

# ALTA/NSPS LAND TITLE SURVEY

1234 S. PIKE ROAD  
 SEC 01, TOWN 02, RANGE 03  
 CITY OF ANY, RANDOM COUNTY, OH, KY, TN, NC  
 CONTAINING - 0.5854 ACRES (AS-SURVEYED)



VICINITY MAP  
 NOT TO SCALE

SITE LOCATION  
 LAT - 30°00'00" N  
 LON - 80°00'00" W

### SURVEYOR'S NOTES

- NORTH AND BEARING SYSTEM BASED UPON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH PIKE ROAD (N00°02'10"W) AS RECORDED IN I.R. DEED 06-081162
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE PARCEL SHOWN HEREON WERE OBTAINED THROUGH THE CERTIFIED TITLE COMMITMENT BY TITLE AGENCY, COMMITMENT NUMBER 2018-1234BA WITH AN EFFECTIVE DATE OF DECEMBER 27, 2017 AT 7:59AM.
- ALL UTILITIES ARE SHOWN TO THE BEST OF OUR KNOWLEDGE AND ARE BASED ON LOCATIONS TAKEN FROM OBSERVED EVIDENCE ONLY. NO CERTIFICATION IS MADE OR IMPLIED THAT THE UTILITIES SHOWN ARE CORRECT OR THAT ALL UTILITIES ARE SHOWN.
- ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE IN THE RANDOM COUNTY RECORDER'S OFFICE LOCATED IN CITY, STATE.
- SURVEY PREPARED FROM FIELDWORK PERFORMED IN JANUARY OF 2018. ALL MONUMENTATION SHOWN HEREON IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ACCESS TO THE SUBJECT PARCEL IS AVAILABLE VIA SOUTH PIKE ROAD, A PUBLIC ROADWAY.  
 NO ROADWAY IMPROVEMENT PLANS WERE DISCLOSED TO THE SURVEYOR DURING THE COURSE OF THE SURVEY.
- UTILITIES IN THE FORM OF STORM SEWER, SANITARY SEWER, ELECTRIC, TELEPHONE, CABLE, NATURAL GAS AND DOMESTIC WATER ARE ALL LOCATED EITHER ON THE SUBJECT PROPERTY OR WITHIN THE PUBLIC RIGHT-OF-WAY ADJOINING SAID PARCEL.
- EXISTING STRUCTURES AND BUILDINGS ARE AS SHOWN HEREON.  
 NO EVIDENCE OF RECENT EARTHWORK OR GRADING ACTIVITIES.  
 NO EVIDENCE OF RECENT BUILDING CONSTRUCTION.
- NO DELINEATION OF WETLANDS OR DOCUMENTATION OF ANY WETLANDS WERE PROVIDED DURING THE COURSE OF THIS SURVEY.
- THIS IS NOT A RECORDABLE DOCUMENT FOR TRANSFER OF TITLE.
- CURRENT ZONING AS EVIDENCED BY CITY OF ANY IS -O "OFFICE DISTRICT"  
 ZONE - O (SUBURBAN DEVELOPMENT PATTERN DISTRICT)  
 MINIMUM LOT AREA = 10,000 SQFT  
 MINIMUM LOT FRONTAGE = 60 FT  
 MINIMUM FRONT YARD SETBACK = 25 FT  
 MINIMUM SIDE YARD SETBACK = 10 FT (ADJOINING RESIDENTIAL 15FT OR HALF OF BUILDING HEIGHT)  
 MINIMUM SIDE YARD SETBACK = 15 FT  
 REAR YARD SETBACK = 15 FT (ADJOINING RESIDENTIAL 40 FT OR HALF OF BUILDING HEIGHT)
- THIS SURVEY MEETS ALL OF THE ACCURACY REQUIREMENTS FOR BOUNDARY SURVEY PURSUANT TO THE STATE JURISDICTION
- THERE EXIST EVIDENCE OF POTENTIAL ENCROACHMENTS OF A HEADWALL ALONG THE NORTHERLY LINE OF THE SUBJECT PARCEL AND PAVEMENT AND A DUMPSTER ENCLOSURE ON THE SOUTHERLY LINE OF THE SURVEY PARCEL AS SHOWN HEREON.
- THERE EXIST NO IMPROVED PARKING ON THE SUBJECT PARCEL (UN-MARKED)

SEC 2, T2E, R3N  
 SEC 1, T2E, R3N

S. PIKE ROAD  
 90' ROW  
 RCEO RECORD 1-A1

PARCEL N64 01235 0012  
 CITY OF ANY  
 D.B. 1234, PAGE 123

PARCEL N64 01234 0009  
 OG STRATEGIES  
 D.M.F. - 96-0515A02

CONTAINING  
 0.5854 ACRES (AS-SURVEYED)  
 PARCEL N64 03503 0087  
 MJH 1940 LLC.  
 I.R. DEED - 06-081162

PARCEL N64 01234 0056  
 M.V.S. LLC  
 D.M.F. - 02-00812

PARCEL N64 04022 0002  
 LOT 2  
 VILLAGE APARTMENTS  
 PLAT BOOK 123, PAGE 003  
 PSA FAMILY FARMS VILLAGE  
 LLC  
 I.R. DEED - 18-005678

PARCEL N64 04022 0001  
 LOT 1  
 VILLAGE APARTMENTS  
 PLAT BOOK 123, PAGE 003  
 PSA FAMILY FARMS VILLAGE  
 LLC  
 I.R. DEED - 20-001234



### PARCEL "A" SCHEDULE B - SECTION II:

THIS ALTA/NSPS LAND TITLE SURVEY IS EXECUTED HEREON PER TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FOR THE PROPOSED INSURED STELLAR INNOVATIONS & SOLUTIONS, INC. AN OHIO CORPORATION.

COMMITMENT NUMBER 2018-1234BA EFFECTIVE DATE: DECEMBER 27, 2017 AT 7:59AM

THE FOLLOWING LIST OF EXCEPTIONS IS AN EXCERPT FROM THE ABOVE MENTIONED TITLE COMMITMENT:

- RIGHT OF WAY AND EASEMENT FOR PIPE LINE PURPOSES TO THE POWER AND LIGHT COMPANY AS RECORD IN DEED BOOK 2096, PAGE 70. NOT SUBJECT TO.
- EASEMENT FOR PUBLIC UTILITY PURPOSES TO THE CITY OF ANY, OHIO AS RECORDED IN DEED MICROFICHE 78-0419B01. SUBJECT TO AND SHOWN HEREON.

### EXHIBIT "A" - PROPERTY DESCRIPTION

LOCATED IN SECTION 1, TOWN 2, RANGE 3 M.Rs., CITY OF ANY, COUNTY OF RANDOM, STATE OF OHIO, KENTUCKY, TENNESSEE, OR NORTH CAROLINA AND BEING A TRACT OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF PIKE ROAD, SAID POINT BEING FORTY-FIVE AND 00/100 (45.00) FEET EAST OF THE CENTERLINE OF PIKE ROAD, SAID POINT ALSO BEING NORTH ZERO DEGREES TWO MINUTES TEN SECONDS (00°02'10") WEST AND ONE HUNDRED AND 00/100 (100.00) FEET FROM THE INTERSECTION OF THE EAST LINE OF SAID PIKE ROAD WITH THE NORTH LINE OF PSA FAMILY FARMS VILLAGE AS RECORDED IN BOOK AA, PAGE 12 IN THE DEED RECORDS OF RANDOM COUNTY, OHIO; THENCE WITH THE EAST LINE OF SAID PIKE ROAD, NORTH ZERO DEGREES TO MINUTES TEN SECONDS (00°02'10") WEST FOR ONE HUNDRED AND 00/100 (100.00) FEET; THENCE NORTH EIGHTY-NINE DEGREES FIFTY-FOUR MINUTES THIRTY SECONDS (89°54'30") EAST FOR TWO HUNDRED FIFTY-FIVE AND 00/100 (255.00) FEET TO A POINT IN THE WEST LINE OF SAID PSA FAMILY FARMS VILLAGE; THENCE WITH THE WEST LINE OF SAID PSA FAMILY FARMS VILLAGE, SOUTH ZERO DEGREES TWO MINUTES TEN SECONDS (00°02'10") EAST FOR ONE HUNDRED AND 00/100 (100.00) FEET TO A POINT ONE HUNDRED AND 00/100 (100.00) FEET NORTH OF AN ANGLE IN THE NORTH LINE OF SAID PSA FAMILY FARMS VILLAGE; THENCE ONE HUNDRED AND 00/100 (100.00) FEET NORTH AND PARALLEL TO THE NORTH LINE OF SAID PSA FAMILY FARMS VILLAGE, SOUTH EIGHTY-NINE DEGREES FIFTY-FOUR MINUTES THIRTY SECONDS (89°54'30") WEST FOR TWO HUNDRED FIFTY-FIVE AND 00/100 (255.00) FEET TO THE POINT OF BEGINNING, CONTAINING 0.585 ACRES MORE OR LESS AND SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENT, RESTRICTIONS AND AGREEMENTS OF RECORD, ACCORDING TO A SURVEY OF SAID PREMISES BY D. BENSON, REGISTERED SURVEYOR, STATE OF OHIO, KENTUCKY, TENNESSEE, OR NORTH CAROLINA NO. 0419, DATED FEBRUARY 12, 2010

PARCEL NO. N64 03503 0087

### SURVEYOR'S CERTIFICATION:

TO CLIENT INC., AN STATE REGISTERED CORPORATION, DEVELOPMENT GROUP, CLOSING AGENTS AND THE TITLE INSURANCE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTEREST MAY APPEAR.

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/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(a), 7(a,b), 8, 9, 11, 13, 14, and 16-21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED 01/01/18 AND DATE OF PLAT OR MAP: 01/01/2018

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_  
 REGISTERED SURVEYOR  
 OH, KY, TN, NC 1234  
 WWW.BALANDPROFESSIONALS.COM  
 937.535.0855

### OCCUPATION STATEMENT

THERE CURRENTLY EXIST NO EVIDENCE OF OCCUPATION ALONG THE NORTHERLY OR SOUTHERLY LINES AS ASCERTAINED HEREON. THE WESTERLY BOUNDARY LINE IS EVIDENCED BY THE EASTERLY EDGE OF THE EXISTING CONCRETE SIDEWALK AND THE EASTERLY LINE IS EVIDENCED BY A ROW OF MATURE BUSHES.

### PERTINENT DOCUMENTS

THE DOCUMENTS USED TO ASCERTAIN THE BOUNDARY AS SHOWN HEREON ARE LISTED AS FOLLOWS:

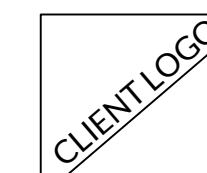
DEED RECORDS:  
 DB 1234, PAGE 123  
 D.M.F.: 96-515A02  
 I.R. DEED: 05-967834  
 I.R. DEED: 06-081162  
 I.R. DEED: 11-006789

PLAT RECORDS:  
 PSA FAMILY FARM VILLAGE PB 123, PAGE 003

ROAD RECORDS:  
 ACEO RECORDS 1-A1

### MAP LEGEND

- FOUND MONUMENT - AS NOTED
- SET MAG NAIL
- AIR CONDITIONING UNIT
- ELECTRIC SHUTOFF
- ELECTRIC METER
- ⊞ ELECTRIC TRANSFORMER
- COMMUNICATIONS BOX
- SANITARY MANHOLE
- CLEANOUT
- STORM CATCH BASIN
- GAS METER
- BOUNDARY LINE
- - - ADJOINER LINE
- - - ROADWAY CENTERLINE
- - - EASEMENT LINE

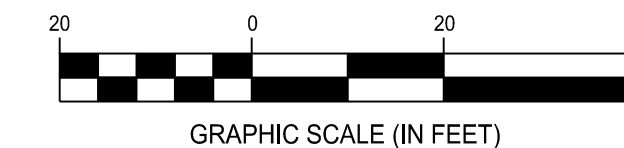


CLIENT  
 CLIENT NAME  
 STREET ADDRESS  
 SUITE NUMBER  
 CITY, STATE 12345

SURVEYOR  
 BALAND PROFESSIONALS, LLC  
 8534 YANKEE STREET  
 DAYTON, OH 45458  
 937-535-0855  
 WWW.BALANDPROFESSIONALS.COM



NORTH



REVISIONS	
NO.	DESCRIPTION

<b>ALTA / NSPS LAND TITLE SURVEY</b>	
<b>CLIENT NAME</b>	
1940 S. PIKE ROAD ANY	SEC 1, TOWN 2, RANGE 3 RANDOM COUNTY, OH, KY, TN, NC
SCALE: 1"=20'	DATE: 01/22/2018
DESIGN: N/A	JOB NO.: 18-0999
DRAWN: JBA	SHEET NO.: 1 OF 1
CHECKED: DPB	
<b>BA LAND PROFESSIONALS</b>	