

ALTA/ACSM LAND TITLE SURVEY

TO: NELSON A. TAYLOR CO., INC. & TITLE FIRST AGENCY, INC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1 through 4, 7a, 8 through 10, 11a, 13, 14 and 16 of Table A thereof. 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 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."

Jim Shamp, Reg. Sur. No. S-6088
HEARTLAND SURVEYING, INC.
5210 T.R. 257
MILLERSBURG, OH 44654
PH: 330-674-4698

DATE: August 8, 2001



FLOOD ZONE:

FLOOD INSURANCE NOTE: By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Panel 25 of 150, Map Panel Number 39075C0025 C, effective date December 15, 1990. Exact designation can only be determined by an elevation certificate. Based on the above information, this property is not in a special flood hazard area and is outside the 500 year flood plain.

NO ZONING

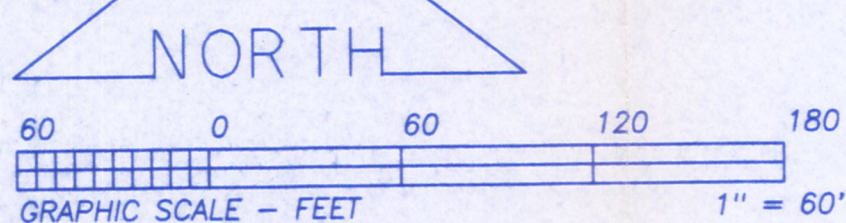
ENCROACHMENTS: APPROXIMATELY 40 SQ. FT. OF THE PARKING LOT ENCLOSES ONTO THE GIAUQUE PROPERTY AT THE NORTHWEST CORNER OF SAID LOT.
NO OTHER ENCROACHMENTS WERE VISIBLE - SEE DISCLAIMER.

DISCLAIMER: BECAUSE THE FIELD ON THE SOUTHERLY AND EASTERLY SIDE OF THE PARKING LOT ARE HIGH IN WEEDS (4' TO 5' HIGH), I CAN NOT CERTIFY WHETHER THERE ARE ANY PHYSICAL STRUCTURES BELOW THESE WEEDS.

THE SAME HOLDS TRUE FOR THE WOODED AREAS AS THEY ARE FULL OF UNDERBRUSH.

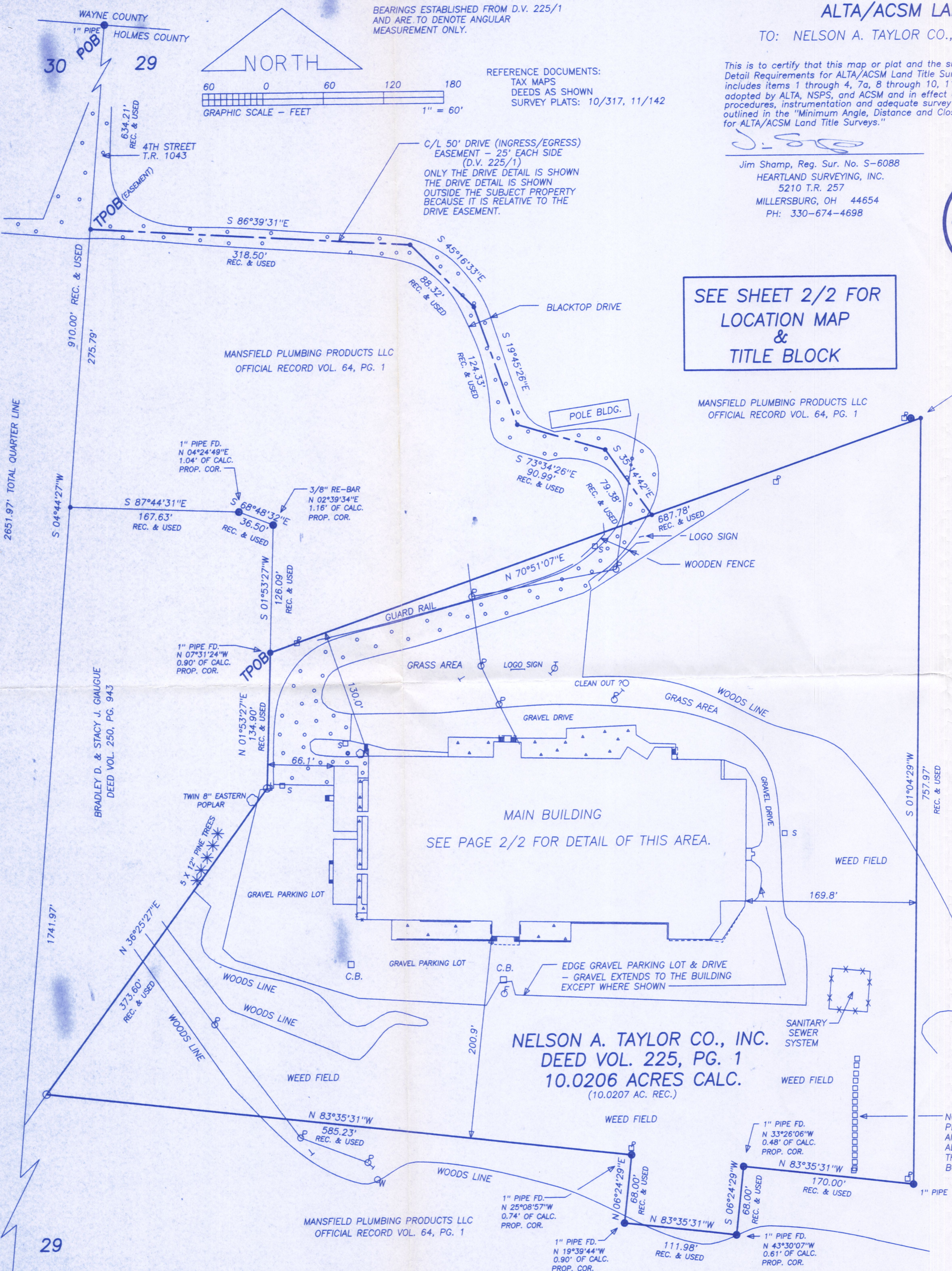
SEE SHEET 2/2 FOR LOCATION MAP & TITLE BLOCK

BEARINGS ESTABLISHED FROM D.V. 225/1 AND ARE TO DENOTE ANGULAR MEASUREMENT ONLY.



REFERENCE DOCUMENTS:
TAX MAPS
DEEDS AS SHOWN
SURVEY PLANS: 10/317, 11/142

C/L 50' DRIVE (INGRESS/EGRESS) EASEMENT - 25' EACH SIDE (D.V. 225/1)
ONLY THE DRIVE DETAIL IS SHOWN THE DRIVE DETAIL IS SHOWN OUTSIDE THE SUBJECT PROPERTY BECAUSE IT IS RELATIVE TO THE DRIVE EASEMENT.



- LEGEND:
- = STONE FD.
 - = 5/8" RE-BAR FD. UNLESS NOTED
 - = POINT-OF-DEPARTURE
 - = 5/8" x 30" RE-BAR W/PLASTIC I.D. CAP SET
 - ⊗ = R/R SPIKE SET
 - △ = R/R SPIKE FD.
 - C.B. = CATCH BASIN
 - ⊕ = POWER POLE
 - ⊕ = TELEPHONE POLE
 - ⊕ = GUY WIRE
 - ⊕ = WELL
 - ⊕ = PRIVATE PROPERTY SIGN
 - ⊕ = INFORMATION SIGN
 - ⊕ = FIRE HYDRANT
 - ⊕ = SPEED LIMIT SIGN
 - ⊕ = CYCLONE FENCE
 - ⊕ = ELECTRICAL CONNECTION
 - ⊕ = OVERHANG
 - ⊕ = CONCRETE PADS OR SIDEWALKS
 - ⊕ = BLACKTOP
 - G = GAS METER

NOTE: ACCORDING TO PLANS SHOWN TO ME IN THE PLANT, THESE ARE SANITARY SEWER SPLITTER BOXES AND PART OF THE LEACHING SYSTEM. SAID PLANS ALSO CALL FOR MORE OF THESE TO BE LOCATED IN THIS FIELD, HOWEVER DUE TO HIGH WEEDS, NO OTHER BOXES WERE SEEN. SEE DISCLAIMER.

METES AND BOUND DESCRIPTION:

Being situated in the State of Ohio, County of Holmes, Township of Ripley, Range 14 West, Township 18 North, part of the Northwest Quarter of Section 29, in the name of Nelson A. Taylor Co., Inc. as recorded in the Holmes County Records, Deed Volume 225, page 1 and more fully described as follows:

Commencing for reference at a 1 inch pipe found on the north line of Holmes County and the south line of Wayne County marking the northwest corner of the northwest quarter of Section 29 and land in the name of Mansfield Plumbing Products, LLC as recorded in O.R. 64, P. 1;

Thence along the west line of said quarter Section and said Mansfield Plumbing property S 04°44'27"W 910.00 feet to a point marking a southwest corner of said Mansfield Plumbing property and the northwest corner of land in the names of Bradley D. and Stacy J. Giauque as recorded in D.V. 250, P. 943;

Thence the following two courses along north lines of said Giauque property and south line of said Mansfield Plumbing property:

- S 87°44'31"E 167.63 feet to a point referenced by a 1 inch pipe found N 04°24'49"E 1.04 feet;
- S 68°48'32"E 36.50 feet to a point marking the northeast corner of said Giauque property, said point referenced by a 3/8" re-bar found N 02°39'34"E 1.16 feet;

Thence along the east line of said Giauque property and a west line of said Mansfield Plumbing property S 01°53'27"W 126.09 feet to a point marking a southwest corner of said Mansfield Plumbing property, the northwest corner of land in the name of Nelson A. Taylor Co., Inc. as recorded in D.V. 225, P. 1 and the true place of beginning, said point referenced by a 1 inch pipe found N 07°31'24"W 0.90 feet;

Thence along the north line of said Taylor property and a south line of said Mansfield Plumbing property N 70°51'07"E 687.78 feet to a point marking the northeast corner of said Taylor property, said point referenced by a 1 inch pipe found N 89°24'46"W 9.80 feet;

Thence along the east line of said Taylor property and a west line of said Mansfield Plumbing property S 01°04'29"W 757.97 feet to a 1 inch pipe found marking a southeast corner of said Taylor property;

Thence the following five courses along southerly lines of said Taylor property and northerly lines of said Mansfield Plumbing property:

- N 83°35'31"W 170.00 feet to a point referenced by a 1 inch pipe found N 33°26'06"W 0.48 feet;
- S 06°24'29"W 68.00 feet to a point referenced by a 1 inch pipe found N 43°30'07"W 0.61 feet;
- N 83°35'31"W 111.98 feet to a point referenced by a 1 inch pipe found N 19°39'44"W 0.90 feet;
- N 06°24'29"E 68.00 feet to a point referenced by a 1 inch pipe found N 25°08'57"W 0.74 feet;
- N 83°35'31"W 585.23 feet to an iron pin set marking the southwest corner of said Taylor property and on the easterly line of said Giauque property;

Thence the following two courses along westerly lines of said Taylor property and easterly lines of said Giauque property:

- N 36°25'27"E 373.60 feet to an iron pin set;
- N 01°53'27"E 134.90 feet to the true place of beginning.

This survey contains 10.0206 acres, is subject to all easements of record, its bearings are established from Deed Volume 225, page 1 and are to denote angular measurement only, and is a true description of a field survey completed by Jim Shamp, Reg. Sur. No. S-6088, on August 8, 2001. Iron pins set are 5/8" x 30" iron re-bars with I.D. caps.

ALSO THE FOLLOWING DESCRIBED 50 FOOT EASEMENT:
The following is a 50.00 foot drive easement for the purpose of Ingress and Egress to the above described 10.0206 acre parcel:

Being situated in the State of Ohio, County of Holmes, Township of Ripley, Range 14 West, Township 18 North, part of the Northwest Quarter of Section 29, in the name of Nelson A. Taylor Co., Inc. as recorded in the Holmes County Records, Deed Volume 225, page 1 and more fully described as follows:

Commencing for reference at a 1 inch pipe found on the north line of Holmes County and the south line of Wayne County marking the northwest corner of the northwest quarter of Section 29 and land in the name of Mansfield Plumbing Products, LLC as recorded in O.R. 64, P. 1;

Thence along the west line of said quarter Section and said Mansfield Plumbing property S 04°44'27"W 634.21 feet to a point marking the center line of a 50.00 foot (25.00 feet each side) ingress/egress easement and the true place of beginning;

Thence the following five courses along said center line and through said Mansfield Plumbing property:

- S 86°39'31"E 318.50 feet to a point;
- S 45°16'33"E 88.32 feet to a point;
- S 19°45'26"E 124.33 feet to a point;
- S 73°34'26"E 90.99 feet to a point;
- S 35°14'42"E 79.38 feet to a point on the north line of the 10.0206 acre parcel.

EASEMENTS:

RIGHT-OF-WAY FOR INGRESS/EGRESS TO a 2.15 acre tract presently in the names of Bradley D. and Stacy J. Giauque as recorded in D.V. 250, P. 943; originally recorded in D.V. 128, P. 102. This is not located on subject property, however, a portion of this right-of-way is shared with the right-of-way for ingress/egress deeded to and used by subject property and shown on this plat.

RIGHT-OF-WAY TO USE EXISTING CESS POOL reserved by grantors as recorded in D.V. 157, P. 98; unable to identify location from available records; unable to determine if this applies to subject property.

RIGHT-OF-WAY TO USE EXISTING DUMP reserved by grantors as recorded in D.V. 157, P. 98; There is evidence of dumped material (iron, car parts...) located at the southwest corner of subject property; however, unable to identify location from available records; unable to determine if this is said dump and applies to subject property.

RESERVING RIGHTS OF GAS AND OIL LEASE as recorded in Lease Records 48, P. 220 dated September 23, 1954. Per Deed Vol. 157, P. 98, the reservation was to expire August 18, 1974. According to Lease Record 48, P. 220, this is a blanket easement effecting subject property.

RIGHT-OF-WAY FOR INGRESS/EGRESS TO subject property as recorded in D.V. 225, P. 1; dated September 28, 1984; described and shown on this plat. Benefits subject property.

POLE LINE EASEMENT TO Ohio Power Company as recorded in D.V. 146, P. 485; property subject to easement - a blanket easement.

RIGHT-OF-WAY FOR PIPELINE TO The East Ohio Gas Co. as recorded in Vol. 19, P. 368; property subject to this easement - blanket easement.

RIGHT-OF-WAY FOR PIPELINE TO The Ohio Fuel Gas Co. as recorded in V. 130, P. 388; transferred from The Ohio Fuel Gas Co. to Columbia Gas of Ohio, Inc. in V. 152, P. 295; property subject to this easement - blanket easement.

OIL, GAS AND STORAGE LEASE TO The Ohio Fuel Gas Company as recorded in Lease Record 48, P. 220; property subject to this lease - blanket easement.

PERPETUAL EASEMENT FOR NATURAL GAS AND/OR WATER LINES TO Sealand Technology, Inc. as recorded in D.V. 277, P. 686 to serve subject property; unable to plot on survey due to vagueness of the exact location of lines as shown on Exhibit A of said deed; property subject to this easement; benefits property.