

ALTA/ACSM LAND TITLE SURVEY

PROPERTY ADDRESS:

1250 OTTAWA AVENUE

DEED REFERENCE

DEED BOOK 150 PG 74 & DEED BOOK 197 PG 193

LEGAL DESCRIPTION:

SITUATED IN THE CITY OF DEFIANCE, COUNTY OF DEFIANCE AND STATE OF OHIO AND KNOWN AS LOTS NUMBERED FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19), TWENTY (20), THIRTY-SIX (36), THIRTY-SEVEN (37), THIRTY-EIGHT (38), THIRTY-NINE (39), FORTY (40) AND FORTY-ONE (41) IN THE AUDITOR'S PLAT OF THE SUBDIVISION OF LOTS BETWEEN OTTAWA AVENUE AND KARNES ROAD IN SAID CITY OF DEFIANCE, COUNTY OF DEFIANCE AND STATE OF OHIO.

TITLE COMMITMENT:

THIS SURVEY IS COMPLETED IN CONJUNCTION WITH THE TITLE COMMITMENT ISSUE BY PRESERVATION TITLE, LTD., NO. PTH145222.0002, ISSUED FEBRUARY 28, 2015 AND UPDATED APRIL 20, 2015.

SCHEDULE B11 CONTAINED NO EXCEPTIONS THAT COULD BE PLOTTED ON THIS ALTA/ACSM LAND TITLE SURVEY.

GROSS AREA OF PROPERTY SURVEYED:

18.637 ACRES

BUILDING HEIGHT AS MEASURED NEAR THE NORTHEAST CORNER:

20.7'

CURRENT ZONING:

M-3, GENERAL INDUSTRIAL, ALLOWED USES IN THIS DISTRICT: GENERAL, LIMITED AND RESTRICTED MANUFACTURING, MAXIMUM LOT COVERAGE: 40% (324,731 S.F. MAXIMUM BLDG SIZE), NO RESTRICTIONS ON MAXIMUM BUILDING HEIGHT.

ZONING INFORMATION AS SHOWN (INCLUDING BUILDING SETBACKS) IN CITY OF DEFIANCE ORDINANCE NO. 7675, PASSED NOVEMBER 11, 2014.

FLOOD HAZARD ZONE:

THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 39039C0265E, EFFECTIVE DATE SEPTEMBER 29, 2010.

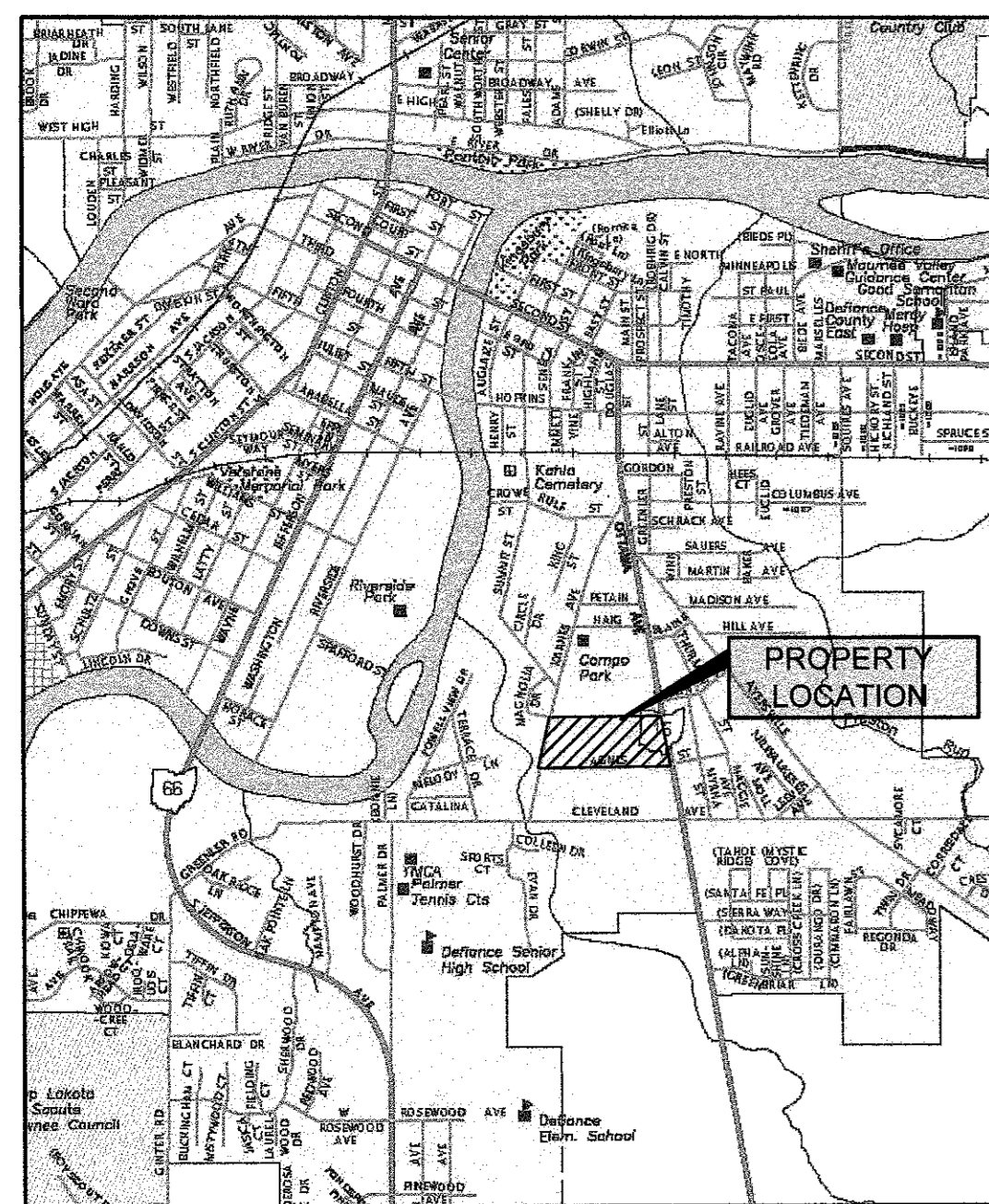
PARKING SPACES:

NO MARKED PARKING SPACES WERE OBSERVED ON THIS PROPERTY ON THE DATE OF THIS SURVEY. APPROXIMATELY 80% OF THE PARKING AREA WAS CLEAR OF SNOW. THE MOST CURRENT DIGITAL ORTHO PHOTOGRAPHY FOR THIS AREA WAS ALSO REVIEWED, AND NO MARKED PARKING SPACES WERE OBSERVED.

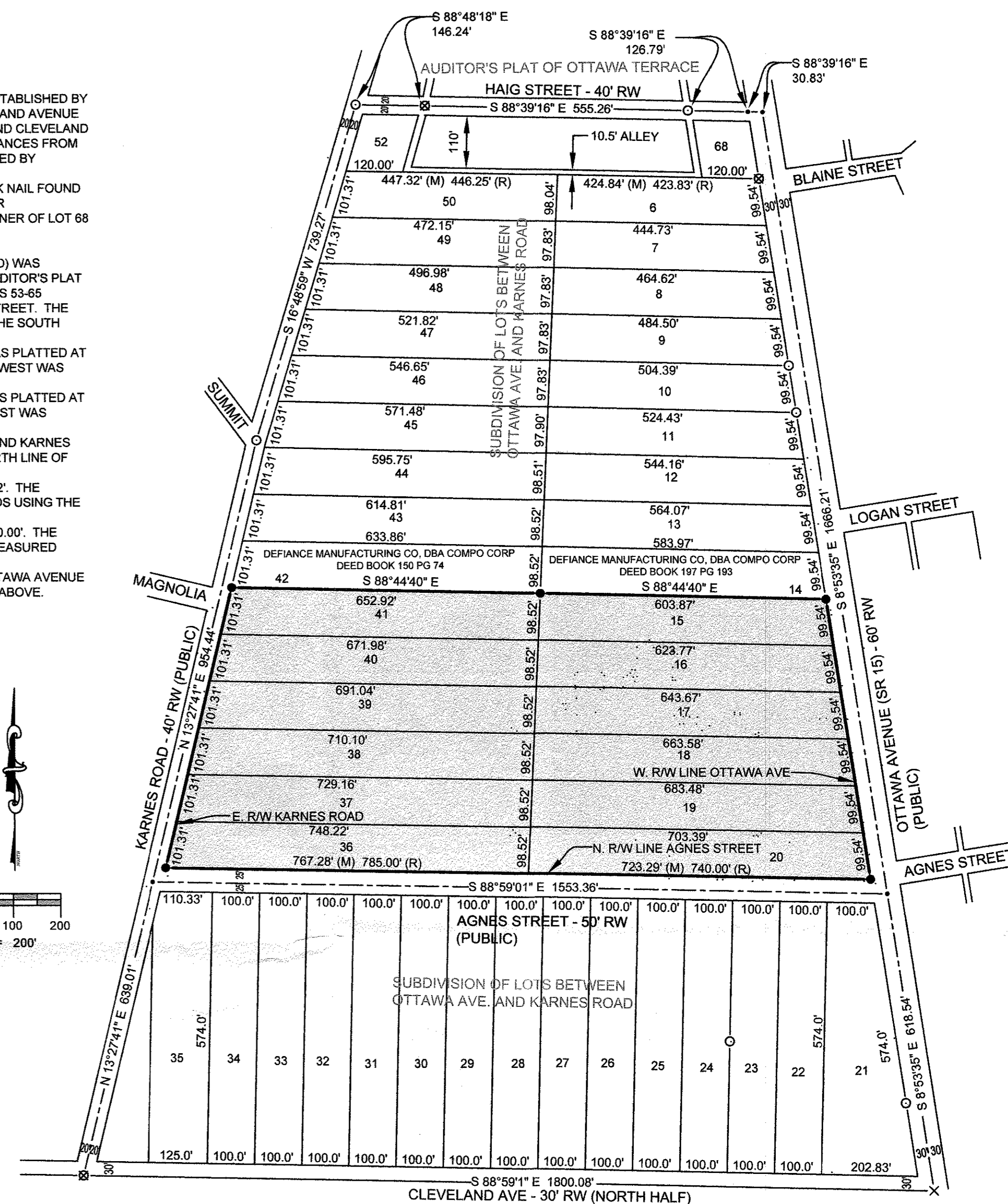
PARCELS OF LAND KNOWN AS LOTS 15, 16, 17, 18, 19, 20, 36, 37, 38, 39, 40, 41 OF THE SUBDIVISION OF LOTS BETWEEN OTTAWA AVE AND KARNES ROAD SITUATED IN THE SOUTHWEST & SOUTHEAST QUARTER, SECTION 25, TOWNSHIP 4 NORTH, RANGE 4 EAST, DEFIANCE TOWNSHIP, CITY OF DEFIANCE, DEFIANCE COUNTY, OHIO.

SURVEYOR'S NOTES:

- THE SOUTH LINE OF LOTS 21-35 (LOTS BETWEEN OTTAWA AVE. AND KARNES RD) WAS ESTABLISHED BY A STRAIGHT LINE BETWEEN A RAILROAD SPIKE FOUND AT THE INTERSECTION OF CLEVELAND AVENUE AND KARNES ROAD AND A PK NAIL FOUND AT THE INTERSECTION OF OTTAWA AVENUE AND CLEVELAND AVENUE. THE SOUTH LINE OF AGNES STREET WAS ESTABLISHED BY PLAT RECORD DISTANCES FROM THE LINE PREVIOUSLY DESCRIBED. THE NORTH LINE OF AGNES STREET WAS ESTABLISHED BY OFFSETTING THE SOUTH LINE BY 50.00 FEET AS SHOWN ON THE PLAT.
- THE CENTERLINE OF OTTAWA AVENUE WAS ESTABLISHED BY RUNNING A LINE FROM A PK NAIL FOUND AT THE INTERSECTION OF OTTAWA AVENUE AND CLEVELAND AVE AND A PERPENDICULAR MEASUREMENT OF 30.00 FEET FROM A RAILROAD SPIKE FOUND AT THE SOUTHEAST CORNER OF LOT 68 (AUDITOR'S PLAT OF OTTAWA TERRACE).
- KARNES ROAD WAS ESTABLISHED BY MONUMENTATION FOUND ON ITS CENTERLINE.
- THE NORTH LINE OF LOTS 6 AND 50 (LOTS BETWEEN OTTAWA AVENUE AND KARNES ROAD) WAS ESTABLISHED FROM MONUMENTATION FOUND ON THE CENTERLINE OF HAIG STREET (AUDITOR'S PLAT OF OTTAWA TERRACE). THE RECORDED DISTANCE OF 110 FEET NORTH & SOUTH OF LOTS 53-65 (AUDITOR'S PLAT OF OTTAWA TERRACE) WAS OFFSET FROM THE SOUTH LINE OF HAIG STREET. THE PLAT RECORD DISTANCE OF 10.5 FEET FOR THE EAST-WEST ALLEY WAS OFFSET FROM THE SOUTH LINES OF SAID LOTS 53-65 TO ESTABLISH THE NORTH LINE OF SAID LOTS 6 AND 50.
- THE NORTH LINES OF LOTS 6 & 50 (LOTS BETWEEN OTTAWA AVE. AND KARNES ROAD) WAS PLATTED AT 870.08'. THIS LINE WAS MEASURED 872.16' IN THIS SURVEY. THE LOT DIMENSION EAST & WEST WAS CALCULATED USING CONVENTION PROPORTIONATE MEASURE METHODS.
- THE SOUTH LINE OF LOTS 20 & 36 (LOTS BETWEEN OTTAWA AVE. AND KARNES ROAD) WAS PLATTED AT 1525.00'. THIS LINE MEASURED 1490.57' IN THIS SURVEY. THE LOT DIMENSION EAST & WEST WAS CALCULATED USING CONVENTION PROPORTIONATE MEASURE METHODS.
- THE NORTH-SOUTH LINE BETWEEN LOTS 6-20 AND 36-50 (LOTS BETWEEN OTTAWA AVE. AND KARNES ROAD) WAS ESTABLISHED BY CONNECTING A STRAIGHT LINE FROM THE PRO-RATED NORTH LINE OF LOTS 6 & 50 AND SOUTH LINE 20 & 36.
- THE PLAT NORTH-SOUTH DIMENSION OF THE LOTS FRONTING ON KARNES ROAD IS 102.92'. THE NORTH-SOUTH DIMENSION OF THESE LOTS WAS PRO-RATED BY CONVENTIONAL METHODS USING THE MEASURED AND PLATTED DISTANCE. THE PRO-RATED DIMENSION IS 101.31'.
- THE PLAT NORTH-SOUTH DIMENSION OF THE LOTS FRONTING ON OTTAWA AVENUE IS 100.00'. THE NORTH-SOUTH DIMENSION OF THESE LOTS WAS PRO-RATED USING THE PLATTED AND MEASURED DISTANCE. THE PRO-RATED DIMENSION IS 99.54'.
- LINE BETWEEN THE LOTS FRONTING ON KARNES ROAD AND THE LOTS FRONTING ON OTTAWA AVENUE USED THE ACTUAL MEASURED DISTANCE RESULTING FROM THE LINES AS ESTABLISHED ABOVE.



VICINITY MAP
NOT TO SCALE



PROPERTY BOUNDARY SURVEY

SCALE: 1"=200'

ENLARGED PROPERTY PLAN LEGEND

- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING TELEPHONE POLE
- EXISTING POWER POLE
- EXISTING WATER MAIN GATE VALVE
- EXISTING TREE W/TRUNK DIAMETER

PROPERTY BOUNDARY SURVEY LEGEND

- PLACE # REBAR W/CAP (BELL 6717)
- FOUND P.K. NAIL
- POINT ESTABLISHED THIS SURVEY
- RECORDED DISTANCE FROM PREVIOUS SURVEY OR DEED
- ⊗ FOUND RAILROAD SPIKE
- FOUND IRON PIN OR PIPE
- ▲ FOUND STONE
- MEASURED DISTANCE FROM PREVIOUS PLAT OR DEED

REFERENCE SURVEYS:

RECORDED PLAT OF "SUBDIVISION OF LOTS BETWEEN OTTAWA AVE AND KARNES ROAD"
AUDITOR'S PLAT OF OTTAWA TERRACE

SURVEYOR CERTIFICATION:

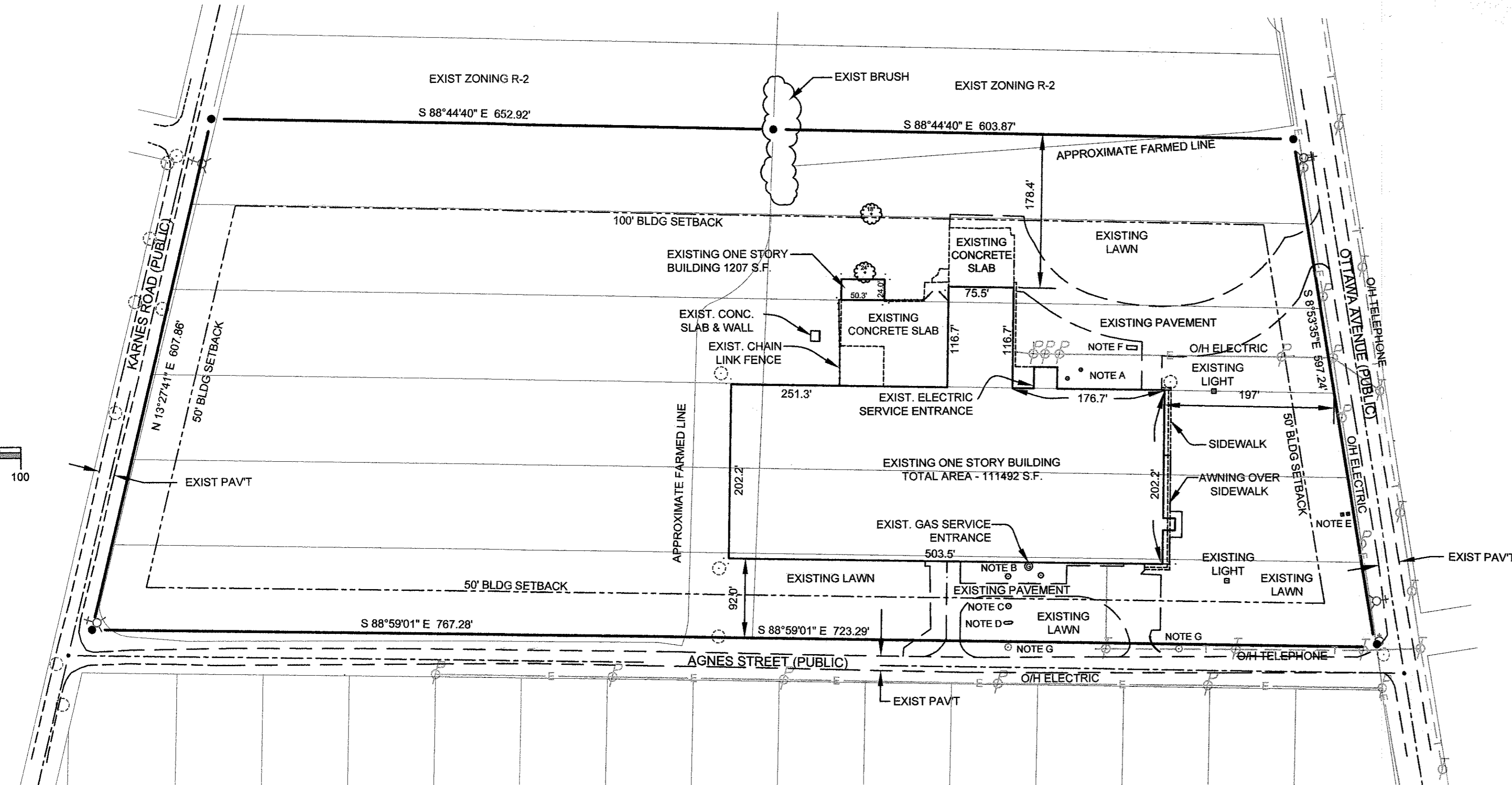
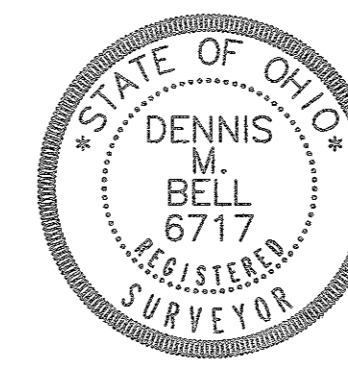
TO B & B REALTY HOLDINGS, LLC, ITS SUCCESSORS AND ASSIGNS, FIRST FEDERAL BANK OF THE MIDWEST, FIRST AMERICAN TITLE INSURANCE COMPANY, PRESERVATION TITLE, LTD.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 6(b), 7(a)(d)(1)(c), 8, 11, 13, 14, 16, 17, 18, 21 OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 10, 2015 AND FEBRUARY 16, 2015.

THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL PRECISION FOR THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF 2 CM (0.07 FEET) PLUS 50 PARTS PER MILLION, AS LISTED IN THE ALTA/ACSM LAND TITLE SURVEY STANDARDS.

THE BEARINGS AND DISTANCES SHOWN ON THE PLAT ABOVE ARE BASED ON STATE PLANE COORDINATES, SPC83, ZONE-OHIO NORTH. THIS SURVEY HAS BEEN RECORDED IN THE DEFIANCE COUNTY ENGINEER'S SURVEY RECORDS.

DENNIS M. BELL
REGISTERED SURVEYOR NO. 6717



ENLARGED PROPERTY PLAN NOTES:

- A. TWO METAL DOMES AT GRADE LEVEL, PURPOSE UNKNOWN.
- B. TWO VERTICAL PIPES FROM UNDERGROUND AT GRADE, PURPOSE UNKNOWN.
- C. VERTICAL PIPE FROM UNDERGROUND AT GRADE, PURPOSE UNKNOWN.
- D. PROPANE TANK ON GRADE.
- E. TWO VERTICAL WOOD 4"x4" POSTS. APPEARS TO BE FOR A SIGN.
- F. METAL COVER ON CONCRETE STRUCTURE AT GRADE, PURPOSE UNKNOWN.
- G. VERTICAL POLYETHYLENE RISER WITH DOME LID AT GRADE, PURPOSE UNKNOWN.

ENLARGED PROPERTY PLAN

SCALE: 1"=100'

JOB NO: 15-008 DATE: 02-16-2015

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