE OF 150.00 FEET TO THE POINT OF TRUE BEGINNING, CONTAINING 9.00 ACRES OF LAND, MORE OR LESS.

SAVE AND EXCEPT THE FOLLOWING (ORV 966, PG. 133):

SITUATED IN ADAMS TOWNSHIP, CLINTON COUNTY, OHIO, VIRGINIA MILITARY SURVEY NUMBER 1561, AND BEING PART OF A 9.00 ACRE TRACT AS CONVEYED BY DEED TO DON M. WHITE AND MARGARET WHITE AS RECORDED IN VOLUME 330, PAGE 11 OF THE CLINTON COUNTY OFFICIAL RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT A PK NAIL FOUND IN THE CENTERLINE OF LINKHART ROAD AT THE SOUTHEASTERLY COMES OF LOT 1 OF THE DON M. WHITE SUBDIVISION (PLAT BOOK 6, PAGE 405);

THENCE WITH THE CENTERLINE OF LINKHART ROAD S. 0 DEG. 44' 50" E. 150.03' TO A PK NAIL FOUND MARKING THE CORNER OF JEFFREY S. BARKER'S 1.00 ACRE TRACT (OFFICIAL RECORD 533, PAGE 321) AND ALSO BEING THE TRUE POINT OF BEGINNING FOR THIS TRACT HEREIN DESCRIBED;

THENCE WITH THE PROLONGATION OF THE CENTERLINE OF LINKHART ROAD S. 0 DEG. 44' 50" E. 149.85' TO A PK NAIL FOUND AT A CORNER TO SAID GRANTORS' REMAINING PART OF AN ORIGINAL 66.482 ACRE TRACT (DEED BOOK 241, PAGE 560);

THENCE WITH THE LINE OF SAID GRANTORS' 9.00 ACRE TRACT S. 89 DEG. 17' 28" W (PASSING A 1/2" IRON PIN FOUND AT 20.00' AND AT 289.91') 435.48' TO AN IRON PIN SET;

THENCE BY NEW DIVISION LINE THROUGH THE GRANTORS' 9.00 ACRE TRACT N. 0 DEG. 44' 47" W. 300.37' TO AN IRON PIN SET;

THENCE N. 89 DEG. 21' 34" E 145.09' TO A 1/2" IRON PIN FOUND AT THE SOUTHWESTERLY CORNER OF LOT 1 OF THE DON M. SUBDIVISION AND ALSO BEING A CORNER TO SAID BARKER'S 1.00 ACRE TRACT;

THENCE WITH THE LINE OF SAID BARKER'S 1.00 ACRE TRACT S. 0 DEG. 50' 33" E. 150.36' TO A 1/2" IRON PIN FOUND;

THENCE CONTINUING WITH THE SOUTHERLY LINE OF SAID BARKER'S 1.00 ACRE TRACT N. 89 DEG. 17' 15" E (PASSING A 1/2" IRON PIN FOUND AT 270.13') 290.13' TO THE TRUE POINT OF BEGINNING CONTAINING 2.000 ACRES OF LAND MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS CONDITIONS AND RESTRICTIONS OF RECORD.

THIS DESCRIPTION IS BASED UPON A FIELD SURVEY CONDUCTED UNDER THE DIRECTION OF R. DOUGLAS SUTTON, OHIO PROFESSIONAL SURVEYOR #7124 BY CLINCO & SUTTON SURVEYORS IN AUGUST, 2012.

IRON PINS REFERRED TO AS SET ARE 5/8" DIAMETER STEEL AND 30" IN LENGTH WITH A YELLOW CAP STAMPED "CLINCO & SUTTON".

BEARINGS ARE BASED UPON NAD 83 (1995) OHIO STATE PLANE COORDINATES (SOUTH ZONE) AS DERIVED FROM GPS OBSERVATIONS. DISTANCE USED ARE GRID DISTANCES. THE COMBINED SCALE FACTOR IS 0.9998877583. TO OBTAIN GROUND DISTANCES DIVIDE THE GRID DISTANCE BY THE COMBINED SCALE FACTOR.

PPN: 010030404000000

PARCEL 4:

NOTE: A NEW LEGAL DESCRIPTION AND SURVEY WILL BE REQUIRED. THE FOLLOWING IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.

SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF CLINTON, STATE OF OHIO, AND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A SPIKE IN THE CENTER OF LINKHART ROAD, SAID POINT BEING LOCATED 1493.60 FEET NORTHWESTERLY AS MEASURED ALONG THE CENTERLINE OF LINKHART ROAD FROM THE CENTERLINE INTERSECTION OF LINKHART ROAD AND STATE ROUTE 730, SAID POINT BEING A CORNER TO W. STAGGE; THENCE WITH STAGGE'S LINES NORTH 88 DEG. 11' WEST A DISTANCE OF 648.11 FEET TO AN IRON PIN; THENCE SOUTH 1 DEG. 57' WEST A DISTANCE OF 198.78 FEET TO AN IRON PIN IN THE LINE OF DONALD OSBORN; THENCE WITH OSBORN'S LINE NORTH 89 DEG. 14' WEST A DISTANCE OF 1067.35 FEET TO AN IRON PIN, SAID POINT BEING A CORNER TO C.F. WALKER; THENCE WITH WALKER'S LINE NORTH 0 DEG. 35' EAST A DISTANCE OF 1756.34 FEET TO AN IRON PIN SAID POINT BEING A CORNER TO A. WILLIAMS; THENCE WITH WILLIAMS' LINE SOUTH 89 DEG. 03' EAST A DISTANCE OF 1718.71 FEET TO A STONE; THENCE SOUTH 0 DEG. 32' WEST A DISTANCE OF 1582.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 66.842 ACRES OF LAND, MORE OR LESS.

SAVE AND EXCEPT THE FOLLOWING:

1.0 ACRES AS CONVEYED BY DEED FILED FOR RECORD APRIL 23, 1976, IN DEED VOLUME 250, PAGE 127.

1.0 ACRES AS CONVEYED BY DEED FILED FOR RECORD MAY 24, 1976, IN DEED VOLUME 250, PAGE 516.

1.0 ACRES AS CONVEYED BY DEED FILED FOR RECORD AUGUST 13, 1976, IN DEED VOLUME 251, PAGE 680.

9.0 ACRES AS CONVEYED BY DEED FILED FOR RECORD AUGUST 23, 1977, IN DEED VOLUME 256, PAGE 512.

1.0 ACRES AS CONVEYED BY DEED FILED FOR RECORD OCTOBER 13, 1977, IN DEED VOLUME 257, PAGE 288.

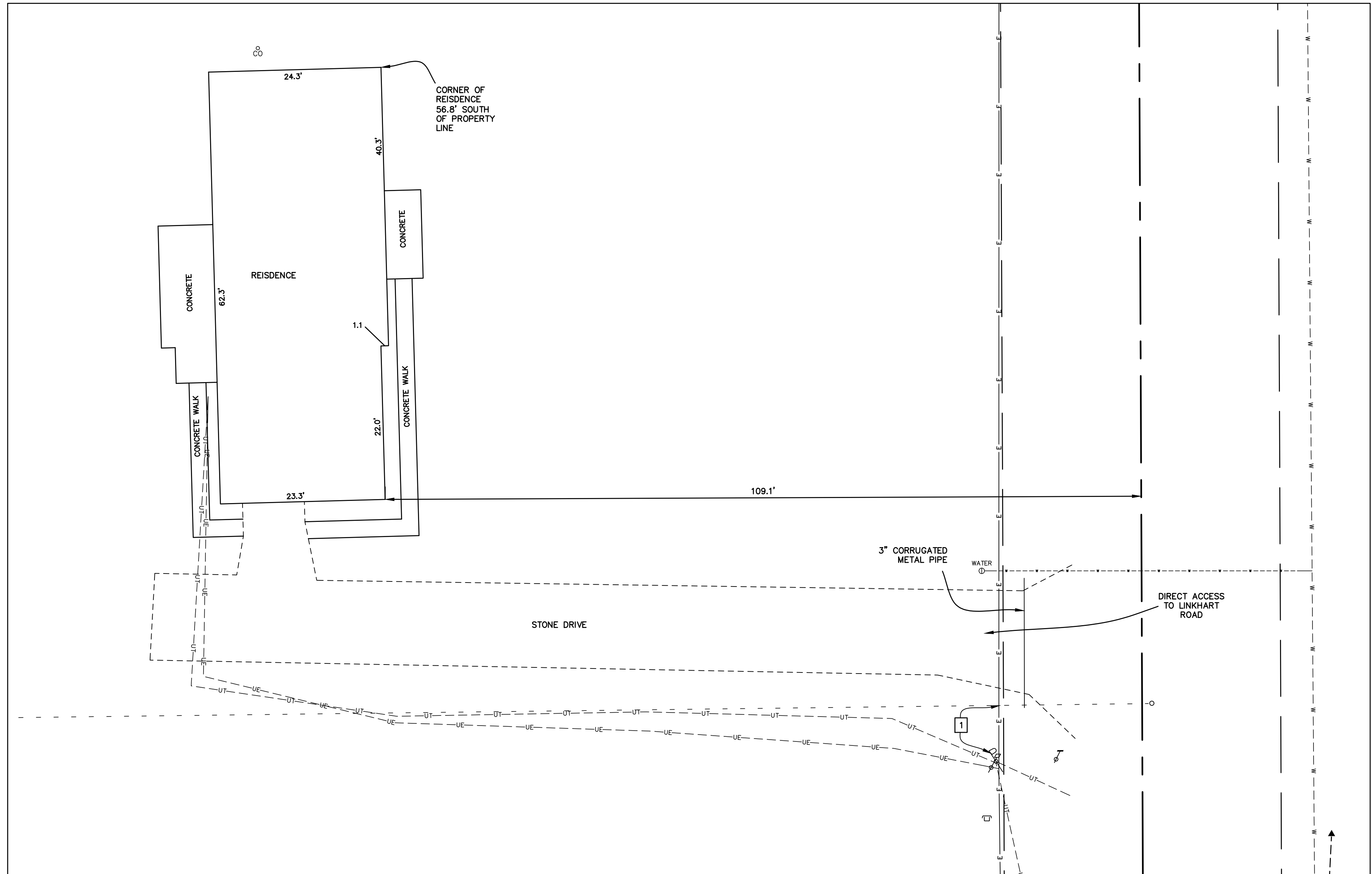
1.0 ACRES AS CONVEYED BY DEED FILED FOR RECORD OCTOBER 31, 1977, IN DEED VOLUME 257, PAGE 493.

1.0 ACRES AS CONVEYED BY DEED FILED FOR RECORD OCTOBER 22, 1981, IN DEED VOLUME 272, PAGE 807.

5.250 ACRES AS CONVEYED BY DEED FILED FOR RECORD DECEMBER 15, 1988, IN DEED VOLUME 45, PAGE 177.

.052 ACRES AS CONVEYED BY DEED FILED FOR RECORD OCTOBER 12, 2016, IN OR VOLUME 957, PAGE 391.

6.904 ACRES AS CONVEYED BY DEED FILED FOR RECORD FEBRUARY 27, 2017, IN OR VOLUME 966, PAGE 133.



DETAIL A SCALE: 1"=10'

LEGEND

- 5/8" IRON PIN (FOUND)
○ 1/2" IRON PIN (FOUND)
○ 3/8" IRON PIN (FOUND)
○ MAG NAIL (FOUND)
● MAG NAIL (SET)
○ P.K. NAIL (FOUND)
⊠ SPIKE (FOUND) UNDER PAVEMENT
○ CLEAN OUT
○ FIRE HYDRANT
○ CATCH BASIN
○ MAILBOX
○ SIGN
○ LP TANK
○ POWER POLE
○ WATER MAIN
○ UTILITY BOX
○ WELL
-X- WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS SHOWN OTHERWISE
▲ McCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "22000", 5/8" IRON PIN (SET)
--- SAN --- SANITARY SEWER LINE
--- E --- ELECTRIC LINE
--- UEC --- ELECTRIC AND COMMUNICATION LINE
--- W --- WATER LINE

REVISION 9/9/2021

ALTA/ACSM LAND TITLE SURVEY FOR RAMAR LAND CORPORATION

ADAMS TOWNSHIP CLINTON COUNTY, OHIO V.M.S. No. 1561

McCARTY ASSOCIATES, LLC ARCHITECTS ENGINEERS SURVEYORS

213 N. HIGH ST., HILLSBORO, OHIO 45133 / PH 937-993-9971 FAX 937-993-2480 1515 ST. RT. 28 SUITE E, LOVELAND, OHIO 45140 PH 513-722-0300 FAX 513-722-0500 www.mccartyassociates.com

Table with 4 columns: DATE, SCALE, PROJECT NO., and a small grid with numbers 2 and 3.

LEGAL DESCRIPTION BY NEW FIELD SURVEY

SITUATED IN THE TOWNSHIP OF ADAMS, COUNTY OF CLINTON, STATE OF OHIO, BEING A PART OF V.M.S. NO. 1561, BEING ALL THAT REMAINS (7.014 ACRES) OF THE ORIGINAL 9.00 ACRES TRACT AS CONVEYED TO DON M. WHITE AND MARGARET D. WHITE AND RECORDED IN DEED BOOK 330, PAGE 11 OF THE CLINTON COUNTY RECORDER'S OFFICE AND FOUND SURVEY RECORD 14, PLAT 179, ALL OF THE 2.000 ACRES "TRACT ONE" AND ALL OF THE 12.154 ACRES "TRACT TWO" AS CONVEYED TO DON M. WHITE AND MARGARET D. WHITE AND RECORDED IN OFFICIAL RECORD 966, PAGE 133 OF THE CLINTON COUNTY RECORDER'S OFFICE AND FOUND SURVEY RECORD 39, PLAT 164 AND SURVEY RECORD 40, PLAT 212, AND ALL THAT REMAINS (39.687 ACRES) OF THE ORIGINAL 66.842 ACRES TRACT AS CONVEYED TO DON M. WHITE AND MARGARET D. WHITE AND RECORDED IN DEED BOOK 241, PAGE 560 OF THE CLINTON COUNTY RECORDER'S OFFICE AND FOUND SURVEY RECORD 13, PLAT 98, AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A P.K. NAIL (FOUND) IN THE CENTERLINE OF LINKHART ROAD (TOWNSHIP ROAD NO. 268) MARKING A SOUTHEASTERLY CORNER OF A 1.00 ACRES TRACT AS CONVEYED TO JEFFREY S. BAKER (O.R. 533, PAGE 321) AND FOUND IN SURVEY RECORD 14, PAGE 179, SAID NAIL HAVING OHIO STATE PLANE COORDINATES NORTHING 519,334.016 FEET, EASTING 1,574,933.890 FEET SOUTH ZONE AND BASED UPON NAD 83 (2011):

THENCE WITH THE CENTERLINE OF LINKHART ROAD S 00°14'43" E, A DISTANCE OF 597.87 FEET TO A P.K. NAIL (FOUND);
THENCE CONTINUING WITH THE CENTERLINE OF LINKHART ROAD S 00°01'59" E, A DISTANCE OF 84.75 FEET TO A MAG NAIL (FOUND) MARKING A NORTHEASTERLY CORNER OF A 3.0 ACRES TRACT AS CONVEYED TO LUANNE HOLMES AND ROCKY L. HOLMES (O.R. 608, PAGE 349);

THENCE WITH THE NORTHERLY LINE OF THE AFORESAID 3.0 ACRES TRACT N 89°19'06" W PASSING A 1/2" IRON PIN (FOUND) AT 25.00 FEET, A TOTAL DISTANCE OF 647.04 FEET TO A 1/2" IRON PIN (FOUND);

THENCE WITH THE WESTERLY LINE OF THE AFORESAID 3.0 ACRES TRACT S 00°39'14" W, A DISTANCE OF 199.70 FEET TO A 1/2" IRON PIN (FOUND) IN THE NORTHERLY LINE OF A 10.146 ACRES TRACT AS CONVEYED TO FRANK R. GIBSON AND MARY C. GIBSON (D.B. 283, PAGE 678) AND FOUND IN SURVEY RECORD 17, PAGE 102;

THENCE WITH THE NORTHERLY LINE OF THE AFORESAID 10.146 ACRES TRACT N 89°38'33" W, A DISTANCE OF 420.38 FEET TO A 5/8" IRON PIN (FOUND) MARKING THE NORTHEASTERLY CORNER OF A 10.396 ACRES TRACT AS CONVEYED TO JEFFREY G. DRAPALK AND BEVERLY B. DRAPALK (O.R. 778, PAGE 105) AND FOUND IN SURVEY RECORD 17, PAGE 102;

THENCE WITH THE NORTHERLY LINE OF THE AFORESAID 10.396 ACRES TRACT N 89°23'42" W PASSING A 5/8" IRON PIN (FOUND) AT 52.01 FEET AND PASSING A 1/2" IRON PIN (FOUND) AT 291.68 FEET MARKING A NORTHEASTERLY CORNER TO AND CONTINUING WITH THE NORTHERLY LINE OF A 6.026 ACRES TRACT AS CONVEYED TO GREGORY H. SHULTZ (2/3 INTEREST) AND VICKI A. WILSON (1/3 INTEREST) (O.R. 976, PAGE 1118) AND FOUND IN SURVEY RECORD 16, PAGE 256, A DISTANCE OF 511.82 FEET TO A 2" BY 6" STONE (FOUND) MARKING A NORTHEASTERLY CORNER OF A 0.8355 ACRES "PARCEL 2" AS CONVEYED TO BRIAN L. SHULL, TRUSTEE OR HIS SUCCESSOR(S) AS TRUSTEES OF THE BRIAN L. SHULL FAMILY TRUST (O.R. 1005, PAGE 498) AND FOUND IN SURVEY RECORD 31, PAGE 28;

THENCE WITH THE NORTHERLY LINE OF THE AFORESAID 0.8355 ACRES "PARCEL 2" N 88°53'47" W, A DISTANCE OF 133.57 FEET TO A 1/2" IRON PIN (FOUND) AT A HICKORY SNAG, SAID IRON PIN MARKING THE SOUTHEASTERLY CORNER OF AN 8.756 ACRES TRACT AS CONVEYED TO DAVID A. MAXWELL AND MELISSA MAXWELL (DOC. NO. 2019-00005731) AND FOUND IN SURVEY RECORD 29, PAGE 111;

THENCE WITH THE EASTERLY LINE OF THE AFORESAID 8.756 ACRES TRACT N 00°44'17" W PASSING A 5/8" IRON PIN (FOUND) AT 501.40 FEET, PASSING A 5/8" IRON PIN (FOUND) AT 837.16 FEET MARKING AN EASTERLY CORNER TO AND CONTINUING WITH AND EASTERLY LINE OF A 5.090 ACRES "PARCEL 2" AS CONVEYED TO MICHAEL T. BOERKOEL AND MICHELE L. BOERKOEL (O.R. 899, PAGE 197) AND FOUND IN SURVEY RECORD 29, PAGE 111, AND PASSING A 5/8" IRON PIN (FOUND) AT 1244.00 FEET MARKING AN EASTERLY CORNER TO AND CONTINUING WITH AND EASTERLY LINE OF A 5.752 ACRES "PARCEL 1" AS CONVEYED TO MICHAEL T. BOERKOEL AND MICHELE L. BOERKOEL (O.R. 899, PAGE 197) AND FOUND IN SURVEY RECORD 29, PAGE 111, A TOTAL DISTANCE OF 1473.77 FEET TO A 5/8" IRON PIN (FOUND) MARKING A SOUTHEASTERLY CORNER OF A 15.06 ACRES TRACT AS CONVEYED TO TIMOTHY A. KAY AND KELLEY M. KAY (O.R. 16, PAGE 383) AND FOUND IN SURVEY RECORD 12, PAGE 467;

THENCE WITH THE EASTERLY LINE OF THE AFORESAID 15.06 ACRES TRACT N 00°00'25" E, A DISTANCE OF 281.37 FEET TO A 5/8" IRON PIN (FOUND) MARKING A SOUTHEASTERLY CORNER OF A 20.738 ACRES TRACT AS CONVEYED TO DONALD D. COCHRAN AND DORIS M. COCHRAN (D.B. 281, PAGE 24) AND FOUND IN SURVEY RECORD 17, PAGE 53 AND THE SOUTHWESTERLY CORNER OF WHAT REMAINS OF AN ORIGINAL 59.45 ACRES "PARCEL II" AS CONVEYED TO DONALD D. COCHRAN AND DORIS M. COCHRAN (D.B. 233, PAGE 251);

THENCE WITH THE SOUTHERLY LINE OF THE AFORESAID ORIGINAL 59.45 ACRES "PARCEL II" N 89°40'45" E, A DISTANCE OF 822.05 FEET TO A 5/8" IRON PIN (FOUND) MARKING A SOUTHWESTERLY CORNER OF A 3.12 ACRES "TRACT TWO" AS CONVEYED TO JOSEPH D. WILLIAMS AND LORENE S. WILLIAMS (O.R. 574, PAGE 394) AND FOUND IN SURVEY RECORD 10, PAGE 296;

THENCE WITH THE SOUTHERLY LINE OF THE AFORESAID 3.12 ACRES "TRACT TWO" N 89°51'52" E, A DISTANCE OF 551.14 FEET TO A 5/8" IRON PIN (FOUND) MARKING A SOUTHWESTERLY CORNER OF A 2.148 ACRES TRACT AS CONVEYED TO RAMAR LAND CORPORATION (O.R. 981, PAGE 1034) AND FOUND IN SURVEY RECORD 41, PAGE 299;

THENCE WITH A SOUTHERLY LINE OF THE AFORESAID 2.148 ACRES TRACT S 89°45'27" E, A DISTANCE OF 39.91 FEET TO A 1/2" IRON PIN (FOUND) MARKING A NORTHWESTERLY CORNER OF A 0.052 ACRES TRACT AS CONVEYED TO HELEN F. SMITH (O.R. 957, PAGE 391) AND FOUND IN SURVEY RECORD 41, PAGE 149;

THENCE WITH THE WESTERLY LINE OF THE AFORESAID 0.052 ACRES TRACT S 00°47'26" E, A DISTANCE OF 149.92 FEET TO A 1/2" IRON PIN (FOUND);

THENCE WITH THE SOUTHERLY LINE OF THE AFORESAID 0.052 ACRES TRACT S 89°07'30" E, A DISTANCE OF 15.10 FEET TO A 1/2" IRON PIN (FOUND,BENT) MARKING THE SOUTHWESTERLY CORNER OF A 1.00 ACRE TRACT ALSO KNOWN AS LOT 5 OF THE UNRECORDED DON M. WHITE SUBDIVISION (P.B. 6, PAGE 405) AS CONVEYED TO HELEN F. SMITH (O.R. 914, PAGE 419) AND FOUND IN SURVEY RECORD 13, PAGE 239 AND THE NORTHWESTERLY CORNER OF A 1.000 ACRES TRACT ALSO KNOWN AS LOT 4 OF THE UNRECORDED DON M. WHITE SUBDIVISION (P.B. 6, PAGE 405) AS CONVEYED TO RAMAR LAND CORPORATION (O.R. 975, PAGE 108) AND FOUND IN SURVEY RECORD 41, PAGE 274;

THENCE WITH THE WESTERLY LINE OF THE AFORESAID 1.000 ACRES TRACT ALSO KNOWN AS LOT 4 OF THE UNRECORDED DON M. WHITE SUBDIVISION S 00°53'33" E, A DISTANCE OF 150.00 FEET TO A 1/2" IRON PIN (FOUND,BENT) MARKING A NORTHWESTERLY CORNER OF A 1.00 ACRE TRACT ALSO KNOWN AS LOT 3 OF THE UNRECORDED DON M. WHITE SUBDIVISION (P.B. 6, PAGE 405) AS CONVEYED TO JENNIFER M. BUCKLEY (O.R. 951, PAGE 920) AND FOUND IN SURVEY RECORD 13, PAGE 239

THENCE WITH THE WESTERLY LINE OF THE AFORESAID 1.00 ACRE TRACT ALSO KNOWN AS LOT 3 OF THE UNRECORDED DON M. WHITE SUBDIVISION S 00°45'26" E, A DISTANCE OF 149.88 FEET TO A 1/2" IRON PIN (FOUND) MARKING A NORTHWESTERLY CORNER OF A 1.00 ACRE TRACT ALSO KNOWN AS LOT 2 OF THE UNRECORDED DON M. WHITE SUBDIVISION (P.B. 6, PAGE 405) AS CONVEYED TO CHARLES L. OSBORN AND PRISCILLA OSBORN (D.B. 250, PAGE 516) AND FOUND IN SURVEY RECORD 13, PAGE 239

THENCE WITH THE WESTERLY LINE OF THE AFORESAID 1.00 ACRE TRACT ALSO KNOWN AS LOT 2 OF THE UNRECORDED DON M. WHITE SUBDIVISION S 01°04'42" E, A DISTANCE OF 150.10 FEET TO A 1/2" IRON PIN (FOUND) MARKING A NORTHWESTERLY CORNER OF A 1.00 ACRE TRACT ALSO KNOWN AS LOT 1 OF THE UNRECORDED DON M. WHITE SUBDIVISION (P.B. 6, PAGE 405) AS CONVEYED TO WILLIAM F. CORCORAN, JR. AND BRANDY M. STEVENS (O.R. 522, PAGE 54) AND FOUND IN SURVEY RECORD 13, PAGE 239;

THENCE WITH THE WESTERLY LINE OF THE AFORESAID 1.00 ACRE TRACT ALSO KNOWN AS LOT 1 OF THE UNRECORDED DON M. WHITE SUBDIVISION S 00°43'27" E, A DISTANCE OF 150.16 FEET TO A 1/2" IRON PIN (FOUND) MARKING A NORTHWESTERLY CORNER THE AFOREMENTIONED 1.00 ACRES TRACT AS CONVEYED TO JEFFREY S. BAKER (O.R. 533, PAGE 321) AND FOUND IN SURVEY RECORD 14, PAGE 179;

THENCE WITH THE WESTERLY LINE OF THE AFORESAID 1.00 ACRES TRACT S 00°43'18" E, A DISTANCE OF 150.24 FEET TO A 1/2" IRON PIN (FOUND);

THENCE WITH THE SOUTHERLY LINE OF THE AFORESAID 1.00 ACRES TRACT N 89°16'15" E PASSING A 1/2" IRON PIN (FOUND) AT 270.15, A TOTAL DISTANCE OF 290.16 FEET TO THE POINT OF BEGINNING, CONTAINING 60.855 ACRES OF LAND.

SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.
BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 92 24' 43.5") BETWEEN NATIONAL GEODETIC SURVEY CORS STATION "LEBA" AND MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "22000" AND DERIVED FROM GPS OBSERVATIONS TAKEN AUGUST 13, 2021, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM).

LAND SURVEYED IN AUGUST 2021, UNDER THE DIRECTION OF JASON C. MCCONNAUGHEY, REGISTERED PROFESSIONAL SURVEYOR NO. 8509, THE SURVEY PLAT OF WHICH IS REFERRED TO AS PROJECT NO. S21-235 ON FILE IN THE OFFICE OF MCCARTY ASSOCIATES, LLC, HILLSBORO, OHIO, AND FOUND IN SURVEYOR'S RECORD VOLUME _____, PLAT NO. _____ OF THE CLINTON COUNTY ENGINEER'S RECORD OF LAND SURVEYS.

ALL IRON PINS (SET) ARE 5/8" DIAMETER WITH 1-1/4" DIAMETER PLASTIC CAPS STAMPED "MCCARTY ASSOCIATES".

REVISION
9/9/2021

ALTA/ACSM LAND TITLE SURVEY FOR
RAMAR LAND CORPORATION

ADAMS TOWNSHIP
CLINTON COUNTY, OHIO
V.M.S. No. 1561

McCARTY ASSOCIATES, LLC
ARCHITECTS — ENGINEERS — SURVEYORS
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DATE	SCALE	PROJECT NO.	
SEPTEMBER 8, 2021		S21-235	3/3