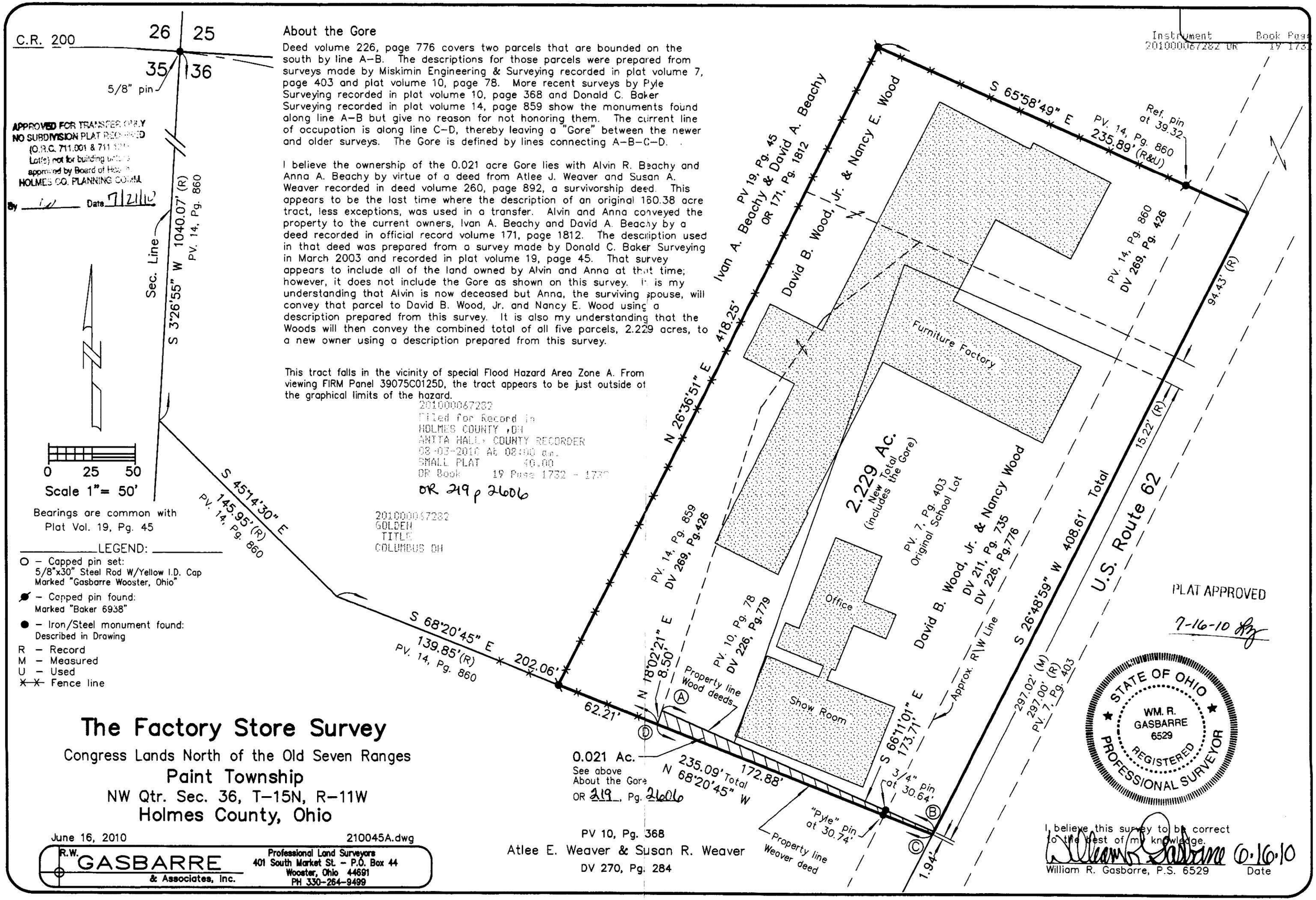

About the Gore

Deed volume 226, page 776 covers two parcels that are bounded on the south by line A–B. The descriptions for those parcels were prepared from surveys made by Miskimin Engineering & Surveying recorded in plat volume 7, page 403 and plat volume 10, page 78. More recent surveys by Pyle Surveying recorded in plat volume 10, page 368 and Donald C. Baker Surveying recorded in plat volume 14, page 859 show the monuments found along line A–B but give no reason for not honoring them. The current line of occupation is along line C–D, thereby leaving a "Gore" between the newer and older surveys. The Gore is defined by lines connecting A–B–C–D.

I believe the ownership of the 0.021 acre Gore lies with Alvin R. Beachy and Anna A. Beachy by virtue of a deed from Atlee J. Weaver and Susan A. Weaver recorded in deed volume 260, page 892, a survivorship deed. This appears to be the last time where the description of an original 160.38 acre tract, less exceptions, was used in a transfer. Alvin and Anna conveyed the property to the current owners, Ivan A. Beachy and David A. Beachy by a deed recorded in official record volume 171, page 1812. The description used in that deed was prepared from a survey made by Donald C. Baker Surveying in March 2003 and recorded in plat volume 19, page 45. That survey appears to include all of the land owned by Alvin and Anna at that time; however, it does not include the Gore as shown on this survey. It is my understanding that Alvin is now deceased but Anna, the surviving spouse, will convey that parcel to David B. Wood, Jr. and Nancy E. Wood using a description prepared from this survey. It is also my understanding that the Woods will then convey the combined total of all five parcels, 2.229 acres, to a new owner using a description prepared from this survey.

This tract falls in the vicinity of special Flood Hazard Area Zone A. From viewing FIRM Panel 39075C0125D, the tract appears to be just outside of the graphical limits of the hazard.

The Factory Store Survey

Congress Lands North of the Old Seven Ranges

Paint Township

NW Qtr. Sec. 36, T–15N, R–11W

Holmes County, Ohio

June 16, 2010 — 210045A.dwg

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