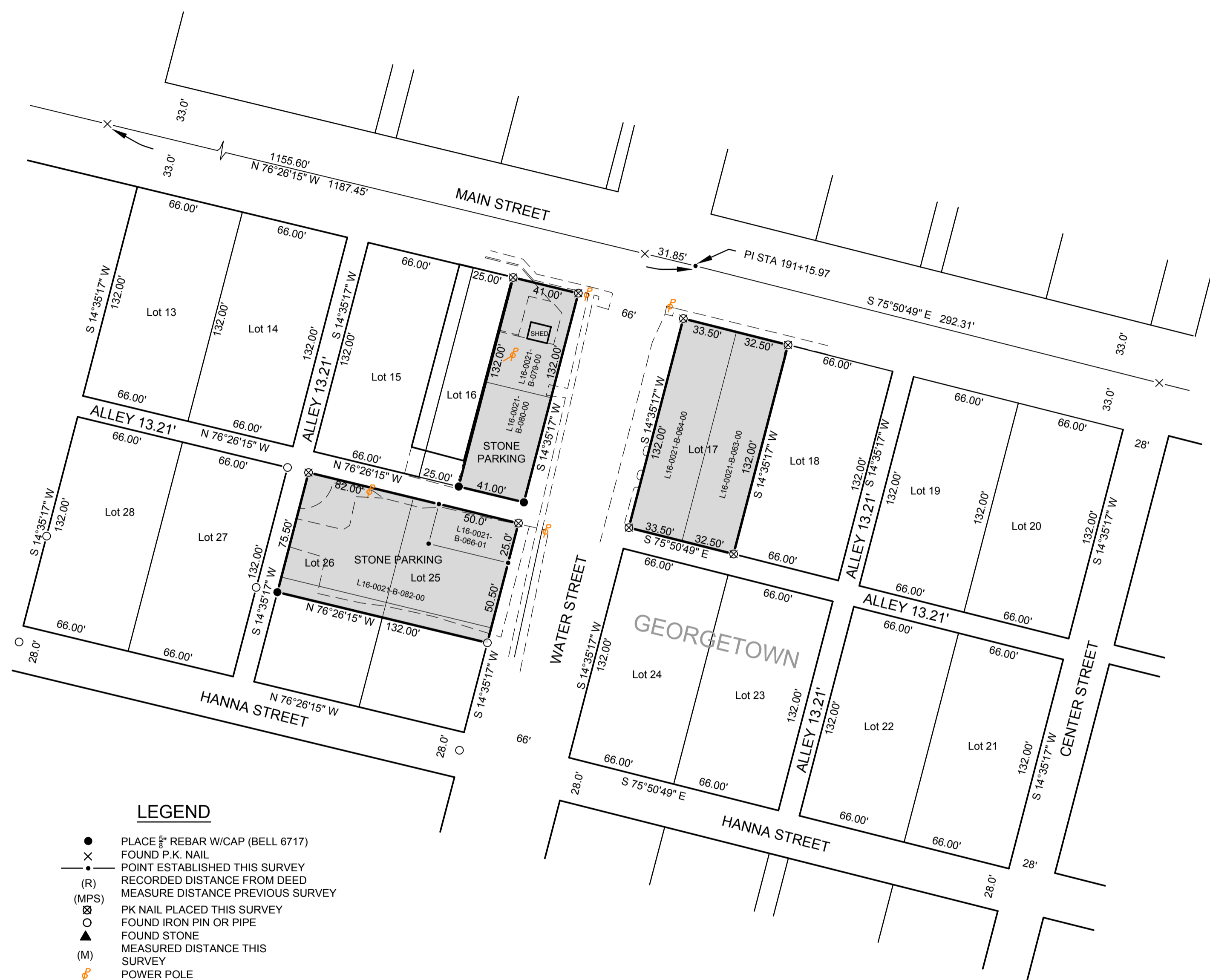


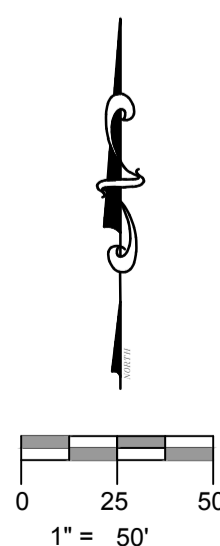
# ALTA/NSPS LAND TITLE SURVEY

BEING LOTS 16, 17, 25 & 26 OF THE ORIGINAL PLAT (FORMERLY GEORGETOWN) OF THE VILLAGE OF NEY, BEING SITUATED IN THE NORTHEAST QUARTER, SECTION 21, TOWNSHIP 5 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, DEFIANCE COUNTY, OHIO.



### LEGEND

- PLACE  $\frac{5}{8}$ " REBAR W/CAP (BELL 6717)
- ✕ FOUND P.K. NAIL
- POINT ESTABLISHED THIS SURVEY
- (R) RECORDED DISTANCE FROM DEED
- (MPS) MEASURE DISTANCE PREVIOUS SURVEY
- ⊗ PK NAIL PLACED THIS SURVEY
- FOUND IRON PIN OR PIPE
- ▲ FOUND STONE
- (M) MEASURED DISTANCE THIS SURVEY
- ⚡ POWER POLE



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

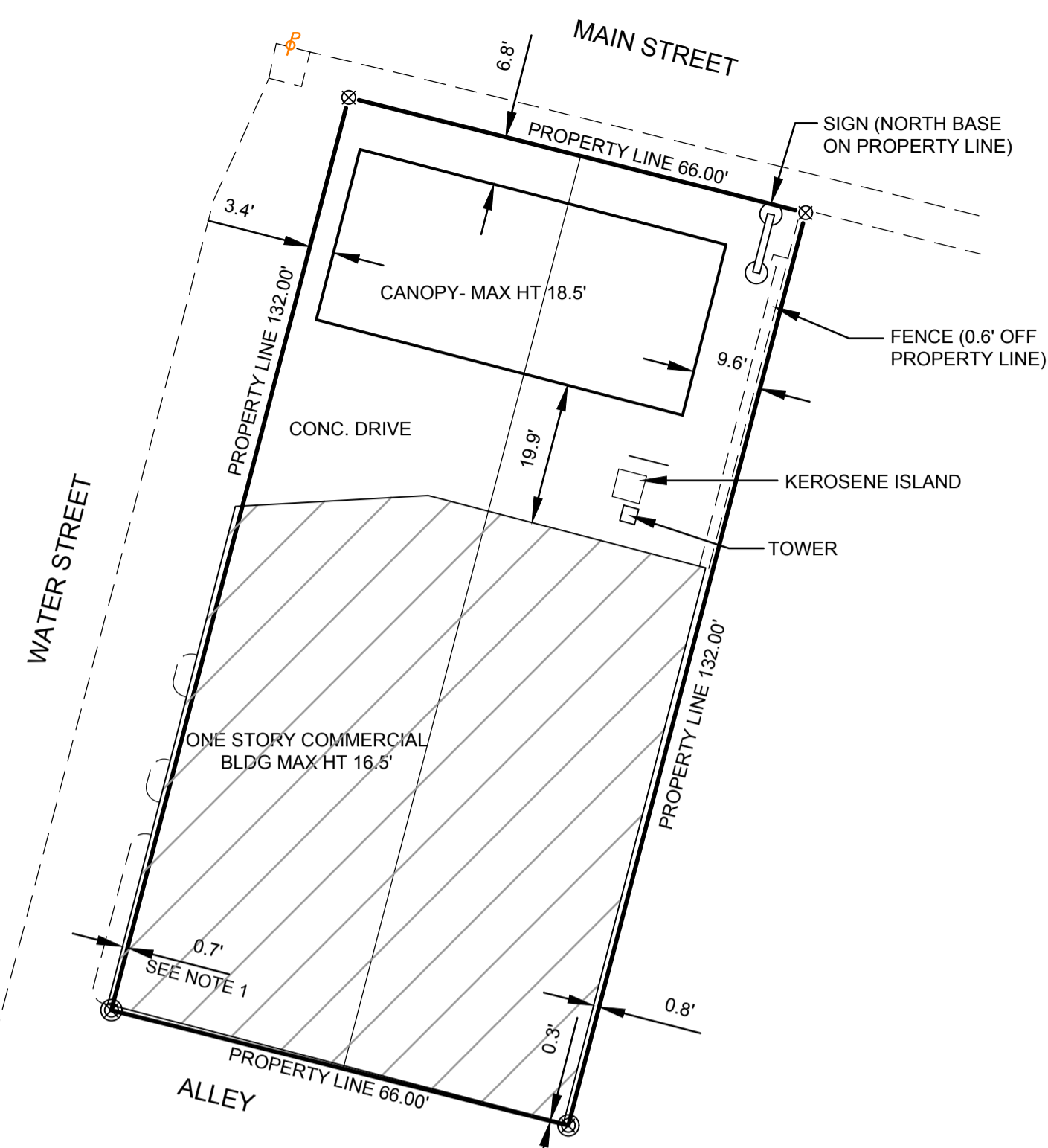
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11, 13, 16, 19 AND 20 OF TABLE A THEREOF.

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

DATE OF PLAT: NOVEMBER 28, 2018.

*Dennis M. Bell*

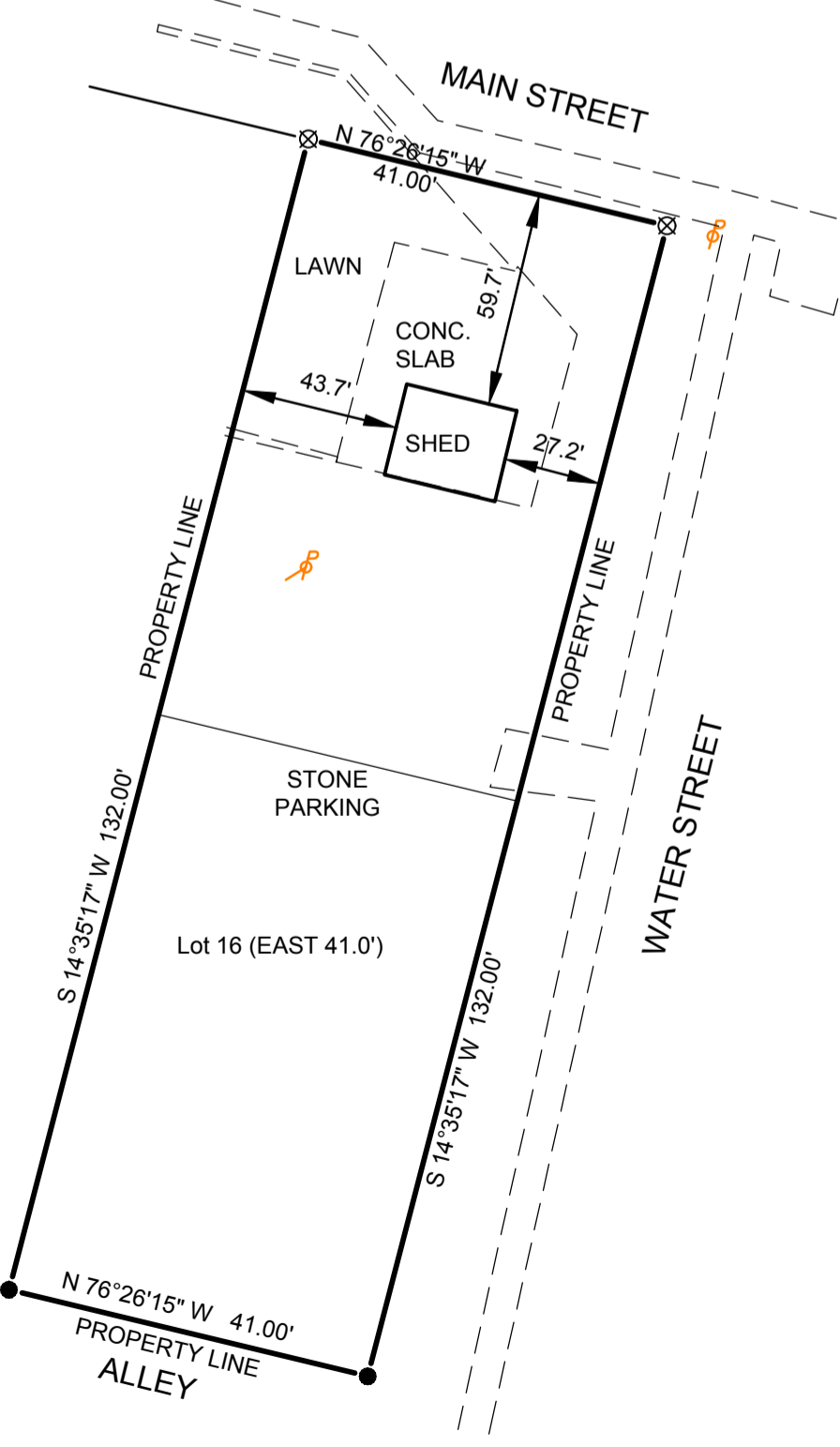
DENNIS M. BELL  
REGISTERED SURVEYOR NO. 6717  
THIS SURVEY HAS BEEN RECORDED IN THE DEFIANCE COUNTY SURVEY RECORDS.



NOTE 1: BUILDING ENCLOSES STREET RIGHT OF WAY BY 0.7'.

### ENLARGED DETAIL LOT 17

SCALE: 1"=20'



### ENLARGED DETAIL PART LOT 16

SCALE: 1"=20'

### PROPERTY ADDRESS:

SEE BELOW

### DEED REFERENCE

SEE DEED AND PARCEL NO. REFERENCE BELOW WITH EACH PARCEL.

### LEGAL DESCRIPTION:

SITUATED IN THE VILLAGE OF NEY, COUNTY OF DEFIANCE AND IN THE STATE OF OHIO AND KNOWN AS: THE EAST ONE-HALF (1/2) OF LOT NUMBER SEVENTEEN (17) IN THE ORIGINAL PLAT OF GEORGETOWN, (NOW THE VILLAGE OF NEY) IN DEFIANCE COUNTY, STATE OF OHIO, LESS AND EXCEPT THE WEST SIX (6) INCHES THEREOF.  
TOTAL GROSS AREA ~ 0.0985 ACRES  
PARCEL NO. L16-0021-B-063-00 (DEED VOL 189 PG 821)  
PROPERTY ADDRESS: MAIN STREET, NEY OH 43549

SITUATED IN THE VILLAGE OF NEY, COUNTY OF DEFIANCE, AND STATE OF OHIO, AND KNOWN AS AND BEING THE WEST ONE-HALF (1/2) OF LOT NUMBER SEVENTEEN (17) IN THE OLD PLAT OF GEORGETOWN, (NOW THE VILLAGE OF NEY) IN DEFIANCE COUNTY, AND STATE OF OHIO. ALSO A STRIP OR PARCEL OF LAND SIX (6) INCHES WIDE OFF OF THE ENTIRE WEST SIDE OF THE EAST ONE-HALF (1/2) OF SAID LOT NUMBER SEVENTEEN (17) IN THE OLD PLAT OF GEORGETOWN (NOW THE VILLAGE OF NEY) IN DEFIANCE COUNTY, AND STATE OF OHIO.  
TOTAL GROSS AREA ~ 0.101 ACRES  
PARCEL NO. L16-0021-B-064-00 (DEED VOL 172 PG 316)  
PROPERTY ADDRESS: 110 MAIN STREET, NEY OH 43549

SITUATED IN THE VILLAGE OF NEY, COUNTY OF DEFIANCE AND STATE OF OHIO, AND KNOWN AS THE NORTH SIXTY-SIX (66) FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND: A PART OF LOT NUMBER SIXTEEN (16) IN THE ORIGINAL PLAT OF THE VILLAGE OF GEORGETOWN (NOW THE VILLAGE OF NEY), BEING FORTY-ONE (41) FEET ALONG AND OFF OF THE EAST SIDE OF SAID LOT 16 AND RUNNING THE WHOLE LENGTH OF THE SAME.  
TOTAL GROSS AREA ~ 0.0621 ACRES  
PARCEL NO. L16-0021-B-079-00 (DEED VOL 172 PG 316)  
PROPERTY ADDRESS: SOUTH WATER & MAIN, NEY OH 43549

SITUATED IN THE VILLAGE OF NEY, COUNTY OF DEFIANCE AND STATE OF OHIO: KNOWN AS AND BEING THE SOUTH 66 FEET OF A STRIP OF LAND 41 FEET TAKEN OFF THE EAST SIDE OF LOT SIXTEEN (16) IN THE OLD PLAT OF GEORGETOWN IN THE VILLAGE OF NEY, OHIO.  
TOTAL GROSS AREA ~ 0.0621 ACRES  
PARCEL NO. L16-0021-B-080-00 (DEED VOL 253 PG 637)  
PROPERTY ADDRESS: 140 SOUTH WATER, NEY OH 43549

SITUATED IN THE VILLAGE OF NEY, COUNTY OF DEFIANCE, AND STATE OF OHIO, AND KNOWN AS: THE NORTH HALF (1/2) OF LOTS NUMBERED TWENTY-FIVE (25) AND TWENTY-SIX (26), AND ALSO A STRIP OR PARCEL OF LAND NINE AND ONE-HALF (9-1/2) FEET IN WIDTH OFF OF THE NORTH PART AND ALONG THE NORTH LINE OF THE SOUTH HALF (1/2) OF SAID LOTS TWENTY-FIVE (25) AND TWENTY-SIX (26), IN THE ORIGINAL PLAT OF GEORGETOWN, NOW VILLAGE OF NEY, EXCEPTING THEREFROM A PARCEL OF LAND OUT OF THE NORTH HALF OF SAID LOT NUMBER TWENTY-FIVE (25), MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEASTLY CORNER OF SAID LOT NUMBER TWENTY-FIVE (25), AND RUNNING THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT A DISTANCE OF FIFTY (50) FEET; THENCE SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT A DISTANCE OF TWENTY-FIVE (25) FEET; THENCE EASTERLY AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT A DISTANCE OF FIFTY (50) FEET TO THE EASTERLY LINE OF SAID LOT; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT A DISTANCE OF TWENTY-FIVE (25) FEET TO THE PLACE OF BEGINNING.  
TOTAL GROSS AREA ~ 0.200 ACRES  
PARCEL NO. L16-0021-B-082-00 (DEED OR 345 PG 2707)  
PROPERTY ADDRESS: 160 SOUTH WATER, NEY OH 43549

SITUATED IN THE VILLAGE OF NEY, COUNTY OF DEFIANCE, AND STATE OF OHIO, AND KNOWN AS: A PART OF THE NORTH HALF (1/2) OF LOT NUMBER TWENTY-FIVE (25) OF THE ORIGINAL PLAT OF GEORGETOWN, NOW VILLAGE OF NEY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEASTLY CORNER OF SAID LOT NUMBER TWENTY-FIVE (25), AND RUNNING THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT A DISTANCE OF FIFTY (50) FEET; THENCE SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT A DISTANCE OF TWENTY-FIVE (25) FEET; THENCE EASTERLY AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT A DISTANCE OF FIFTY (50) FEET TO THE EASTERLY LINE OF SAID LOT; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT A DISTANCE OF TWENTY-FIVE (25) FEET TO THE PLACE OF BEGINNING.  
TOTAL GROSS AREA ~ 0.0287 ACRES  
PARCEL NO. L16-0021-B-066-01 (DEED OR 345 PG 2707)  
PROPERTY ADDRESS: SOUTH WATER, NEY OH 43549

### TITLE COMMITMENT:

THIS SURVEY IS COMPLETED IN CONJUNCTION WITH THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, FILE NO. ST 18-3876, ISSUED SEPTEMBER 21, 2018.

SCHEDULE BII EXCEPTIONS ARE SHOWN ON THIS ALTA/NSPS LAND TITLE SURVEY, EXCEPT AS NOTED AS FOLLOWS: EXCEPTIONS 1-15 CANNOT BE PLOTTED.

### GROSS AREA OF PROPERTY SURVEYED:

SEE AREA LISTED ABOVE ADJACENT TO PARCEL DESCRIPTION

### CURRENT ZONING:

LOTS 25 AND 26 ARE A STONE PARKING LOT, NO BUILDINGS EXIST ON THIS PROPERTY.

THE NORTH HALF OF LOT 16 AND ALL OF LOT 17 ARE ZONED GB (GENERAL BUSINESS). MINIMUM FRONT YARD - 30.0' (A SUBNOTE STATES THAT A VARIANCE CAN BE GRANTED ADMINISTRATIVELY IF THE PROPERTY IS ZONED CORRECTLY), SIDE YARD - 15', REAR YARD - 20'. MAXIMUM BUILDING HEIGHT IS 3 STORIES AND 45'.

### FLOOD HAZARD ZONE:

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA, FIRM MAP NO. 39039C0069E, EFFECTIVE DATE, SEPTEMBER 29, 2010.

### PARKING SPACES:

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

REVISED 12-13-2018

JOB NO: 18-077

DATE: 11-28-2018

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