

IDEAL MOBILE HOME SALES & PARK, INC. MF. # 95-070 A04

N 88°30'00" E 403.30'

CONC.

T/RIM=691.8 I.E.=680.96
SAN. MH. T/RIM=692.1 I.E.=679.33

NORTH
NORTH BASED ON MF. # 95-070 A04
CENTERLINE DAYTON CINCINNATI PIKE
N 14°15'00" W

SECTION 36, TOWN 2, RANGE 4 MRS.
MIAMI TOWNSHIP
MONTGOMERY COUNTY, OHIO
3.000 ACRES

SITUATE IN SECTION 36, TOWN 2, RANGE 5 MRS., MIAMI TOWNSHIP, MONTGOMERY COUNTY, OHIO AND BEING THE TRACT OF LAND CONVEYED TO WILBERT B. SLAUGHTER AND LINDA LOU CAMPER BY DEED AS RECORDED IN MF NO. 91-128E08 OF THE DEED RECORDS OF MONTGOMERY COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT A PK NAIL SET AT THE CENTERLINE OF DAYTON-CINCINNATI PIKE AT THE SOUTH LINE OF SAID SECTION 36; THENCE WITH THE CENTERLINE OF DAYTON-CINCINNATI PIKE NORTH 14°15'00" WEST FOR 802.00 FEET TO A SPIKE SET, SAID SPIKE BEING THE SOUTHEAST CORNER OF SAID SLAUGHTER AND CAMPER'S TRACT, SAID SPIKE ALSO BEING THE TRUE POINT OF BEGINNING FOR THE TRACT HEREIN DESCRIBED;

THENCE WITH THE SOUTH LINE OF SAID SLAUGHTER AND CAMPER'S TRACT NORTH 87°56'00" WEST FOR 407.60 FEET TO AN IRON PIN SET AT THE SOUTHEAST CORNER OF A 3.27 ACRE TRACT OF LAND CONVEYED TO WILBERT B. SLAUGHTER AND LINDA LOU CAMPER BY DEED AS RECORDED IN MF NO. 91-128E08 OF THE DEED RECORDS OF MONTGOMERY COUNTY;

THENCE WITH THE EAST LINE OF SAID SLAUGHTER AND CAMPER'S 3.27 ACRE TRACT NORTH 09°28'00" WEST FOR 314.40 FEET TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID SLAUGHTER AND CAMPER'S 3.27 ACRE TRACT, SAID IRON PIN ALSO BEING ON THE SOUTH LINE OF A 11.02 ACRE TRACT OF LAND CONVEYED TO IDEAL MOBILE HOME SALES AND PARK, INC. BY DEED AS RECORDED IN MF NO. 95-070A04 OF THE DEED RECORDS OF MONTGOMERY COUNTY;

THENCE WITH THE SOUTH LINE OF SAID IDEAL MOBILE HOME SALES AND PARK'S 11.02 ACRE TRACT NORTH 88°30'00" EAST FOR 403.30 FEET TO A SPIKE FOUND IN THE CENTERLINE OF DAYTON-CINCINNATI PIKE;

THENCE WITH THE CENTERLINE OF DAYTON-CINCINNATI PIKE SOUTH 09°27'37" EAST FOR 340.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 3.000 ACRES, MORE OR LESS.

THIS SURVEY REFLECTS ABOVE GROUND INDICATION OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

EASEMENT INFORMATION

EASEMENTS REFERRED TO IN TITLE COMMITMENT NO. 36 149 10 000414, DATED NOVEMBER 6, 2006 ARE SHOWN HEREIN WHEN APPLICABLE.

RIGHT OF WAY AND EASEMENT RECORDED IN DEED BOOK 2347, PAGE IS SHOWN HEREIN. (#6)

RECITAL RECORDED IN DEED BOOK 931, PAGE 13 IS SHOWN HEREIN. (#7)

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANCE FLOODPLAIN.) ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM MAP NUMBER 39113C0331E. EFFECTIVE DATE JANUARY 6, 2005.

TO: ENCRETE INVESTMENT CO., INC.
NATIONAL CITY BANK

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LICENSED SURVEYOR IN THE STATE OF OHIO, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

William C. Petkewicz 12-28-06
WILLIAM C. PETKEWICZ, P.S.
OHIO LICENSE NO. 5749
DATE

3.000 ACRES
VACANT TRACT

APPROX. GAS MAIN LOCATION

DAYTON CINCINNATI PIKE
S 09°27'37" E 340.00'

38"
GAS LINE R/W & ESMT.
D.B. 2347, PG. 250(#6)

30' INGRESS/ EGRESS EXCEPTION(#7)
D.B. 931, PG. 13
RELEASED

"Except a strip of land Thirty (30) feet wide along the south line of said above described Three (3) acres tract, and that said Thirty (30) feet may be situated anywhere within Forty-five feet of the south line, said strip of land is for road purpose, as a means of ingress and egress, and will extend from the Cincinnati Pike on the east side of said Three (3) acre tract, along the said south line through said tract to the Six and One Half (6 1/2) acres tract on the west."

MICHELLE R. CAMPER
MF. # 93-751 E04

MANHOLE

SELINA A. HORN
MF. # 99-370 D05

ORPHA JACKSON
MF. # 95-457 D03

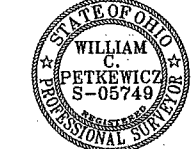
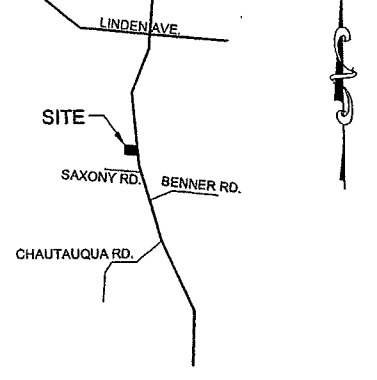
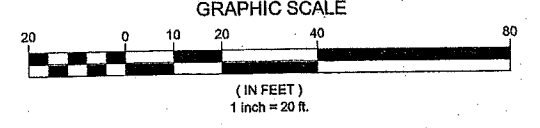
RUSSELL L. & MARY FLOWERS
MF. # 76-474 E02

MARY EATON
MF. # 89-411 D10

N 87°56'00" W 407.60'

LEGEND

- FENCE LINE
- GUARDRAIL
- GAS LINE
- GAS VALVE
- CABLE TELEVISION RISER
- ELECTRIC RISER
- POWER POLE



SHEET 1 OF 1

NB & P
NORFLEET, BROW & PETKEWICZ INC.
Civil Engineers & Surveyors
228 Byers Road, Suite 30
Miamisburg, Ohio 45342
Ph (937)847-2313 Fax (937)847-2314

SCALE: 1" = 20'	DRAWN: J.R.M.	CHK'D:
DATE: DECEMBER, 2006	JOB No.:	2006