

ALTA/NSPS LAND TITLE SURVEY

A PARCEL OF LAND KNOWN AS PART OF LOT 43 OF MACKINAW ADDITION AND PART OF THE SOUTHWEST QUARTER, SECTION 20, TOWNSHIP 4 NORTH, RANGE 3 EAST, VILLAGE OF SHERWOOD, DELAWARE TOWNSHIP, DEFIANCE COUNTY, OHIO.

PROPERTY ADDRESS:

EAST MAPLE STREET, SHERWOOD OH 43556

DEED REFERENCE

DEED VOL 275 PG 53 & VOL 274 PG 756
PARCEL NO: C18-0003-0-048-00 & C18-0003-0-190-01

LEGAL DESCRIPTION:

NEW LEGAL DESCRIPTIONS WERE PREPARED FOR THIS PROPERTY DUE TO DISCREPANCIES FOUND IN THE EXISTING LEGALS BASED ON THE FIELD SURVEY.

EXISTING LEGAL DESCRIPTIONS:

TRACT 1: SITUATED IN THE TOWNSHIP OF DELAWARE, COUNTY OF DEFIANCE AND STATE OF OHIO: ALL THAT PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 3 EAST, DELAWARE TOWNSHIP, VILLAGE OF SHERWOOD, DEFIANCE COUNTY AND STATE OF OHIO BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A PLAN OF A SURVEY MADE BY ROBERT B. ERNSBERGER, SURVEYOR, DATED MARCH 16, 1978, BEING DESIGNATED AS PARCEL "A" ON SAID PLAN, AS FOLLOWS: BEGINNING AT AN IRON PIN AT THE POINT OF INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF MAPLE STREET (60 FEET WIDE) AND THE WEST RIGHT OF WAY LINE OF THE CLEVELAND, CINCINNATI, CHICAGO AND ST. LOUIS RAILROAD COMPANY (FORMERLY THE CINCINNATI AND NORTHERN RAILROAD) SAID IRON PIN BEING 33.00 FEET WEST OF THE CENTERLINE OF SAID RAILROAD; THENCE SOUTH ON AN ASSUMED BEARING OF SOUTH 1°56'47" WEST, ON A LINE BEING 33.00 FEET WEST OF AND PARALLEL WITH THE CENTERLINE OF FORMERLY THE CINCINNATI AND NORTHERN RAILROAD AND ON THE WEST RIGHT OF WAY LINE OF SAID RAILWAY COMPANY, A DISTANCE OF 132.03 FEET TO AN IRON PIN AT THE POINT OF INTERSECTION OF THE WEST RIGHT OF WAY LINE OF THE CLEVELAND, CINCINNATI, CHICAGO AND ST. LOUIS RAILWAY COMPANY AND THE NORTH RIGHT OF WAY LINE OF AN EXISTING 12 FOOT WIDE ALLEY; THENCE SOUTH 90°00'00" WEST, ON THE NORTH RIGHT OF WAY LINE OF SAID 12 FOOT WIDE ALLEY, A DISTANCE OF 70.73 FEET TO AN IRON PIN AT THE SOUTHEAST CORNER OF LOT 43 OF MACKINAW ADDITION TO THE VILLAGE OF SHERWOOD; THENCE NORTH 1°30'20" WEST, ON THE EAST LINE OF SAID LOT 43, A DISTANCE OF 132.00 FEET TO AN IRON PIN AT THE NORTHEAST CORNER OF SAID LOT 43, ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF MAPLE STREET; THENCE NORTH 90°00'00" EAST, ON THE SOUTH RIGHT OF WAY LINE OF MAPLE STREET, A DISTANCE OF 78.69 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED. CONTAINING 9,857.97 SQUARE FEET OR 0.226 OF AN ACRE OF LAND, MORE OR LESS.

TRACT 2: SITUATED IN THE VILLAGE OF SHERWOOD, TOWNSHIP OF DELAWARE, COUNTY OF DEFIANCE AND STATE OF OHIO: A PORTION OF LOT NUMBER FORTY-THREE (43) IN MACKINAW ADDITION, DESCRIBED AS FOLLOWS: FIFTY (50) FEET FACING MAPLE STREET AND ONE HUNDRED AND THIRTY-TWO (132) FEET ADJOINING CINCINNATI NORTHERN R.R. COMPANY RIGHT-OF-WAY, ALSO DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF LOT 43; THENCE WEST ALONG THE SOUTHERLY LINE OF SAID LOT 50 FEET; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID LOT TO THE NORTHERLY LINE 132 FEET; THENCE EAST ALONG THE NORTHERLY LINE OF SAID LOT 50 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTHERLY 132 FEET TO THE PLACE OF BEGINNING.

TITLE COMMITMENT:

THIS SURVEY IS COMPLETED IN CONJUNCTION WITH THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, FILE NO. ST 18-3875, ISSUED SEPTEMBER 13, 2018.

SCHEDULE BII EXCEPTIONS 1-13 & 15-17 CANNOT BE SHOWN ON THIS PLAT. EXCEPTION 14 IS THE PLAT OF MACKINAW ADDITION AND THIS SURVEY IS BASED PARTLY ON THAT PLAT.

GROSS AREA OF PROPERTY SURVEYED:

0.373 ACRES

CURRENT ZONING:

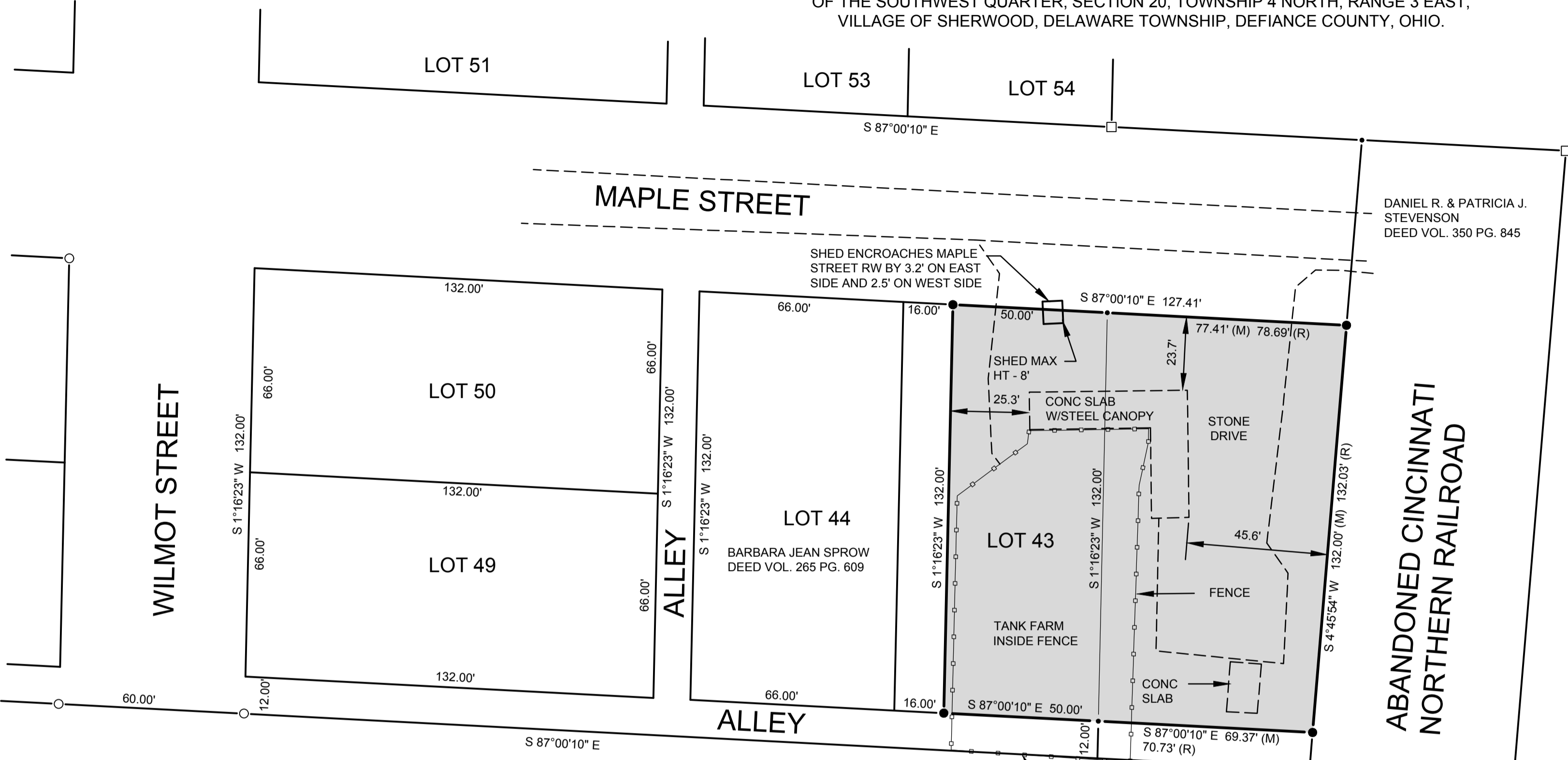
ZONING FOR THIS PARCEL IS I, INDUSTRIAL. FRONT YARD - 50', REAR YARD - 40', SIDE YARD - 30'. MAXIMUM BUILDING HEIGHT - 45'.

FLOOD HAZARD ZONE:

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA, FIRM MAP NO. 39039C0220E, EFFECTIVE DATE, SEPTEMBER 29, 2010.

PARKING SPACES:

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

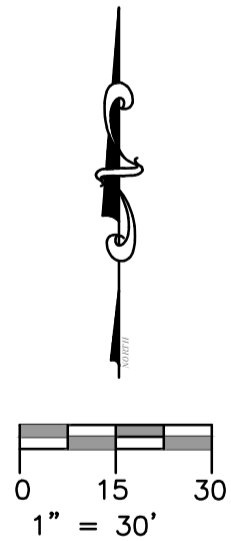


DANIEL R. & PATRICIA J. STEVENSON
DEED VOL. 350 PG. 845

BARBARA JEAN SPROW
DEED VOL. 265 PG. 609

LEGEND

- PLACE 5/8" REBAR W/CAP (BELL 6717)
- × 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
- FOUND STEEL PIN IN CONCRETE



NEW LEGAL DESCRIPTIONS

TRACT 1

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 3 EAST, DELAWARE TOWNSHIP, VILLAGE OF SHERWOOD, DEFIANCE COUNTY, OHIO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 43 OF MACKINAW ADDITION TO THE VILLAGE OF SHERWOOD, SAID POINT BEING A 5/8 INCH REBAR (CAPPED BELL 6717) PLACED THIS SURVEY AND THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTH 1 DEGREE 16 MINUTES 23 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 43 A DISTANCE OF 132.00 FEET TO A POINT ESTABLISHED THIS SURVEY ON THE SOUTH RIGHT OF WAY LINE OF MAPLE STREET; THENCE SOUTH 87 DEGREES 00 MINUTES 10 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY LINE OF MAPLE STREET A DISTANCE OF 77.41 FEET TO A 5/8 INCH REBAR (CAPPED BELL 6717) PLACED ON THE WESTERLY RIGHT OF WAY LINE OF THE FORMER CINCINNATI AND NORTHERN RAILROAD; THENCE SOUTH 4 DEGREES 45 MINUTES 54 SECONDS WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF THE FORMER CINCINNATI AND NORTHERN RAILROAD A DISTANCE OF 132.00 FEET TO A 5/8 INCH REBAR (CAPPED BELL 6717) PLACED THIS SURVEY; THENCE NORTH 87 DEGREES 00 MINUTES 10 SECONDS WEST A DISTANCE OF 69.37 FEET TO THE TRUE POINT OF THE BEGINNING OF THE PARCEL HEREIN DESCRIBED. CONTAINING 0.222 ACRES OF LAND MORE OR LESS, SUBJECT TO LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

TRACT 2

A PARCEL OF LAND BEING PART OF LOT 43 OF THE MACKINAW ADDITION TO THE VILLAGE OF SHERWOOD, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 3 EAST, DELAWARE TOWNSHIP, VILLAGE OF SHERWOOD, DEFIANCE COUNTY, OHIO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 43 OF MACKINAW ADDITION TO THE VILLAGE OF SHERWOOD, SAID POINT BEING A 5/8 INCH REBAR (CAPPED BELL 6717) PLACED THIS SURVEY AND THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTH 87 DEGREES 00 MINUTES 10 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 43, A DISTANCE OF 50.00 FEET TO A 5/8 INCH REBAR (CAPPED BELL 6717) PLACED THIS SURVEY; THENCE NORTH 1 DEGREE 16 MINUTES 23 SECONDS EAST A DISTANCE OF 132.00 FEET TO A 5/8 INCH REBAR PLACED THIS SURVEY ON THE SOUTH RIGHT OF WAY LINE OF MAPLE STREET; THENCE SOUTH 87 DEGREES 00 MINUTES 10 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY LINE OF MAPLE STREET A DISTANCE OF 50.00 FEET TO A POINT ESTABLISHED THIS SURVEY AT THE NORTHEAST CORNER OF SAID LOT 43; THENCE SOUTH 1 DEGREE 16 MINUTES 23 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 43, A DISTANCE OF 132.00 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED. CONTAINING 0.151 ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

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 7, 2018.

DATE OF PLAT: NOVEMBER 10, 2018.

Dennis M. Bell

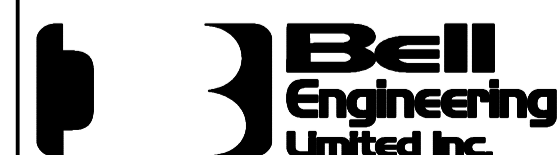
DENNIS M. BELL
REGISTERED SURVEYOR NO. 6717



REVISED 12-18-2018

JOB NO: 18-077

DATE: 11-10-2018



05691A State Route 15
P.O. Box 565
Bryan, OH 43506
419-636-2585
419-636-8434
bellengineeringlimited.com