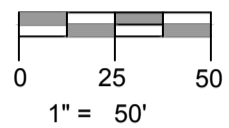


# ALTA/NSPS LAND TITLE SURVEY

A PARCEL BEING PART OF LOTS 16 AND 17 OF THE AUDITOR'S PLAT OF THE VILLAGE OF NEY, BEING SITUATED IN THE NORTHEAST QUARTER, SECTION 21, TOWNSHIP 5 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, DEFIANCE COUNTY, OHIO.

NE CORN, SEC 21

N. QUARTER CORNER, SEC 21  
(RE-ESTABLISHED FROM PREVIOUS SURVEYS)



NOTE 1: STONE ENCROACHES ADJOINER BY 0.8'

**PROPERTY ADDRESS:**

160 NORTH WATER, NEY OH 43549

**DEED REFERENCE**

DEED VOL. 245 PG. 595  
PARCEL NO. L16-0021-A-012-00

**LEGAL DESCRIPTION:**

A NEW LEGAL DESCRIPTION WAS PREPARED SINCE SOME DISCREPANCIES EXISTED IN THE ORIGINAL LEGAL DESCRIPTIONS.

**EXISTING DESCRIPTIONS**

SITUATED IN THE VILLAGE OF NEY, COUNTY OF DEFIANCE AND STATE OF OHIO AND KNOWN AS: LOTS NUMBERS SIXTEEN (16) AND SEVENTEEN (17) OF THE AUDITOR'S PLAT OF FRACTIONS OF THE VILLAGE OF NEY, DEFIANCE COUNTY, OHIO, LESS AND EXCEPT THAT PART OF LOT 16 DEDICATED AS WATER STREET RIGHT-OF-WAY AS SET FORTH ON PLAT RECORDED IN VOL. 14, PAGES 158-159 OF THE PLAT RECORDS IN THE RECORDER'S OFFICE.

**NEW LEGAL DESCRIPTION:**

BEING A PARCEL OF LAND KNOWN AS PARTS OF LOTS 16 AND 17 OF THE AUDITOR'S PLAT OF THE VILLAGE OF NEY, SITUATED IN THE NORTHEAST QUARTER, SECTION 21, TOWNSHIP 5 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, DEFIANCE COUNTY, OHIO. BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 11 OF THE ORIGINAL PLAT (FORMERLY PLAT OF GEORGETOWN) OF THE VILLAGE OF NEY, SAID POINT BEING A POINT ESTABLISHED THIS SURVEY; THENCE NORTH 14 DEGREES 35 MINUTES 17 SECONDS EAST A DISTANCE OF 13.21 FEET TO A 5/8 INCH REBAR (CAPPED BELL 6717) PLACED THIS SURVEY AND THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTH 14 DEGREES 35 MINUTES 17 SECONDS EAST A DISTANCE OF 341.27 FEET TO A 5/8 INCH REBAR (CAPPED BELL 6717) PLACED THIS SURVEY; THENCE CONTINUING NORTH 14 DEGREES 35 MINUTES 17 SECONDS EAST A DISTANCE OF 70.00 FEET TO A POINT ESTABLISHED THIS SURVEY IN THE CENTER OF LICK CREEK;

THENCE THE FOLLOWING COURSES ALONG THE CENTER OF LICK CREEK: THENCE SOUTH 71 DEGREES 19 MINUTES 45 SECONDS EAST A DISTANCE OF 45.00 FEET TO A POINT; THENCE NORTH 59 DEGREES 39 MINUTES 38 SECONDS EAST A DISTANCE OF 101.02 FEET TO A POINT;

THENCE SOUTH 01 DEGREE 27 MINUTES 11 SECONDS WEST A DISTANCE OF 54.35 FEET TO A POINT ESTABLISHED THIS SURVEY; THENCE SOUTH 67 DEGREES 46 MINUTES 59 SECONDS EAST A DISTANCE OF 109.72 FEET TO A 5/8 INCH REBAR FOUND THIS SURVEY ON THE WEST RIGHT OF WAY LINE OF WATER STREET AS RE-PLATTED IN BOOK 14 PAGE 158 IN THE DEFIANCE COUNTY RECORDER'S OFFICE; THENCE SOUTH 29 DEGREES 38 MINUTES 09 SECONDS WEST, ALONG THE WEST RIGHT OF WAY LINE OF WATER STREET AS RE-PLATTED IN BOOK 14 PAGE 158 IN THE DEFIANCE COUNTY RECORDER'S OFFICE, A DISTANCE OF 137.37 FEET TO A 5/8 INCH REBAR (CAPPED BELL 6717) PLACED THIS SURVEY; THENCE SOUTH 27 DEGREES 37 MINUTES 44 SECONDS WEST, ALONG THE WEST RIGHT OF WAY LINE OF WATER STREET AS RE-PLATTED IN BOOK 14 PAGE 158 IN THE DEFIANCE COUNTY RECORDER'S OFFICE, A DISTANCE OF 284.12 FEET TO A 5/8 INCH REBAR (CAPPED BELL 6717) PLACED THIS SURVEY; THENCE NORTH 76 DEGREES 26 MINUTES 15 SECONDS WEST A DISTANCE OF 137.76 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, CONTAINING 1.832 ACRES, MORE OR LESS, AND SUBJECT TO HIGHWAYS RIGHTS OF WAY AND EASEMENTS OF RECORD. THE BEARINGS USED IN THIS LEGAL DESCRIPTION ARE BASED ON STATE PLANE COORDINATES, SPC 83, OHIO ZONE NORTH.

**TITLE COMMITMENT:**

THIS SURVEY IS COMPLETED IN CONJUNCTION WITH THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, FILE NO. ST 18-3877, ISSUED SEPTEMBER 19, 2018.

SCHEDULE BII EXCEPTIONS ARE SHOWN ON THIS ALTA/NSPS LAND TITLE SURVEY, EXCEPT AS NOTED AS FOLLOWS: EXCEPTIONS 1-11 & 13 CANNOT BE PLOTTED. EXCEPTION 12 IS THE PLATTED RIGHT OF WAY OF WATER STREET AS SHOWN ON THIS PLAT.

**GROSS AREA OF PROPERTY SURVEYED:**

1.832 ACRES

**CURRENT ZONING:**

THE ZONING FOR THIS SITE IS M-2, MANUFACTURING. MINIMUM FRONT YARD - 50', MINIMUM REAR YARD - 40', MINIMUM SIDE YARD - 30'. MAX BUILDING HEIGHT 3 STORIES, 45'.

**FLOOD HAZARD ZONE:**

THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA ZONE A, FIRM MAP NO. 39039C0069E, EFFECTIVE DATE, SEPTEMBER 29, 2010.

**PARKING SPACES:**

NO MARKED PARKING SPACES WERE OBSERVED DURING THE PERFORMANCE OF THIS SURVEY.

TO NEY OIL COMPANY., STEWART TITLE GUARANTY COMPANY, PRESERVATION TITLE LTD, ATTORNEY'S TITLE AGENCY OF NORTHWEST OHIO, NATIONAL OIL & GAS, INC.:

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, 2, 3, 4, 8, 11, 13, 16, 19 AND 20 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON NOVEMBER 8, 12 & 14, 2018.

DATE OF PLAT: NOVEMBER 28, 2018.

*Dennis M. Bell*

DENNIS M. BELL  
REGISTERED SURVEYOR NO. 6717

THIS SURVEY HAS BEEN RECORDED IN THE DEFIANCE COUNTY SURVEY RECORDS.

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**LEGEND**

- PLACE 5/8" REBAR W/CAP (BELL 6717)
- X FOUND P.K. NAIL
- POINT ESTABLISHED THIS SURVEY
- (R) RECORDED DISTANCE FROM DEED
- (MPS) MEASURE DISTANCE PREVIOUS SURVEY
- ⊗ FOUND RAILROAD SPIKE
- FOUND IRON PIN OR PIPE
- FOUND HENRY PIN S 67°46'59" E 4.28' FROM CALCULATED CORNER
- ▲ FOUND STONE
- (M) MEASURED DISTANCE THIS SURVEY
- ⚡ POWER POLE

**SURVEYOR'S NOTE:** THE WATER STREET RIGHT OF WAY SHOWN NORTH OF MAIN STREET IS AS NOTED AS PROPOSED RIGHT OF WAY IN THE RE-PLAT OF WATER STREET/RICE AVENUE AS RECORDED IN BOOK 14 PAGE 158 OF THE DEFIANCE COUNTY RECORDER'S PLAT BOOKS.

TANGENT TABLE		
NO.	BEARING	DISTANCE
T1	N 76°26'15" W	7.52'
T2	N 76°26'15" W	5.92'
T3	S 14°35'17" W	13.21'

JOB NO: 18-077

DATE: 11-28-2018



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