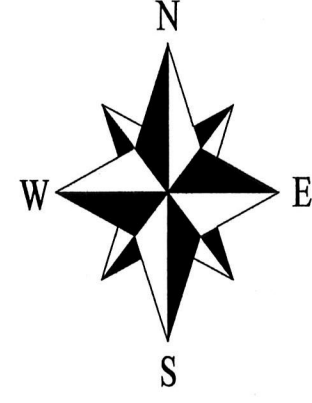
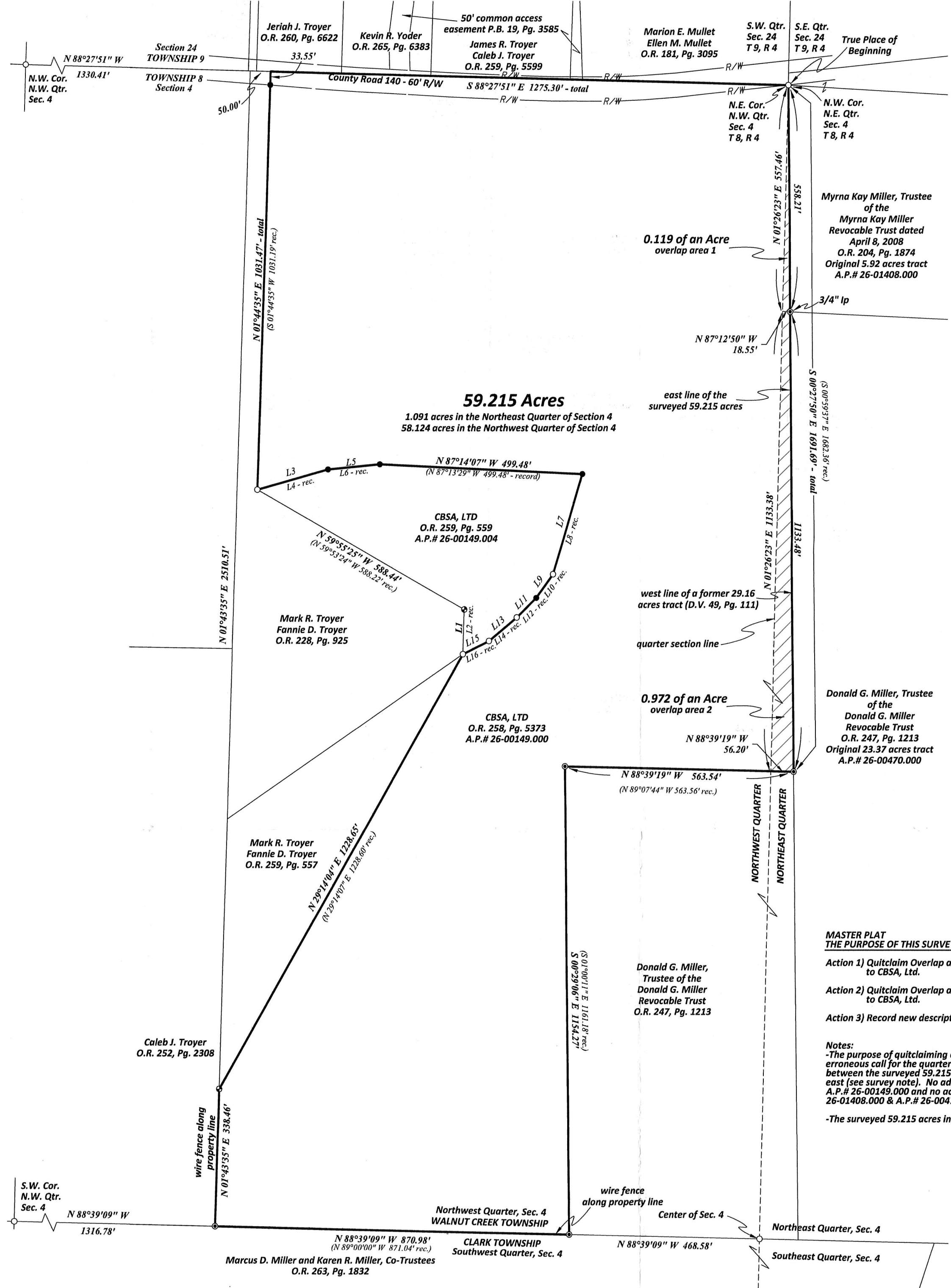


This property is subject to all legal highways, rights-of-way, easements, leases and restrictions of record or otherwise legally established which may not be necessarily shown hereon.



20190001109
 B: 19 P: 3694
 FILED FOR RECORD IN
 HOLMES COUNTY, OH
 ANITA HALL, COUNTY RECORDER
 03/12/2019 11:21 AM
 PLAT MED - 43.20
 PAGES: 1

ORV 267 Pgs 1140,
 1145 +
 1150



LINE	BEARING	DISTANCE
L1	N 01°46'16" E	110.03'
L2	N 01°43'30" E	110.00'
L3	S 73°55'10" W	180.98'
L4	S 73°55'48" W	180.98'
L5	S 84°18'50" W	127.51'
L6	S 84°19'28" W	127.51'
L7	N 16°18'38" E	256.70'
L8	N 16°23'04" E	256.70'
L9	N 35°23'54" E	71.37'
L10	N 35°41'27" E	71.48'
L11	N 44°40'52" E	68.24'
L12	N 44°16'32" E	68.24'
L13	N 49°42'16" E	89.61'
L14	N 49°45'18" E	89.50'
L15	N 63°05'26" E	71.89'
L16	N 63°04'31" E	71.88'

**MASTER PLAT
 THE PURPOSE OF THIS SURVEY**

- Action 1) Quitclaim Overlap area #1 from Myrna Kay Miller, Trustee to CBSA, Ltd.
- Action 2) Quitclaim Overlap area #2 from Donald G. Miller, Trustee to CBSA, Ltd.
- Action 3) Record new description of the surveyed 59.215 acres.

Notes:
 -The purpose of quitclaiming overlap areas 1 & 2 is to resolve an erroneous call for the quarter section line to be the dividing line between the surveyed 59.215 acres and the adjoining tracts to the east (see survey note). No additional acreage should be added to A.P.# 26-00149.000 and no acreage should be deducted from A.P.# 26-01408.000 & A.P.# 26-00470.000.
 -The surveyed 59.215 acres includes overlap areas 1 & 2

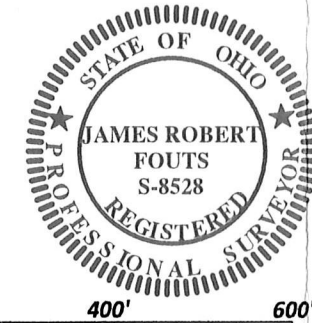
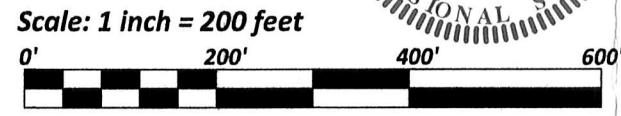
***Survey Note:**

There is an overlap area between the current deed of record for the surveyed 59.215 acres and the adjoining deeds to the east (area shown cross-hatched on survey plat). The adjoining deeds to the east (the Myrna K. Miller, Trustee Tract and the Donald G. Miller, Trustee Tract) both call for the quarter section line to be the dividing line between their respective parcels and the surveyed 59.215 acres. After applying the principle of junior and senior rights, it was determined that the call for the quarter section line should not hold for the location of the boundary line. This conclusion was based on the following facts: In 1885, Henry Miller owned the Myrna K. Miller trustee tract, the Donald G. Miller trustee tract and all of the surveyed 59.215 acres by Deed Volume 41, Page 531. In D.V. 41, Pg. 531 there is a 32.13 acres tract which encompasses all of the Myrna K. Miller trustee tract and the Donald G. Miller trustee tract. The west line of the 32.13 acres tract is called out as being the quarter section line. Then in 1888, Henry Miller conveyed a portion of the 32.13 acres to Allen Richardson containing 29.19 acres by D.V. 49, Pg. 111. The west line of the 29.19 acres is not called out as the quarter section line. The west line of the 29.19 acres is the original and controlling line between the surveyed 59.215 acres and the adjoining tracts to the east. The west line of the 29.19 acres was retraced by a survey by John P. Pyle, P.S. 6533 in 1995 from evidence of long standing occupation and then later by a survey by Robert D. Allison, P.S. 6589 in 2016. The 29.19 acres tract remained whole until 1948 when J. Albert Schrock who obtained title to the 29.19 acres by D.V. 112, Pg. 519 conveyed a portion of said tract containing 23.37 acres to Roy Miller by D.V. 121, Pg. 167. The description of the 23.37 acres erroneously calls for the quarter section line as the boundary line. The call for the quarter section line cannot be controlling due to the fact Schrock only had title to the west line of the 29.19 acres and not to the quarter section line. Then in 1953 Schrock conveyed the remaining portion of the 29.19 acres containing 5.92 acres to Howard Mshler by D.V. 128, Pg. 99. The descriptions for the 5.92 acres also erroneously calls for the quarter section line as the boundary line.

It is my professional opinion that the call for the quarter section line was placed in the legal descriptions of the 23.37 acres and the 5.92 acres in error and that the intended boundary between said tracts and the surveyed 59.215 acres is as shown on this plat. This line is currently occupied as such and has been for a long period of time.

- Denotes 5/8" x 30" iron re-bar with a red plastic cap stamped "Fouts - 8528" set.
- ⊙ Denotes 5/8" iron pin found unless otherwise noted.
- Denotes 5/8" iron pin capped "Baker 6938" found.
- ⊙ Denotes 5/8" iron pin capped "Civil Design" found.

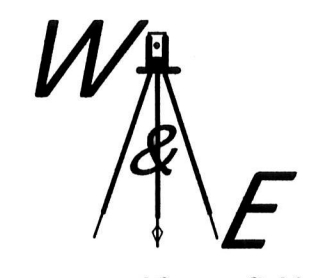
Bearings are oriented to the Ohio State Plane Coordinate System, North Zone, NAD 83.
 Documents used were plats of local surveys, Deed Volumes and Pages as shown hereon.



**Plat of Survey
 for
 McDonald Hopkins, LLC**

Situated in Walnut Creek Township, Holmes County, Ohio.
 Being located in the Northwest and Northeast Quarters of Section 4 in Township 8, Range 4 of the United States Military District.

Prepared by
WARD & EMLER SURVEYING
 113 Third Street SE
 New Philadelphia, Ohio 44663-2512
 (330) 364-5866 (voice)
 (330) 364-1107 (fax)
 email: wesurvey@frontier.com



I, the undersigned, do hereby state that this plat was prepared from a field survey performed by myself pursuant to Chapter 4733-37 of the Ohio Administrative Code.

James R. Fouts
 Professional Surveyor #8528
 December 3, 2018

APPROVED FOR TRANSFER ONLY
 NO SUBDIVISION PLAT REQUIRED
 (O.R.C. 711.001 & 711.131)
 Lot(s) not for building unless
 approved by Board of Health.
 HOLMES CO. PLANNING COMMISSION
 By: _____ Date: 3/7/2019

PLAT APPROVED
 3/7/2019