

ALTA/NSPS LAND TITLE SURVEY

PART OF THE NORTHEAST 1/4 OF SECTION 14,
TOWN 4 NORTH, RANGE 4 EAST, CITY OF DEFIANCE COUNTY, OHIO

PREPARED FOR AND AT THE REQUEST OF
CASH WAGNER & ASSOCIATES

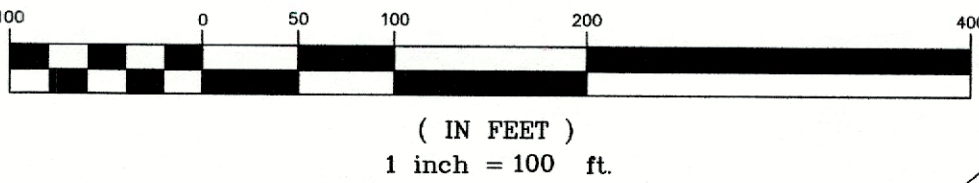
LEGEND

- SET CAPPED IRON REBAR
STAMPED "PS 57609"
- △ SET MAG NAIL
- ▣ FOUND MONUMENT BOX
- FOUND IRON ROD
- ▣ STORM CATCH BASIN
- CURB INLET
- STORM MANHOLE
- ⊙ STORM CATCHBASIN
- ⊙ SANITARY MANHOLE
- ⊙ WATER VALVE
- ⊙ HYDRANT
- ⊙ GAS METER
- CURB INLET
- LIGHT POLE
- ⊙ ELECTRIC TRANSFORMER
- ⊙ PHONE PEDESTAL
- ⊙ SIGN
- ⊙ GAS LINE MARKER
- D.C.D.R. DEFIANCE COUNTY DEED RECORDS
- # TITLE COMMITMENT NUMBER FOR SCHEDULE B- SECTION II
- G --- G --- U.G. GAS LINE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1507.25'	3781.53'	22°50'14"	N 63°24'01" E	1497.29'

LINE	BEARING	DISTANCE
L1	N 81°08'50" W	39.22'
L2	N 23°24'07" W	87.60'
L3	N 72°38'16" W	59.74'
L4	S 66°35'53" W	84.50'
L5	S 27°48'03" W	59.85'
L6	S 23°34'17" E	54.23'
L7	S 23°34'17" E	58.61'
L8	S 46°49'15" E	38.96'
L9	S 88°40'36" E	159.89'

GRAPHIC SCALE



OWNERS

- LOT 12
OWNER SIEWERT, NICHOLAS R. & NICOLE
PARCEL NO. 102-0118-B-012-00
O.R. BOOK VOL. 406, PG. 1219
D.C.D.R.
- LOT 11
OWNER KENNEDY JEREMY W. & ANITA M.
PARCEL NO. 106-0014-0-035-00
O.R. BOOK VOL. 427, PG. 2873
D.C.D.R.
- LOT 10
OWNER GUSTWILLER, RONALD & MELISSA
PARCEL NO. 102-0118-B-010-00
O.R. BOOK VOL. 278, PG. 1566
D.C.D.R.
- LOT 9
OWNER NOLAN, JO ANN
PARCEL NO. 102-0118-B-009-00
O.R. BOOK VOL. 161, PG. 893
D.C.D.R.
- LOT 8
OWNER MAHANY, THOMAS M. & CONNIE K.
PARCEL NO. 102-0118-B-008-00
O.R. BOOK VOL. 296, PG. 2190
D.C.D.R.
- LOT 7
OWNER HELLER, SCOTT W. & TERESA
PARCEL NO. 102-0118-B-007-00
O.R. BOOK VOL. 403, PG. 1787
D.C.D.R.
- LOT 6
OWNER TANKERSLEY, CHRISTOPHER R.
PARCEL NO. 102-0118-B-006-00
O.R. BOOK VOL. 390, PG. 417
D.C.D.R.
- LOT 5
OWNER HITCHCOCK, ROBERT J.
PARCEL NO. 102-0118-B-005-00
O.R. BOOK VOL. 267, PG. 2251
D.C.D.R.
- LOT 4
OWNER DUMIRE, SUE ELLEN
PARCEL NO. 102-0118-B-004-00
O.R. BOOK VOL. 331, PG. 820
D.C.D.R.
- LOT 3
OWNER WHITE, NELSON F. JR. & MICHELLE S.
PARCEL NO. 102-0118-B-003-00
O.R. BOOK VOL. 412, PG. 1436
D.C.D.R.
- LOT 2
OWNER COSTELLO, MICHAEL E.
PARCEL NO. 102-0118-B-002-00
D.C.D.R.

ISAAC INVESTMENTS INC.
PARCEL NO. 106-0014-0-035-00
O.R. BOOK VOL. 206 PG. 745
D.C.D.R.

ISAAC INVESTMENTS INC.
PARCEL NO. 106-0014-0-020-01
O.R. DEED VOL. 238, PG. 352
D.C.D.R.

CITY OF DEFIANCE
PARCEL NO. 106-0014-0-020-00
O.R. BOOK VOL. 208 PG. 175
D.C.D.R.

UTILITIES NOTE:

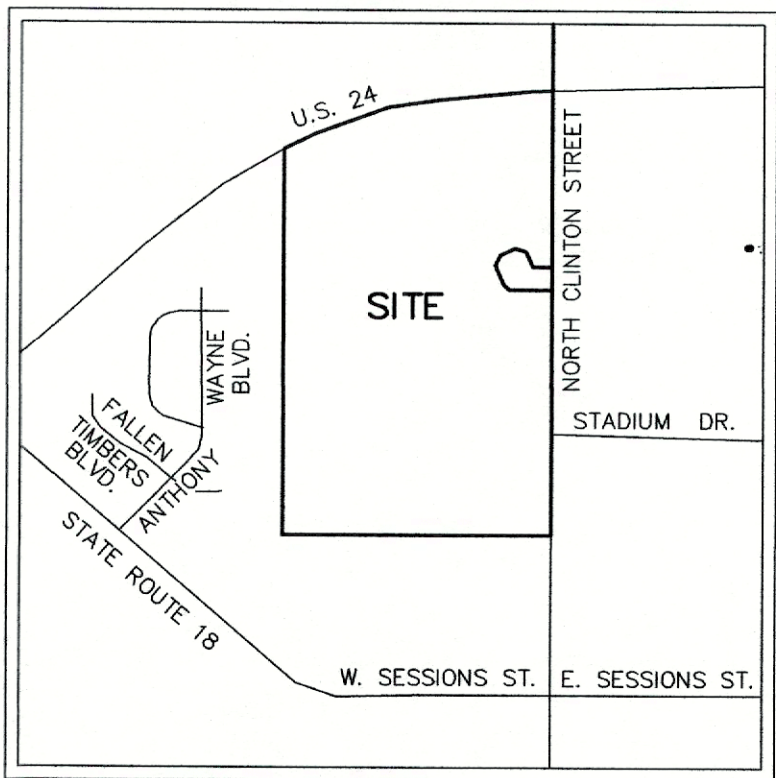
THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MARKING PROVIDED BY THE UTILITY COMPANIES AND/OR EXISTING DRAWINGS OBTAINED FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE OF ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN FACT THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION.

BASIS OF BEARING:

THE BEARINGS USED HEREON ARE BASED ON AN ASSUMED MERIDIAN AND ARE FOR THE EXPRESS PURPOSE OF CALCULATING ANGULAR MEASUREMENT.

AREA SUMMARY

2,564,773 SQ. FT. OR 58.879 AC.±



VICINITY MAP
NOT TO SCALE

Garcia Surveyors, Inc.

P.O. Box 2628
Whitehouse, OH 43571
Phone: (419) 877-0400
Fax: (419) 877-1140



JOB NAME: DEFIANCE PLACE APARTMENTS	JOB NUMBER: 214S04583 SCALE: 1" = 100' DATE: 07/29/2021	DRAWN BY: KJS SURVEY BY: SP/MK/DH CHECKED BY: DCK
CLIENT NAME: CASH WAGNER & ASSOCIATES	OWPS TICKET NUMBER: A 114 501 304 A 114 501 297	SHEET 1 of 2
DESCRIPTION: ALTA/NSPS LAND TITLE SURVEY	DRAWING NAME: 214-04583FALTA	

ALTA/NSPS LAND TITLE SURVEY
PART OF THE NORTHEAST 1/4 OF SECTION 14,
TOWN 4 NORTH, RANGE 4 EAST, CITY OF DEFIANCE COUNTY, OHIO

LEGAL DESCRIPTION (PER TITLE COMMITMENT)

SITUATED IN THE CITY OF DEFIANCE, NOBLE TOWNSHIP, COUNTY OF DEFIANCE AND STATE OF OHIO AND KNOWN AS:

A TRACT OF LAND REFERENCED AS BEING PART OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, PART OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER AND PARTS OF THE NORTHEAST AND SOUTHEAST ONE-QUARTERS OF THE SOUTHEAST ONE-QUARTER OF SECTION 14, TOWN 4 NORTH, RANGE 4 EAST, CITY OF DEFIANCE, DEFIANCE COUNTY, OHIO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD IN A MONUMENT BOX LOCATED AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER AND THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF SECTION 14, TOWN 4 NORTH RANGE 4 EAST; THENCE SOUTH 88°26'55" WEST ON THE DIVISION LINE BETWEEN THE NORTHEAST AND SOUTHEAST ONE-QUARTERS A DISTANCE OF 1,324.41 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER AND THE NORTHEAST OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 14; THENCE SOUTH 00°09'14" WEST ON THE DIVISION LINE BETWEEN THE NORTHEAST AND NORTHWEST ONE-QUARTERS OF THE SOUTHEAST ONE-QUARTER A DISTANCE OF 85.52 FEET TO A FOUND IRON PIN, SAID IRON PIN BEING THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUING SOUTH 00°09'14" WEST ON THE DIVISION LINE BETWEEN NORTHEAST AND NORTHWEST ONE-QUARTERS OF THE SOUTHEAST ONE-QUARTER A DISTANCE OF 798.35 FEET TO A POINT; THENCE SOUTH 89°54'16" EAST A DISTANCE OF 61.00 FEET TO A POINT; THENCE SOUTH 00°09'14" WEST ON A LINE BEING 61.00 FEET EAST OF AND PARALLEL WITH THE DIVISION LINE BETWEEN NORTHEAST AND NORTHWEST ONE-QUARTERS OF THE SOUTHEAST ONE-QUARTER A DISTANCE OF 437.53 FEET TO A POINT OF INTERSECTION WITH THE DIVISION LINE BETWEEN THE NORTH AND SOUTH ONE-HALVES OF THE SOUTHEAST ONE-QUARTER; THENCE CONTINUING SOUTH 00°09'14" WEST ON A LINE BEING 61.00 FEET EAST OF AND PARALLEL WITH THE DIVISION LINE BETWEEN SOUTHEAST AND SOUTHWEST ONE-QUARTERS OF THE SOUTHEAST ONE-QUARTER A DISTANCE OF 437.03 FEET TO A POINT; THENCE NORTH 89°28'42" WEST A DISTANCE OF 61.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST ONE-QUARTER AND EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER; THENCE NORTH 00°09'14" EAST ON THE WEST LINE OF THE SOUTHEAST ONE-QUARTER AND EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER A DISTANCE OF 434.91 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, THENCE SOUTH 88°32'11" WEST, ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER A DISTANCE OF 1,327.81 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER; THENCE NORTH 00°19'39" EAST, ON THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 14 AND ON THE EAST LINE OF WOODED ACRES ESTATES PLAT TWO (A PLATTED SUBDIVISION RECORDED IN VOLUME 7, PAGES 51 AND 52 OF THE PLAT RECORDS OF THE DEFIANCE COUNTY RECORDER), A DISTANCE OF 1,321.25 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER AND THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER; THENCE CONTINUING NORTH 00°19'39" EAST, ON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, A DISTANCE OF 255.52 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 24; THENCE NORTHEASTERLY ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 24 AND ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 3,781.53 FEET, A CENTRAL ANGLE 22°49'29", AN ARC LENGTH OF 1,506.43 FEET, A CHORD BEARING OF NORTH 62°14'54" EAST AND A CHORD DISTANCE OF 1,496.49 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, THENCE SOUTH 00°09'08" WEST, ON THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER A DISTANCE OF 886.00 FEET TO A FOUND IRON PIN LOCATED AT THE NORTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN DEED RECORD BOOK 287, PAGES 1182 AND 1183 OF THE DEED RECORDS OF THE DEFIANCE COUNTY RECORDER, THENCE NORTH 82°16'12" WEST, ON THE NORTHERLY LINE OF THE PREVIOUSLY DESCRIBED PARCEL, A DISTANCE OF 38.74 FEET TO A POINT; THENCE NORTH 24°31'29" WEST, CONTINUING ON THE NORTHERLY LINE OF SAID PARCEL, A DISTANCE OF 87.60 FEET TO A POINT; THENCE NORTH 73°45'38" WEST, CONTINUING ON THE NORTHERLY LINE OF SAID PARCEL, A DISTANCE OF 59.74 FEET TO A POINT; THENCE SOUTH 65°28'31" WEST, CONTINUING ON THE NORTHERLY LINE OF SAID PARCEL, A DISTANCE OF 84.50 FEET TO A POINT; THENCE SOUTH 26°40'41" WEST ON THE WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 59.85 FEET TO A POINT; THENCE SOUTH 24°41'39" EAST, CONTINUING ON THE WESTERLY LINE OF SAID PARCEL A DISTANCE OF 54.23 FEET TO A POINT OF INTERSECTION WITH SOUTH LINE OF THE NORTHEAST ONE-QUARTER AND NORTH LINE OF THE SOUTH ONE-QUARTER OF SECTION 14, ALSO REFERENCED AS THE SOUTHWEST CORNER OF THE PARCEL RECORDED IN DEED RECORD BOOK 287, PAGES 1182 AND 1183 AND THE NORTHWEST CORNER OF A PARCEL RECORDED IN DEED RECORD BOOK 287, PAGES 1178 AND 1179; THENCE CONTINUING SOUTH 24°41'39" EAST ON THE WESTERLY LINE OF THE PARCEL RECORDED IN DEED RECORD BOOK 287, PAGES 1178 AND 1179, A DISTANCE OF 58.81 FEET TO A POINT; THENCE SOUTH 47°56'37" EAST, CONTINUING ON THE WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 38.96 FEET TO A POINT; THENCE SOUTH 89°50'46" EAST, ON THE SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 159.78 FEET TO THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION (PER RECORDED DEEDS)

PARCEL NO. I06-0014-0-035-00

A TRACT OF LAND REFERENCED AS BEING A PART OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 14, TOWN 4 NORTH, RANGE 4 EAST, CITY OF DEFIANCE, DEFIANCE COUNTY, OHIO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD IN A MONUMENT BOX LOCATED AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER AND THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF SECTION 14, TOWN 4 NORTH, RANGE 4 EAST; THENCE SOUTH 88°26'55" WEST ON THE DIVISION LINE BETWEEN THE NORTHEAST AND SOUTHEAST ONE-QUARTERS A DISTANCE OF 1,324.41 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER AND THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 14; THENCE NORTH 00°09'08" EAST ON THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER A DISTANCE OF 30.51 FEET TO A FOUND IRON PIN AT THE NORTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN DEED RECORD BOOK 287, PAGES 1182 THRU 1183 OF THE DEED RECORDS OF THE DEFIANCE COUNTY RECORDER, SAID IRON PIN BEING THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE NORTH 82°16'012" WEST ON THE NORTHERLY LINE OF THE PARCEL DESCRIBED IN DEED RECORD BOOK 287, PAGES 1182 THRU 1183 A DISTANCE OF 38.74 FEET TO A POINT; THENCE NORTH 24°31'29" WEST, CONTINUING ON SAID NORTHERLY LINE, A DISTANCE OF 87.60 FEET TO A POINT; THENCE NORTH 73°45'38" WEST, CONTINUING ON SAID NORTHERLY LINE, A DISTANCE OF 59.74 FEET TO A POINT; THENCE SOUTH 65°28'31" WEST, CONTINUING ON SAID NORTHERLY LINE, A DISTANCE OF 84.50 FEET TO A POINT; THENCE SOUTH 26°40'41" WEST, ON THE WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 59.85 FEET TO A POINT; THENCE SOUTH 24°31'29" EAST, CONTINUING ON SAID WESTERLY LINE, A DISTANCE OF 54.23 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER AND TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN DEED RECORD BOOK 287, PAGES 1182 THRU 1183; THENCE SOUTH 88°26'55" WEST ON THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER A DISTANCE OF 1,110.52 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SECTION 14; THENCE NORTH 00°19'39" EAST, ON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, A DISTANCE OF 255.52 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 24; THENCE NORTHEASTERLY ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 24 AND ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 3,781.53 FEET, A CENTRAL ANGLE 22°49'29" AN ARC LENGTH OF 1,506.43 FEET, A CHORD BEARING OF NORTH 62°14'54" EAST AND A CHORD DISTANCE OF 1,496.49 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER; THENCE SOUTH 00°09'08" WEST, ON THE EAST LINE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, A DISTANCE OF 886.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 19.004 ACRES MORE OR LESS. SUBJECT TO ALL EASEMENTS OF RECORD. THE BEARING INDICATED HEREIN WERE REFERENCED FROM AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY.

LEGAL DESCRIPTION (PER RECORDED DEEDS)

PARCEL NO. I06-0014-0-020-01

A TRACT OF LAND REFERENCED AS BEING A PART OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 14, TOWN 4 NORTH, RANGE 4 EAST, CITY OF DEFIANCE, DEFIANCE COUNTY, OHIO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PREPARED FOR AND AT THE REQUEST OF
CASH WAGNER & ASSOCIATES
EASEMENTS – SCHEDULE B SECTION II

- THE FOLLOWING EASEMENTS AND RESTRICTIONS ARE LISTED (AS NUMBERED HEREON) IN SCHEDULE B – SECTION II OF TITLE COMMITMENT AS ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH A COMMITMENT NUMBER OF 30-65 AND HAVING AN EFFECTIVE DATE OF MARCH 15, 2021, AT 8:00 AM.
- (16) OPERATING AGREEMENT, THE ISAAC CORPORATION, OHIO CORP. AND ISAAC BUILDING COMPANY, PARTNERSHIP, DATED MARCH 15, 1977, FILED MARCH 29, 1977, AND RECORDED IN VOLUME 12 AT PAGE 85, MISCELLANEOUS RECORDS, DEFIANCE COUNTY, OHIO, 1ST AMENDMENT, THE ISAAC CORPORATION AND ISAAC BUILDING COMPANY, BY INSTRUMENT DATED FEBRUARY 3, 1983, FILED FEBRUARY 4, 1983, AND RECORDED IN VOLUME 13 AT PAGE 329, MISCELLANEOUS RECORDS, DEFIANCE COUNTY, OHIO 2ND AMENDMENT; THE ISAAC CORPORATION AND ISAAC BUILDING COMPANY, BY INSTRUMENT DATED JUNE 21, 1985, FILED JUNE 25, 1985, AND RECORDED IN VOLUME 14 AT PAGE 1, MISCELLANEOUS RECORDS, DEFIANCE COUNTY, OHIO 3RD AMENDMENT; THE ISAAC CORPORATION AND ISAAC BUILDING COMPANY AND NORTHTOWNE ASSOCIATES, BY INSTRUMENT DATED MARCH 22, 2006, FILED MARCH 31, 2006, AND RECORDED IN VOLUME 303 AT PAGE 2590, MISCELLANEOUS RECORDS, DEFIANCE COUNTY, OHIO. NOTE: BASED ON THE DESCRIPTION CONTAINED IN THE RECORD DOCUMENT--DOES NOT AFFECT THE SURVEYED PROPERTY.
- (17) EASEMENT GIVEN BY ISAAC INVESTMENTS INC, AS TRUSTEE, TO WAL-MART REAL ESTATE BUSINESS TRUST FOR STORM WATER DETENTION AND DRAINAGE EASEMENT AGREEMENT, DATED MARCH 27, 2006, FILED MARCH 31, 2006 AND RECORDED IN VOLUME 303 AT PAGE 2657, OFFICIAL RECORDS, DEFIANCE COUNTY, OHIO. NOTE: PLOTTED AND SHOWN HEREON.
- (18) EASEMENT GIVEN BY ISAAC INVESTMENTS, INC, OHIO CORP. AS TRUSTEE AND NORTHTOWNE ASSOCIATES--PENN PARTNERSHIP FOR STORM DRAIN, DATED NOVEMBER 30, 2005, FILED DECEMBER 5, 2005, AND RECORDED IN VOLUME 299 AT PAGE 2720, OFFICIAL RECORDS, DEFIANCE COUNTY, OHIO. NOTE: PLOTTED AND SHOWN HEREON.
- (19) ASSIGNMENT AND ASSUMPTION AGREEMENT BETWEEN GEORGE ISAAC, JR TRUSTEE, UNDER THE GEORGE ISAAC TRUST "R" AGREEMENT DATED 10-14-1980, AMENDED AND RESTATED 12-23-1992, AND GEORGE ISAAC PROPERTIES LTD, OHIO LLC, DATED AUGUST 16, 1999, FILED AUGUST 30, 1999, AND RECORDED IN VOLUME 82 AT PAGE 748, OFFICIAL RECORDS, DEFIANCE COUNTY, OHIO. NOTE: NOT PLOTTABLE.
- (20) EASEMENT GIVEN BY GEORGE ISAAC JR. TRUSTEE UNDER THE GEORGE ISAAC JR. TRUST "R" AGREEMENT 10-14-1980 TO TOLEDO EDISON COMPANY FOR THE TRANSMISSION OF ELECTRIC ENERGY, DATED JULY 13, 1987, FILED JULY 17, 1987, AND RECORDED IN VOLUME 248 AT PAGE 453, EASEMENT RECORDS, DEFIANCE COUNTY, OHIO. NOTE: BASED ON THE DESCRIPTION CONTAINED IN THE RECORD DOCUMENT--DOES NOT AFFECT THE SURVEYED PROPERTY.
- (21) EASEMENT GIVEN BY THE ISAAC CORPORATION TO TOLEDO EDISON COMPANY FOR THE TRANSMISSION OF ELECTRIC ENERGY, DATED OCTOBER 15, 1986, OCTOBER 21, 1986, AND RECORDED IN VOLUME 245 AT PAGE 1005, EASEMENT RECORDS, DEFIANCE COUNTY, OHIO. NOTE: BASED ON THE DESCRIPTION CONTAINED IN THE RECORD DOCUMENT--DOES NOT AFFECT THE SURVEYED PROPERTY.
- (22) EASEMENT GIVEN AND EXECUTED BY THE ISAAC CORPORATION FKA DEFIANCE REALTY CORPORATION – TO – STATE OF OHIO FOR HIGHWAY PURPOSES. SAID EASEMENT IS DATED APRIL 31, 1981, FILED MAY 15, 1981, AND RECORDED IN VOLUME 231 AT PAGE 355, EASEMENT RECORDS, DEFIANCE COUNTY, OHIO. NOTE: PLOTTED AND SHOWN HEREON.
- (23) CASE # 18598 DEFIANCE COUNTY COMMON PLEAS COURT, STATE OF OHIO VS CLAUDE E. DEATRICK, ETAL, APPROPRIATION OF PROPERTY FOR US 24, DEFIANCE COUNTY, DATED FEBRUARY 21, 1962 FILED AUGUST 21, 1980 AND RECORDED IN VOLUME 299 AT PAGE 605, EASEMENT RECORDS, DEFIANCE COUNTY, OHIO. NOTE: PLOTTED AND SHOWN HEREON.
- (24) RIGHT OF WAY GIVEN BY DEFIANCE REALTY CORPORATION, OHIO, TO PANHANDLE EASTERN PIPE LINE COMPANY, GIVEN IN DEED DATED JANUARY 14, 1986, FILED MARCH 21, 1986, AND RECORDED IN VOLUME 184 AT PAGE 923, DEED RECORDS, DEFIANCE COUNTY, OHIO MODIFICATION AGREEMENT BETWEEN GEORGE ISAAC PROPERTIES LTD. AND PANHANDLE EASTERN PIPE LINE COMPANY, DATED MARCH 6, 2001, FILED MAY 4, 2001, AND RECORDED IN VOLUME 132 AT PAGE 508, OFFICIAL RECORDS, DEFIANCE COUNTY, OHIO. NOTE: PLOTTED AND SHOWN HEREON.
- (25) RIGHT OF WAY GIVEN BY DEFIANCE REALTY CORPORATION, OHIO, TO PANHANDLE EASTERN PIPE LINE COMPANY, DATED JULY 14, 1965, FILED AUGUST 4, 1965, AND RECORDED IN VOLUME 183 AT PAGE 59, DEED RECORDS, DEFIANCE COUNTY, OHIO. NOTE: PLOTTED AND SHOWN HEREON.
- (26) EASEMENT GIVEN AND EXECUTED BY DEFIANCE REALTY CORPORATION, OHIO, TO THE OHIO BELL TELEPHONE COMPANY, TO CONSTRUCT AND MAINTAIN PHONE LINES, DATED AUGUST 20, 1964, FILED NOVEMBER 5, 1964, AND RECORDED IN VOLUME 180 AT PAGE 953, EASEMENT RECORDS, DEFIANCE COUNTY, OHIO. NOTE: BASED ON THE DESCRIPTION CONTAINED IN THE RECORD DOCUMENT--DOES NOT AFFECT THE SURVEYED PROPERTY.
- (27) RIGHT OF WAY GIVEN BY CLAUDE E. DEATRICK AND ADDA M. DEATRICK, WIFE, TO PANHANDLE EASTERN PIPE LINE COMPANY, DATED SEPTEMBER 18, 1951, FILED OCTOBER 25, 1951, AND RECORDED IN VOLUME 151 AT PAGE 333, DEED RECORDS, DEFIANCE COUNTY, OHIO MODIFICATION AGREEMENT, GEORGE ISAAC PROPERTIES LTD AND PANHANDLE EASTERN PIPE LINE COMPANY FOR 6" PIPELINE REPLACED WITH 12" PIPELINE, DATED MARCH 6, 2001, FILED MAY 4, 2001, AND RECORDED IN VOLUME 132 AT PAGE 508, DEED RECORDS, DEFIANCE COUNTY, OHIO. NOTE: PLOTTED AND SHOWN HEREON.
- (28) EASEMENT GIVEN AND EXECUTED BY UNIVERSITY VILLAGE INC. TO OHIO BELL TELEPHONE COMPANY, TO CONSTRUCT AND MAINTAIN PHONE LINES, DATED SEPTEMBER 18, 1964, FILED DECEMBER 1, 1964, AND RECORDED IN VOLUME 181 AT PAGE 83, EASEMENT RECORDS, DEFIANCE COUNTY, OHIO. NOTE: BASED ON THE DESCRIPTION CONTAINED IN THE RECORD DOCUMENT--DOES NOT AFFECT THE SURVEYED PROPERTY.
- (29) EASEMENT GIVEN AND EXECUTED BY CLAUDE E. DEATRICK AND ADDA MAY DEATRICK, TO OHIO BELL TELEPHONE COMPANY, TO CONSTRUCT AND MAINTAIN PHONE LINES, DATED AUGUST 10, 1964, FILED DECEMBER 1, 1964, AND RECORDED VOLUME 181 AT PAGE 86, EASEMENT RECORDS, DEFIANCE COUNTY, OHIO. NOTE: BASED ON THE DESCRIPTION CONTAINED IN THE RECORD DOCUMENT--DOES NOT AFFECT THE SURVEYED PROPERTY.
- (30) RIGHT OF WAY GIVEN BY CLAUDE E. DEATRICK AND ADDA MAY DEATRICK, HUSBAND AND WIFE, TO PANHANDLE EASTERN PIPE LINE COMPANY, DATED MAY 17, 1962, FILED DECEMBER 5, 1963, AND RECORDED IN VOLUME 169 AT PAGE 566, EASEMENT RECORDS, DEFIANCE COUNTY, OHIO. NOTE: PLOTTED AND SHOWN HERE ON.
- (31) RIGHT OF WAY GIVEN BY CLAUDE E. DEATRICK AND ADDA MAY DEATRICK, HUSBAND AND WIFE, TO PANHANDLE EASTERN PIPE LINE COMPANY, DATED MAY 17, 1962, FILED SEPTEMBER 13, 1962 AND RECORDED IN VOLUME 169 AT PAGE 439, EASEMENT RECORDS, DEFIANCE COUNTY, OHIO. NOTE: PLOTTED AND SHOWN HEREON.
- (32) EASEMENT GIVEN BY CLAUDE E. DEATRICK AND ADDA MAY DEATRICK, HUSBAND AND WIFE, TO THE TOLEDO EDISON COMPANY FOR AN ELECTRIC TRANSMISSION OR DISTRIBUTION LINE, DATED JANUARY 8, 1949, FILED JANUARY 27, 1950, AND RECORDED IN VOLUME 147 AT PAGE 469, EASEMENT RECORDS, DEFIANCE COUNTY, OHIO. NOTE: BASED ON THE DESCRIPTION CONTAINED IN THE RECORD DOCUMENT--DOES NOT AFFECT THE SURVEYED PROPERTY.
- (33) EASEMENT GIVEN BY CLAUDE E. DEATRICK AND ADDA MAY DEATRICK, HUSBAND AND WIFE, TO THE TOLEDO EDISON COMPANY FOR AN ELECTRIC TRANSMISSION OR DISTRIBUTION LINE, DATED JANUARY 29, 1947, FILED MAY 6, 1947, AND RECORDED IN VOLUME 139 AT PAGE 69, EASEMENT RECORDS, DEFIANCE COUNTY, OHIO. NOTE: BASED ON THE DESCRIPTION CONTAINED IN THE RECORD DOCUMENT--DOES NOT AFFECT THE SURVEYED PROPERTY.

FLOOD_ZONE_NOTE:

THE PROPERTY SHOWN HEREON LIES IN ZONE X, AREA OF MINIMAL FLOOD HAZARD FLOOD INSURANCE RATE MAP NUMBER 39039C0265F, EFFECTIVE DATE 03/09/2021

ZONING DATA:

NO ZONING INFORMATION WAS PROVIDED

NOTE:

THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

NOTE:

NO WETLAND DELINEATION MARKERS WERE OBSERVED

TO: ISAAC INVESTMENTS INC.
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 6(a), 7(a), 8, 9, 11(a), 11(b) 13, 14, 16, 17, 18, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 05/28/2021.

DATE OF PLAT OR MAP 06/11/2021.

Daniel C. Kaiser
Professional Surveyor No. 7973

Date:



Garcia Surveyors, Inc.

P.O. Box 2628
Whitehouse, OH 43571
Phone: (419) 877-0400
Fax: (419) 877-1140



JOB NAME: DEFIANCE PLACE APARTMENTS	JOB NUMBER: 214S04583	DRAWN BY: KJS
	SCALE: 1" = 100'	SURVEY BY: SP/MK/DH
CLIENT NAME: CASH WAGNER & ASSOCIATES	DATE: 07/29/2021	CHECKED BY: DCK
	OUPS TICKET NUMBER: A 114 501 304 A 114 501 297	SHEET
DESCRIPTION: ALTA/NSPS LAND TITLE SURVEY	DRAWING NAME: 214-04583FALTA	2 of 2