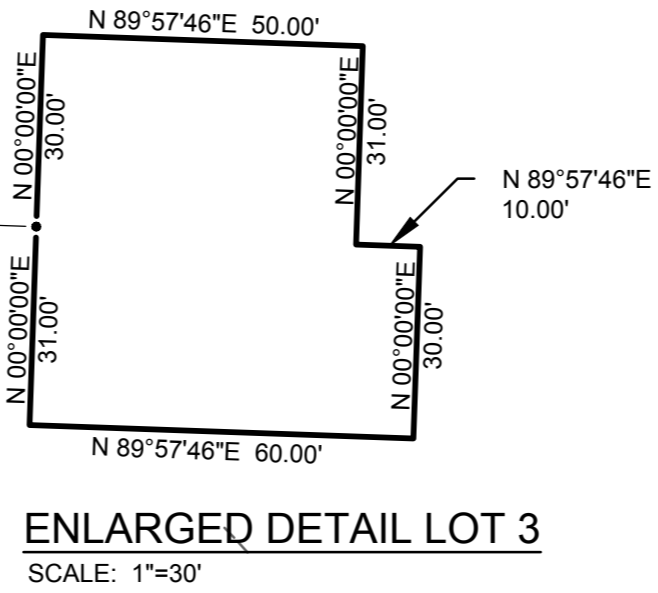
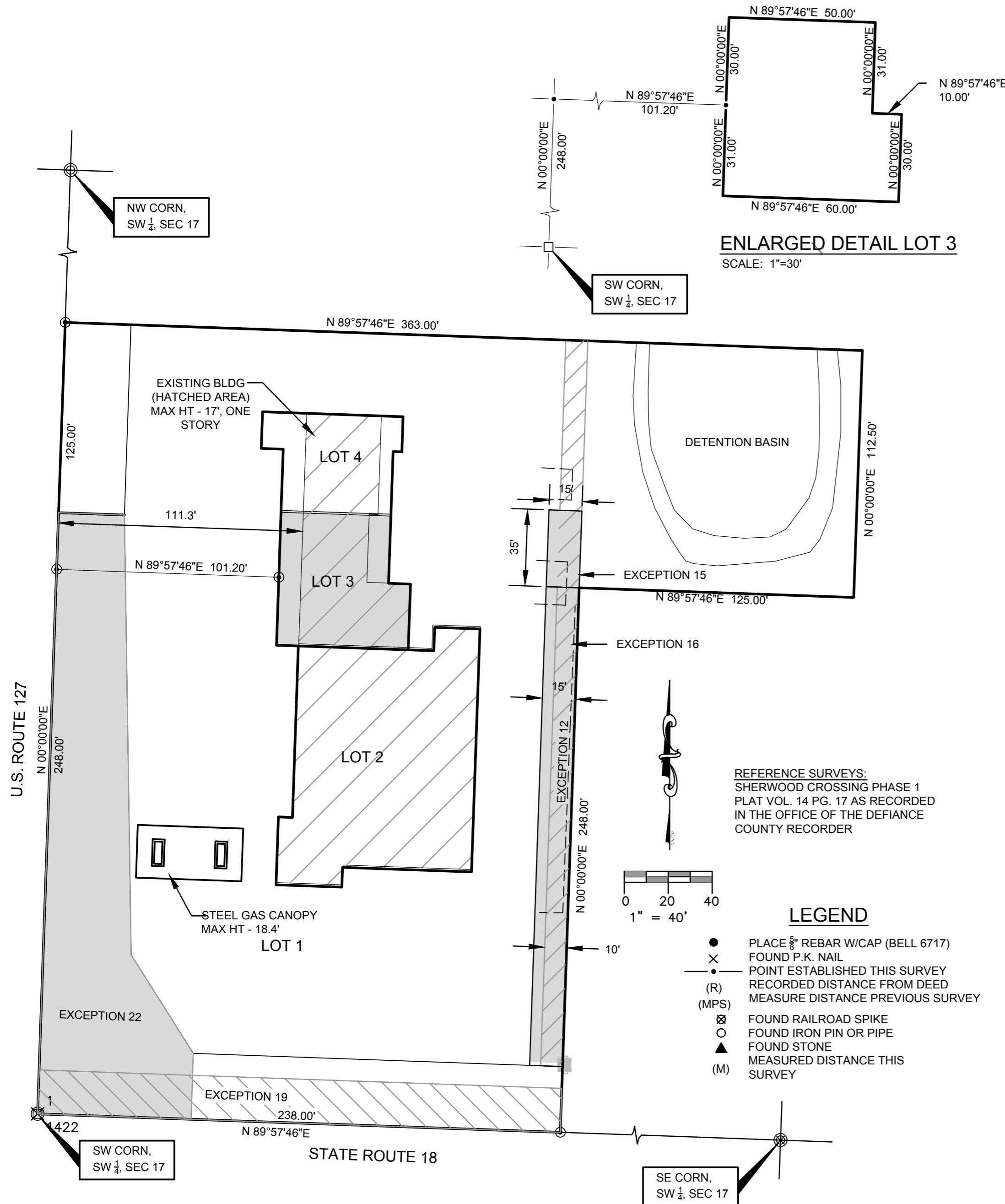


ALTA/NSPS LAND TITLE SURVEY

A PARCEL OF LAND KNOWN AS LOT 3 OF SHERWOOD CROSSINGS PHASE 1 BEING SITUATED IN THE SOUTHWEST QUARTER, SECTION 17, TOWNSHIP 4 NORTH, RANGE 3 EAST, VILLAGE OF SHERWOOD, DELAWARE TOWNSHIP, DEFIANCE COUNTY, OHIO.



PROPERTY ADDRESS:

U.S. ROUTE 127, SHERWOOD, OHIO

DEED REFERENCE

DEED - PART OF SHERWOOD CROSSING PHASE I
PARCEL NO: C180017A00300

LEGAL DESCRIPTION:

A NEW LEGAL DESCRIPTION WAS PREPARED SINCE SOME BEARINGS IN THE LEGAL DESCRIPTION DID NOT MATCH THE RECORDED PLAT OF SHERWOOD CROSSING PHASE 1.

EXISTING LEGAL DESCRIPTION:

BEING A PART OF THE SOUTHWEST QUARTER (1/4) OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 3 EAST, VILLAGE OF SHERWOOD, COUNTY OF DEFIANCE AND STATE OF OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (1/4) OF SECTION 17 MONUMENTED BY AN IRON PIN FOUND; THENCE ON AN ASSUMED BEARING OF NORTH 0°00'00" EAST, ON THE WEST LINE OF THE SOUTHWEST QUARTER (1/4), 248.00 FEET; THENCE NORTH 89°58'00" EAST, 101.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0°00'00" EAST, 30.00 FEET; THENCE NORTH 89°58'00" EAST, 50.00 FEET; THENCE SOUTH 0°00'00" WEST, 31.00 FEET; THENCE NORTH 89°58'00" EAST, 10.00 FEET; THENCE SOUTH 0°00'00" WEST, 30.00 FEET; THENCE SOUTH 89°58'00" WEST, 60.00 FEET; THENCE NORTH 0°00'00" EAST, 31.00 FEET TO THE POINT OF BEGINNING. CONTAINING IN SAID PARCEL 3350 SQUARE FEET OF LAND MORE OR LESS.

NEW LEGAL DESCRIPTION:

BEING A PART OF THE SOUTHWEST QUARTER (1/4) OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 3 EAST, VILLAGE OF SHERWOOD, COUNTY OF DEFIANCE AND STATE OF OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (1/4) OF SECTION 17 MONUMENTED BY AN IRON PIN FOUND; THENCE ON AN ASSUMED BEARING OF NORTH 0°00'00" EAST, ON THE WEST LINE OF THE SOUTHWEST QUARTER (1/4), 248.00 FEET; THENCE NORTH 89°57'46" EAST (NORTH 89°58'00" EAST RECORDED), 101.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0°00'00" EAST, 30.00 FEET; THENCE NORTH 89°57'46" EAST (NORTH 89°58'00" EAST RECORDED), 50.00 FEET; THENCE SOUTH 0°00'00" WEST, 31.00 FEET; THENCE NORTH 89°57'46" EAST (NORTH 89°58'00" EAST RECORDED), 10.00 FEET; THENCE SOUTH 0°00'00" WEST, 30.00 FEET; THENCE SOUTH 89°57'46" WEST (SOUTH 89°58'00" WEST RECORDED), 60.00 FEET; THENCE NORTH 0°00'00" EAST, 31.00 FEET TO THE POINT OF BEGINNING. CONTAINING IN SAID PARCEL 3350 SQUARE FEET OF LAND MORE OR LESS. ALL BEARINGS REFER TO AN ASSUMED DATUM AND ARE FOR ANGULAR REFERENCE ONLY.

TITLE COMMITMENT:

THIS SURVEY IS COMPLETED IN CONJUNCTION WITH THE TITLE COMMITMENT ISSUED BY STUART TITLE GUARANTY COMPANY, FILE NO. STA 18-3878, ISSUED SEPTEMBER 13, 2018.

SCHEDULE B11 EXCEPTIONS ARE SHOWN ON THIS ALTA/NSPS LAND TITLE SURVEY, EXCEPT AS NOTED AS FOLLOWS: EXCEPTIONS 1-10 & 24 CANNOT BE PLOTTED. EXCEPTIONS 13, 17 & 18 ARE NOT LOCATED ON THE PLAT. EXCEPTION 14 GRANTS NEY OIL COMPANY AND TCL SERVICES, LLC A PERPETUAL RIGHT OF WAY TO ACCESS LOTS 1, 2, 3, 4 & 5 OF SHERWOOD CROSSINGS PHASE 1. EXCEPTION 21 IS A BLANKET EASEMENT THAT COVERS THE ENTIRE ARE SHOWN ON THIS PLAT.

GROSS AREA OF PROPERTY SURVEYED:

3,350 SQUARE FEET (0.081 ACRES)

CURRENT ZONING:

ZONING FOR THIS PARCEL IS B, BUSINESS. FRONT YARD - 30', REAR YARD - 20', SIDE YARD - 15'. MAXIMUM BUILDING HEIGHT - 35'.

FLOOD HAZARD ZONE:

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

PARKING SPACES:

35 MARKED PARKING SPACES WERE OBSERVED DURING THE PERFORMANCE OF THIS SURVEY.

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

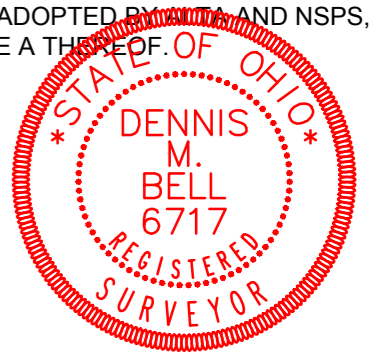
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11, 13, 16, 19 AND 20 OF TABLE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

THE FIELDWORK WAS COMPLETED ON NOVEMBER 5, 2018.

DATE OF PLAT: NOVEMBER 16, 2018.

Dennis M. Bell

DENNIS M. BELL
REGISTERED SURVEYOR NO. 6717



JOB NO: 18-077

DATE: 11-16-2018

Bell Engineering United Inc.
05691A State Route 15
P.O. Box 565
Bryan, OH 43506
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419-636-8434
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