

TRANSFERRED

AUG 24 2016

ANDREA WEAVER, AUDITOR
This conveyance has been examined and the Grantor
complied with Section 319.202 of the Revised Code
FEE \$ 9503.60
EXEMPT

Return Documents To: Title First Agency, Inc., 3650 Olentangy River Road, Suite 400, Columbus, Ohio
43214
Order No.: 2015815

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS; That **Donald G. Rose, Married,** of Union County, State of Ohio for Ten Dollars (\$10.00) and other good and valuable consideration paid, grants with general warranty covenants to **Rockford Homes, Inc.,** an Ohio corporation, the following Real Property:

Please See Attached Legal Description as Exhibit "A"

Map No: 135-00-00-081.000 and 135-00-00-082.000 and 135-00-00-056.001

VMS: 5134

Parcel Nos: 1500220180000, 1700220190000, 1500220322010

Known As: 95.035 Acres Industrial Parkway / Mitchell-Dewitt Rd.,
Plain City, OH 43064

Tax Mailing Address: ROCKFORD HOMES INC.
999 POLARIS PARKWAY, INC.
COLUMBUS, OH 43240

Subject to conditions, restrictions and easements, if any, contained in prior instruments of record. Except taxes and assessments, if any, now a lien and thereafter due and payable.

Prior Instrument Reference: Deed Record 289, Page 329 (as to Parcels 1 & 2—Save and Except Deed Record 339, Page 137) and Deed Record 339, Page 135 (as to Parcel 3) of the Deed Records of Union County, Ohio.

Robin Lee Rose, spouse of Donald G. Rose, releases any and all rights of dower herein.

Signature(s) and Notary Acknowledgment on Next Page

Executed this 17th day of Aug., 2016

Donald G. Rose
Donald G. Rose

Robin Lee Rose
Robin Lee Rose, signing solely to release dower

State of OHIO
County of FRANKLIN, SS:

The foregoing instrument was acknowledged before me this 17th day of Aug., 2016 by **Donald G. Rose and Robin Lee Rose.**

Mark A. Martin
Notary Public



MARK A. MARTIN
Notary Public
In and for the State of Ohio
My Commission Expires
February 5, 2021

This instrument prepared by:
Paul C. Thompson, Esq., 4040 Embassy Parkway, Suite 310, Akron, OH 44333
Return Documents To: Title First Agency, Inc., 3650 Olentangy River Road, Suite 400, Columbus, Ohio 43214



Civil & Environmental Consultants, Inc.

**DESCRIPTION OF 95.035 ACRES
UNION COUNTY, OHIO**

Situated in the State of Ohio, County of Union, Township of Jerome, Virginia Military Survey 5134, and being part of that 96.413 acres described by Deed Book 289, Page 329, and all of that 0.633 acres described as Parcel II in Deed Record 339, Page 135, all being conveyed to Donald G. Rose, all being of record in the Recorder's Office, Union County, Ohio and being more particularly described as follows;

BEGINNING FOR REFERENCE, at an iron pin set at a corner common to Lot 36, as shown on record plat of Mitchell Crossing, in Plat Book 5, Page 379A – 379B and a 3.682 acres tract conveyed to Brian S. Barnhill & Krysten M. Carney by Official Record 1030, Page 680, said iron pin also being on the northeasterly line of a 2.491 acres tract conveyed to Roy A. Mack and Amber A Mack, of record in Instrument 201405150003195;

Thence, North 32°46'04" West, along a line common to said 3.682 acres and said 2.491 acres, a distance of 64.92 feet, to a 3/4 inch iron pin found at a corner common to said 96.413 acres and said 2.491 acres, and also being the **POINT OF TRUE BEGINNING**;

Thence, South 59°14'42" West, with a line common to said 96.413 acres and said 2.491 acres, a distance of 138.60 feet, to a an iron pin set at a corner common to said 2.491 acres and 3.165 acre tract conveyed to Alan R. McDonald and Mary L. McDonald by Instrument 201403250001873;

Thence, South 59°02'52" West, with a line common to said 96.413 acres and in part with said 2.491 acres, a distance of 1046.52 feet, to an iron pin set at a corner common to a 3.543 acre tract (2.210 acres with exceptions) conveyed to Gary Jarrell and Mary Ann Jarrell, by Official Record 38, Page 601 and said 0.633 acres;

Thence, South 15°24'39" East, along a line common to said 3.543 acres and said 0.633 acres, and passing over an iron pin found at 268.73 feet, a total distance of 295.78 feet, to a mag nail set in the centerline of Mitchell-Dewitt Road;

Thence, South 81°30'11 West, along said centerline and south line of said 0.633 acres, a distance of 100.73 feet, to a mag nail set at a corner common to said 0.633 acres and a 0.700 acres conveyed to Donald L. Smith and Garnet R. Smith, of record in Deed Record 340, Page 132;

Thence, North 15°24'37" West, leaving said centerline and with a line common to said 0.633 acres and said 0.700 acres, a distance of 255.85 feet, to an iron pin set at a corner common to said 0.633 acres and 0.700 acres and that 2.00 acres conveyed to Donald L. Smith and Garnet R. Smith of record in Deed Book 339, Page 173;

Thence, with the perimeter of said 2.00 acres, the following courses;

North 12°42'40" West, a distance of 390.37 feet, to an iron pin set;

South 59°02'52" West, a distance of 301.50 feet, to an iron pin set on a line common to said 96.413 acres and an original an 87.483 acres tract, conveyed to Runway Farms, LLC, by Instrument 201501070000175;

Thence, North 32°30'45" West, with a line common in part to said 96.413 acres and said 87.483 acres, a distance of 1181.47 feet, to a 3/4 inch iron pin found at corner common to said 87.483 acres and a 92.5 acre tract conveyed to Thomas Barton, Tamara Redmond, and Linda Arrasmith, Trustees of the Thomas Barton Trust, by Official Record 947, Page 373;

Thence, North 32°11'54" West, along a line common with said 96.413 acres and in part with said 92.5 acres, passing a 3/4 inch iron pin (without cap & bent) at a distance of 184.23 feet, a total distance of 924.85 feet, to a 5/8 inch rebar found (without cap), at a corner common to said 96.413 acres, a 100.50 acre tract conveyed to David Crager, Et Al by Official Record 857, Page 823, Page 821, Page 825, and Official Record 947, Page 463, and a 8.89 acres tract conveyed to Barry D. Adler and Mary Cotter by Deed Record 292, Page 645.

CEC Project 162-554

Thence, North 57°22'47" East, along a line common to said 96.413 acres and said 8.89 acre tract, passing a 3/4 inch iron pin found (without cap) at a distance of 1724.59 feet, a total distance of 1755.79 feet, to a mag nail set in the centerline of Industrial Parkway;

Thence, South 49°01'47" East, along said centerline and east line of said 96.413 acres, a distance of 765.11 feet, to a mag nail set at the northwest corner of a 0.930 acre tract conveyed to Karl R. Zeiters and Elizabeth A. Zeiters, by Official Record 647, Page 589;

Thence, South 57°07'00 West, along a line common to said 96.413 acres and said 0.930 acres, a distance of 265.30 feet, to an iron pin set;

Thence, South 48°56'52" East, along a line common to said 96.413 acres and in part with said 0.930 acres and in part with 0.90 acres tract conveyed to Karl R. Zeiters and Elizabeth A. Zeiters, by Official Record 647, Page 589, a distance of 322.28 feet, to an iron pin set at a common corner of said 0.90 acre and the north line of a 5.059 acre tract conveyed to David M. and Sheila R. Staats, by Deed Record 311, Page 766;

Thence, with a line common to said 96.413 acres and said 5.059 acres, the following courses;

South 56°35'33" West, a distance of 260.55 feet, to an iron pin set;

South 49°01'47" East, a distance of 791.80 feet, to a 1 inch iron pin found (without cap) on the westerly line of 7.812 acre tract conveyed to Albert L. Schoby and Florence M. Schoby, Trustees (1/2 interest) and Florence M. Schoby and Albert L. Schoby, Trustees (1/2 interest) by Official Record 272, Page 320;

Thence, with a line common to said 96.413 acres and said 7.812 acres, the following courses;

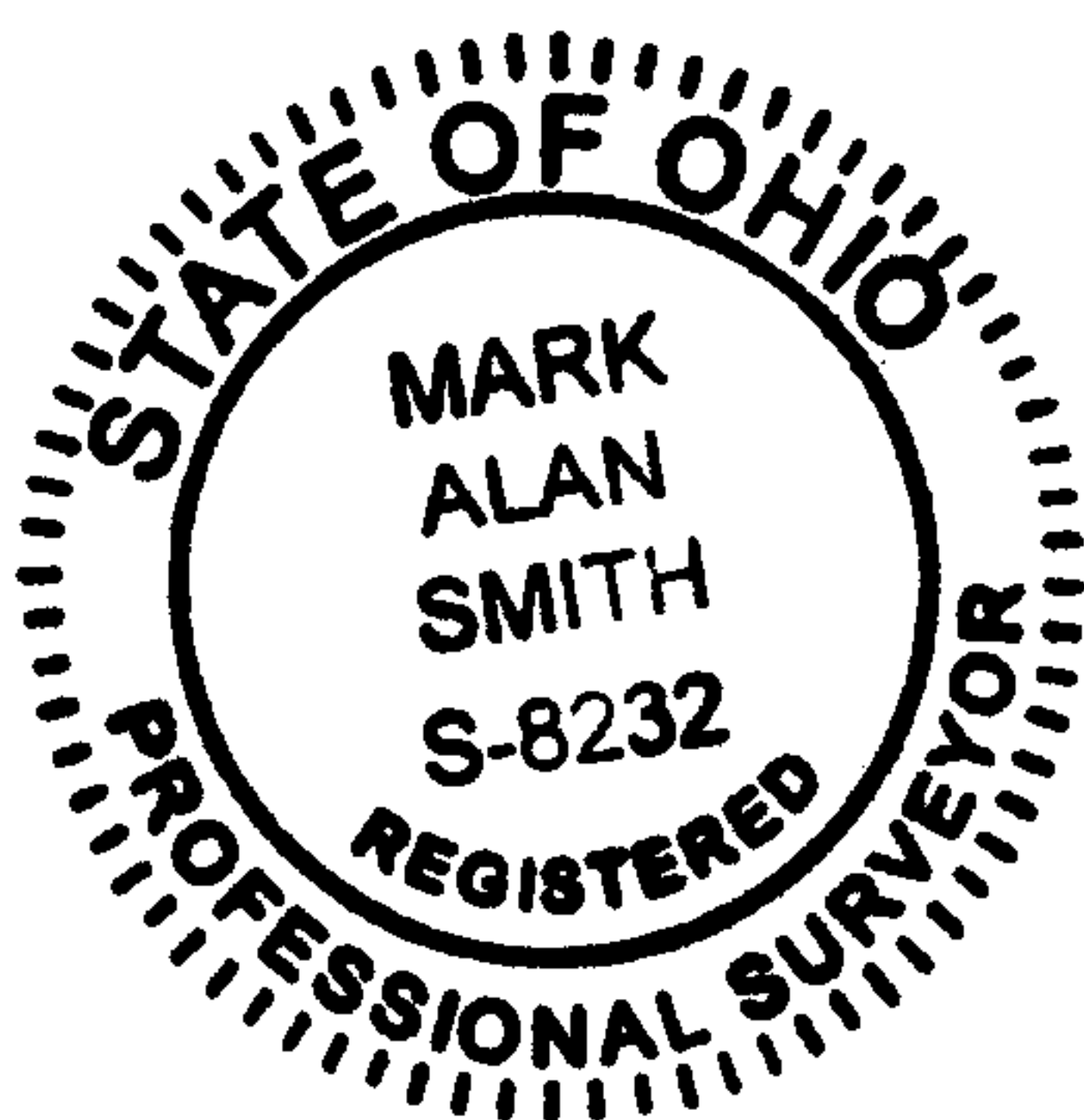
South 42°06'03" West, a distance of 325.77 feet, to an iron pin set;

South 32°46'04" East, a distance of 626.69 feet, to **THE POINT OF TRUE BEGINNING**, containing 95.035 acres, more or less. Of said 95.035 acres, 31.601 acres are within the Jonathon Alder LSD, and 63.434 acres are within the Dublin CSD.

Where indicated herein, all iron pins set are 5/8 inch rebar, 30 inches in length bearing a yellow cap with the initials "CEC".

The bearing described herein are based on the centerline right-of-way of Industrial Parkway being South 49°01'47" East, as measured with GPS observations on July 8th, 2016.

This description is based on an actual field survey performed on July 8th, 2016, under the supervision of Mark Alan Smith, and in accordance with Chapter 4733-37 Ohio Administrative Code.



CIVIL & ENVIRONMENTAL CONSULTANTS, INC

Mark Alan Smith 8/7/2016
 Mark Alan Smith P.S. Date
 Registered Surveyor No. 8232

DESCRIPTION ACCEPTABLE
95.035 ACRE TRACT(S)
 PLANNING COMMISSION APPROVAL
NOT REQUIRED
 DATE 8-24-16
 JEFF STAUCH
 UNION COUNTY ENGINEER

Date Prepared: July 31, 2016
 162554-95.035-Acres.docx

Page 2 of 2

PLAT OF SURVEY
SITUATED IN THE STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME
VIRGINIA MILITARY SURVEY 5134

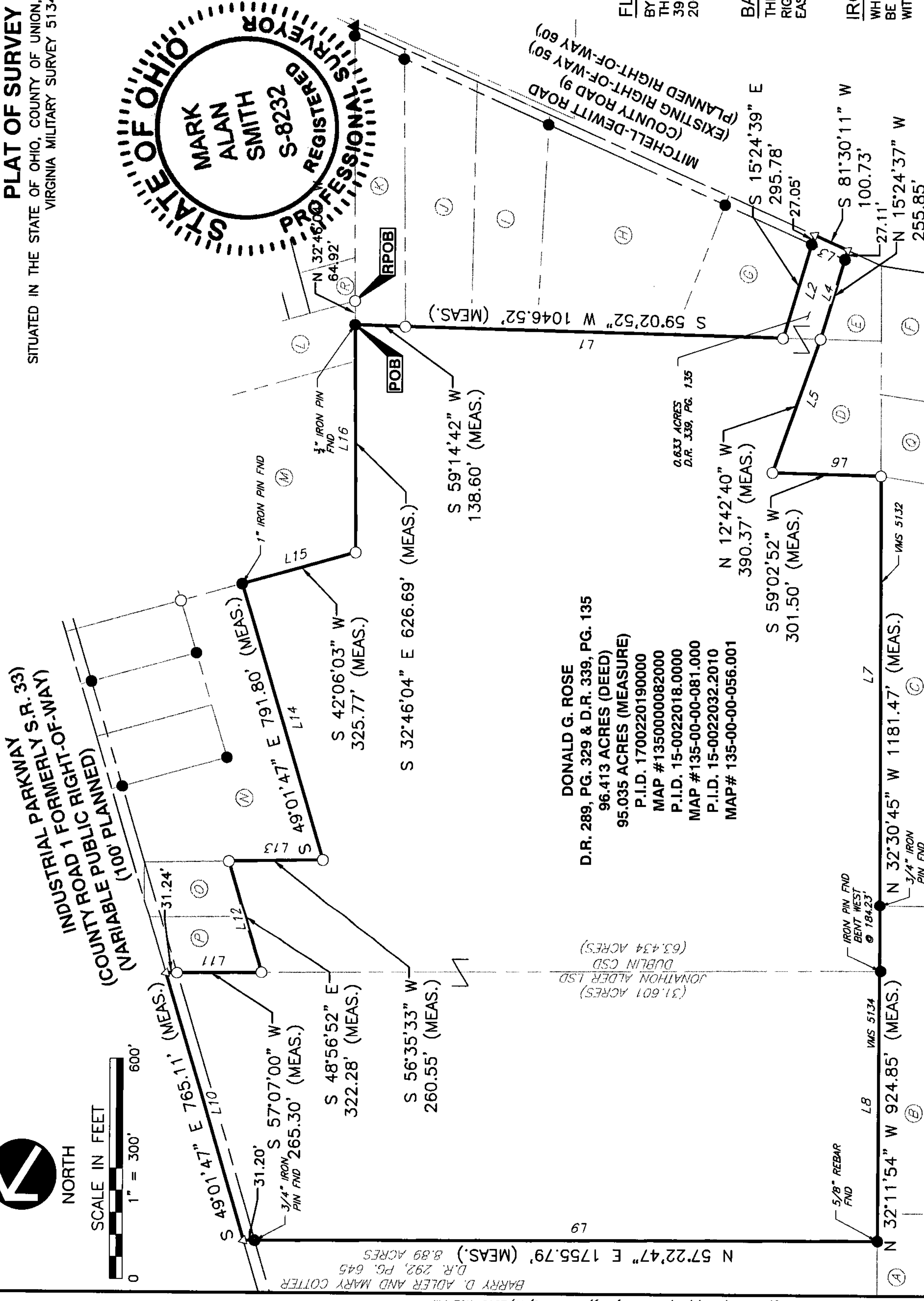


| RECORD LINE TABLE | | |
|-------------------|------------------|---------------|
| LINE # | DIRECTION (REC.) | LENGTH (REC.) |
| L1 | S 58°46'20" W | 1456.06' |
| L2 | S 15°42'51" E | 295.78' |
| L3 | S 81°11'59" W | 100.73' |
| L4 | N 15°42'41" W | 255.85' |
| L5 | S 12°42'51" E | 391.09' |
| L6 | N 58°44'40" W | 301.50' |
| L7 | N 32°59'23" W | 1734.94' |
| L8 | N 32°29'22" W | 741.32' |
| L9 | N 56°59'20" E | 1755.74' |
| L10 | S 49°25'24" E | 766.12' |
| L11 | S 56°48'15" W | 265.70' |
| L12 | S 49°18'07" E | 322.61' |
| L13 | S 56°11'56" W | 259.74' |
| L14 | S 49°25'24" E | 791.53' |
| L15 | S 41°43'06" W | 325.85' |
| L16 | S 33°08'19" E | 627.44' |

FLOOD NOTE
BY GRAPHIC PLOTTING ONLY, THE PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAPS, COMMUNITY MAP NO. 39159C0388D, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 16, 2008.

BASIS OF BEARING
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE RIGHT-OF-WAY OF INDUSTRIAL PARKWAY BEING SOUTH 49°01'47" EAST AS MEASURED WITH GPS OBSERVATIONS ON JULY 8, 2016.

IRON PINS
WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 5/8" SOLID REBAR, THIRTY INCHES IN LENGTH WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC"



Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
614-540-6633 - 888-598-6808
www.cecinc.com

DONALD G. ROSE
INDUSTRIAL PARKWAY
COUNTY OF UNION
TOWNSHIP OF JEROME

LEGEND

- IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- △ MAG NAIL SET
- IRON PIN SET


WE HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PREPARED WITH ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-37 OHIO ADMINISTRATIVE CODE. FIELDWORK COMPLETED ON: JULY 8, 2016

Mark Alan Smith
MARK ALAN SMITH
PROFESSIONAL SURVEY NO.: S-8232

DATE: AUGUST 2016 DWG SCALE: 1" = 300'
DRAWN BY: ALB CHECKED BY: JWC APPROVED BY: MAS DRAWING NO.: 1 OF 2

P:\2016\162-554-Survey\162554-SV01-LOTSPLIT-ROSE.dwg\LAYOUT11\LS(8/17/2016 - Jerry) - LP: 8/17/2016 4:32 PM

- A: JAMES A. CRAGER, SR., AS TRUSTEE UNDER THE TRUST OF JAMES EDWARD CRAGER AND EMMA ELIZABETH CRAGER ET AL
100.50 ACRES
O.R. 857, PG. 823, 821, 825
O.R. 947, PG. 463
- B: THOMAS BARTON, TAMARA REDMOND, AND LINDA ARRASMITH, TRUSTEES OF THE THOMAS BARTON TRUST
92.5 ACRES
O.R. 947, PG. 373
- C: RUNWAY FARMS LLC
IN. 201501070000175
87.483 ACRES
- D: DONALD L SMITH AND GARNET R SMITH
D.R. 339, PG. 137
2.00 ACRES
- E: DONALD L SMITH AND GARNET R SMITH
D.R. 340, PG. 132
0.700 ACRES
- F: KATHIE A. FRY
O.R. 497, PG. 931
O.R. 1016, PG. 235
1.902 ACRES
- G: GARY JARRELL AND MARY ANN JARRELL
O.R. 38, PG. 601
2.21 ACRES
- H: JONATHON W. KETCHUM AND JANET L. KETCHUM
5.150 ACRES
O.R. 203, PG. 723
- I: DONALD R. LUDWIG AND NORA A. LUDWIG
O.R. 278, PG. 757
2.814 ACRES
- J: ALAN R. MCDONALD AND MARY L. MCDONALD
IN. 201403250001873
3.165 ACRES
- K: ROY A. MACK AND AMBER A. MACK
IN. 2014051500003195
2.491 ACRES
- L: BRIAN S. BARNHILL & KRYSTEN M. CARNEY
O.R. 1030, PG. 680
3.682 ACRES
- M: ALBERT L. SCHOBY AND FLORENCE M. SCHOBY TRUSTEES (4 INTEREST)
FLORENCE M. SCHOBY AND ALBERT L. SCHOBY TRUSTEES (4 INTERESTS)
O.R. 272, PG. 320
7.812 ACRES
- N: DAVID M. AND SHEILA R. STAATS
D.R. 311, PG. 766
5.059 ACRES
- O: KARL R. ZEITERS AND ELIZABETH A ZEITERS
O.R. 647, PG. 589
0.90 ACRES
- P: KARL R. ZEITERS AND ELIZABETH A ZEITERS
O.R. 647, PG. 589
0.93 ACRES
- Q: KATHIE A. FRY
O.R. 1016, PG. 235
5.000 ACRES
- R: MITCHELL CROSSING
LOT 36
P.B. 5, PG. 379A-379B

| | | |
|---|---|--|
|  <p>Civil & Environmental Consultants, Inc. 250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085 614-540-6633 · 888-598-6808 www.cecinc.com</p> | <p>DONALD G. ROSE INDUSTRIAL PARKWAY COUNTY OF UNION TOWNSHIP OF JEROME</p> | <p>JWC APPROVED BY: MAS DATE: AUGUST 2016 DWG SCALE: 1" = 100' PROJECT NO: 162-554</p> |
| | | DRAWING NO.: 2 OF 2 |