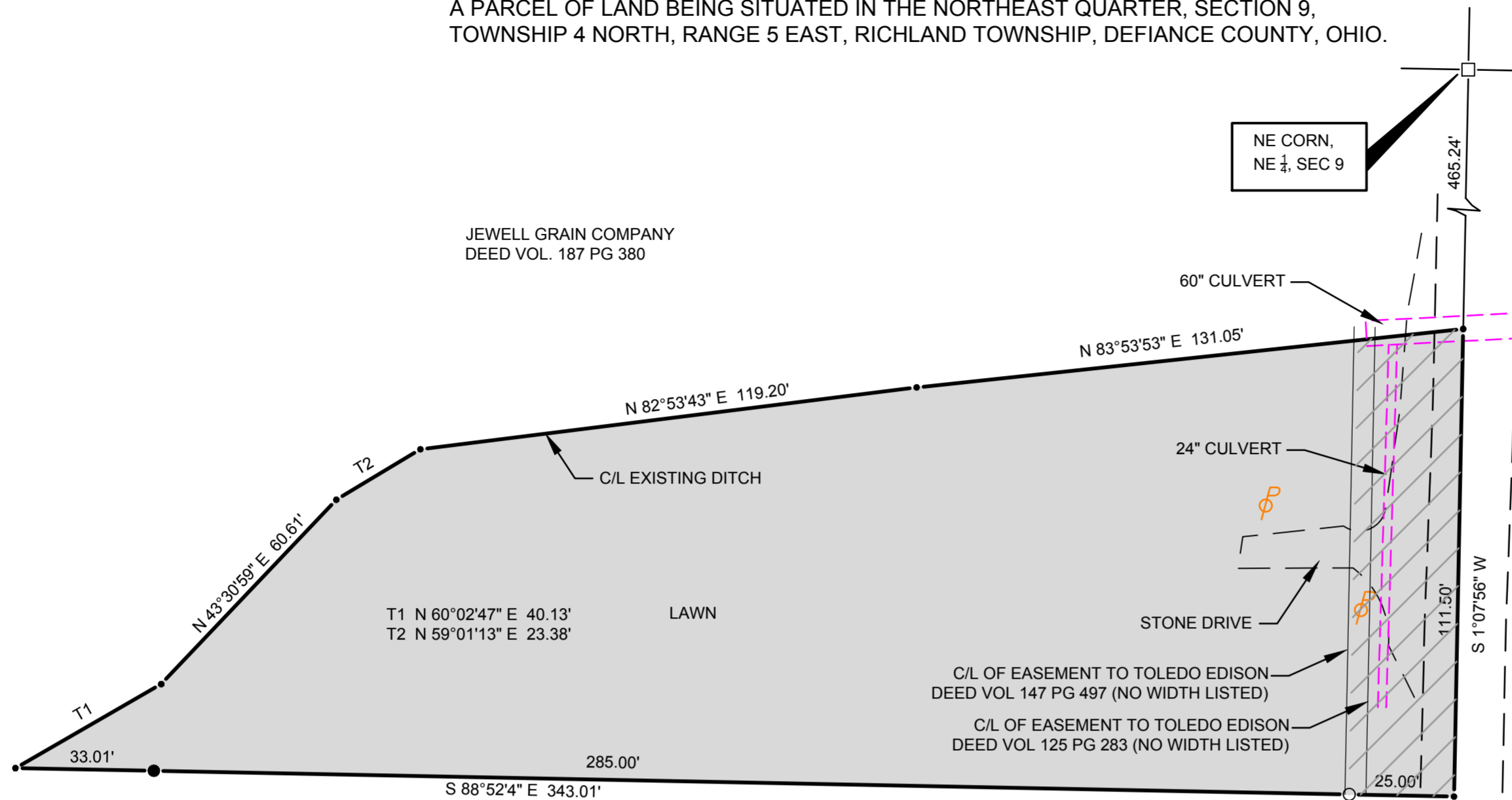


ALTA/NSPS LAND TITLE SURVEY

A PARCEL OF LAND BEING SITUATED IN THE NORTHEAST QUARTER, SECTION 9,
TOWNSHIP 4 NORTH, RANGE 5 EAST, RICHLAND TOWNSHIP, DEFIANCE COUNTY, OHIO.



JEWELL GRAIN COMPANY
DEED VOL. 187 PG 380

GEORGE D. & JANICE D. BRUBAKER
DEED OR. 88 PG 529

PROPERTY ADDRESS:

08098 INDEPENDENCE ROAD, DEFIANCE OH 43512

DEED REFERENCE

DEED OR 265 PG 841
PARCEL NO: J08-0009-0-018-00

LEGAL DESCRIPTION:

A NEW LEGAL DESCRIPTION WAS PREPARED FOR THIS PROPERTY DUE TO DISCREPANCIES FOUND IN THE EXISTING LEGAL BASED ON THE FIELD SURVEY. IN PARTICULAR, THE EXISTING DITCH THAT IS THE NORTHERLY BOUNDARY HAS CHANGED COURSE SINCE THE ORIGINAL SURVEY.

EXISTING LEGAL DESCRIPTION:

SITUATED IN THE TOWNSHIP OF RICHLAND, COUNTY OF DEFIANCE AND STATE OF OHIO, AND KNOWN AS: A PARCEL OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 5 EAST, RICHLAND TOWNSHIP, DEFIANCE COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIPE AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 9, RICHLAND TOWNSHIP, THENCE SOUTH 0°-00'-00" WEST ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9 A DISTANCE OF 465.24 FEET TO THE INTERSECTION OF THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9 WITH THE CENTER LINE OF AN EXISTING DITCH, SAID INTERSECTION BEING THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING SOUTH 0°-00'-00" WEST ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9 A DISTANCE OF 8.50 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND AS DESCRIBED IN DEED VOLUME 228, PAGE 176; THENCE CONTINUING SOUTH 0°-00'-00" WEST ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9 A DISTANCE OF 68.00 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND AS DESCRIBED IN DEED VOLUME 228, PAGE 176; THENCE CONTINUING SOUTH 0°-00'-00" WEST ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9 A DISTANCE OF 15.00 FEET TO A HINGE NAIL AT THE SOUTHEAST CORNER OF A PARCEL OF LAND AS DESCRIBED IN DEED VOLUME 228, PAGE 178; THENCE CONTINUING SOUTH 0°-00'-00" WEST ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9 A DISTANCE OF 20.00 FEET TO A HINGE NAIL; THENCE SOUTH 90°-00'-00" WEST ON A LINE AT RIGHT ANGLES TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9 A DISTANCE OF 25.00 FEET TO AN IRON PIN; THENCE CONTINUING SOUTH 90°-00'-00" WEST ON A LINE AT RIGHT ANGLES TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9 A DISTANCE OF 309.09 FEET TO AN IRON PIN; THENCE CONTINUING SOUTH 90°-00'-00" WEST ON A LINE AT RIGHT ANGLES TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9 A DISTANCE OF 25.00 FEET TO THE CENTER LINE OF AN EXISTING DITCH; THENCE NORTH 53°-52'-50" EAST ON THE CENTER LINE OF AN EXISTING DITCH A DISTANCE OF 136.38 FEET TO A POINT; THENCE NORTH 82°-59'-52" EAST ON THE CENTER LINE OF AN EXISTING DITCH A DISTANCE OF 119.81 FEET TO A POINT; THENCE NORTH 82°-45'-59" EAST ON THE CENTER LINE OF AN EXISTING DITCH A DISTANCE OF 131.04 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, CONTAINING 0.649 ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND ZONING RESTRICTIONS OF RECORD AND LEGAL HIGHWAYS. THE BEARINGS USED HEREIN ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY. THE DESCRIPTION IS TAKEN FROM A SURVEY MADE BY E.C. GERKEN & ASSOCIATES, ON SEPTEMBER 15, 1981.

TITLE COMMITMENT:

THIS SURVEY IS COMPLETED IN CONJUNCTION WITH THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, FILE NO. ST 18-3879, ISSUED SEPTEMBER 19, 2018.

SCHEDULE BII EXCEPTIONS 1-12 & 16-17-19 CANNOT BE SHOWN ON THIS PLAT. ALL OTHER EXCEPTIONS ARE SHOWN ON THE PLAT.

GROSS AREA OF PROPERTY SURVEYED:

0.623 ACRES

CURRENT ZONING:

ZONING FOR THIS SITE IS GB, GENERAL BUSINESS. FRONT YARD - 30', REAR YARD - 20', SIDE YARD - 15' WITH TOTAL SIDE YARDS EQUAL TO 15'. MAXIMUM BUILDING HEIGHT - 45'.

FLOOD HAZARD ZONE:

THIS PROPERTY IS LOCATED IN A ZONE X FLOOD HAZARD AREA, FIRM MAP NO. 39039C0260E, EFFECTIVE DATE, SEPTEMBER 29, 2010.

PARKING SPACES:

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

LEGEND

- PLACE 5/8" REBAR W/CAP (BELL 6717)
- X FOUND P.K. NAIL
- POINT ESTABLISHED THIS SURVEY
- (R) RECORDED DISTANCE FROM DEED
- (MPS) MEASURED DISTANCE PREVIOUS SURVEY
- ⊗ FOUND RAILROAD SPIKE
- FOUND IRON PIN OR PIPE
- ▲ FOUND STONE
- (M) MEASURED DISTANCE THIS SURVEY
-



EASEMENT TO DEFIANCE COUNTY FOR HIGHWAY PURPOSES VOL 145 PG 330

EASEMENT VOL 103 PG 562 IS DESCRIBED AT THE LOCATION OF THE EXISTING ELECTRIC TRANSMISSION POLES AND APPURTENANCES AND APPLIANCES.

NEW LEGAL DESCRIPTION

A PARCEL OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 5 EAST, RICHLAND TOWNSHIP, DEFIANCE COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 9, SAID POINT BEING A MONUMENT BOX FOUND THIS SURVEY;

THENCE SOUTH 1 DEGREE 7 MINUTES 56 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 9 A DISTANCE OF 465.24 FEET TO A POINT ESTABLISHED THIS SURVEY AND THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE CONTINUING SOUTH 1 DEGREE 7 MINUTES 56 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 9 A DISTANCE OF 111.50 FEET TO A POINT ESTABLISHED THIS SURVEY;

THENCE NORTH 88 DEGREES 52 MINUTES 04 SECONDS WEST A DISTANCE OF 25.00 FEET TO A STEEL PIN FOUND THIS SURVEY;

THENCE CONTINUING NORTH 88 DEGREES 52 MINUTES 04 SECONDS WEST A DISTANCE OF 285.00 FEET TO A 5/8 INCH REBAR (CAPPED BELL 6717) PLACED THIS SURVEY;

THENCE CONTINUING NORTH 88 DEGREES 52 MINUTES 04 SECONDS WEST A DISTANCE OF 33.01 FEET TO A POINT ESTABLISHED THIS SURVEY AT THE CENTER OF AN EXISTING DITCH;

THENCE ALONG THE CENTERLINE OF THE EXISTING DITCH THE FOLLOWING COURSES: NORTH 60 DEGREES 02 MINUTES 47 SECONDS EAST A DISTANCE OF 40.13 FEET; NORTH 43 DEGREES 30 MINUTES 59 SECONDS EAST A DISTANCE OF 60.61 FEET; NORTH 59 DEGREES 01 MINUTES 13 SECONDS EAST A DISTANCE OF 23.38 FEET; NORTH 82 DEGREES 53 MINUTES 43 SECONDS EAST A DISTANCE OF 119.20 FEET; NORTH 83 DEGREES 53 MINUTES 53 SECONDS EAST A DISTANCE OF 131.05 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 0.623 ACRES OF LAND MORE OR LESS, SUBJECT TO LEGAL HIGHWAYS AND EASEMENTS OF RECORD. THE BEARINGS USED IN THIS LEGAL DESCRIPTION ARE BASED ON STATE PLANE COORDINATES, SPC 83, OHIO ZONE NORTH.

REFERENCE SURVEYS:
02-09-14 SUNDERMAN

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

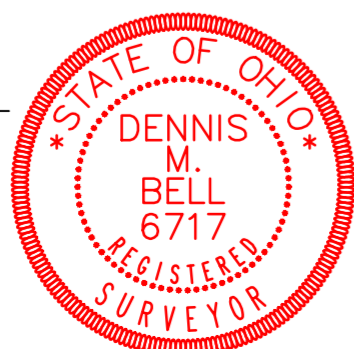
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11, 13, 16, 19 AND 20 OF TABLE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

THE FIELDWORK WAS COMPLETED ON OCTOBER 29, 2018.

DATE OF PLAT: NOVEMBER 11, 2018.

Dennis M. Bell

DENNIS M. BELL
REGISTERED SURVEYOR NO. 6717



REVISED 12-14-2018

JOB NO: 18-077

DATE: 11-11-2018



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