

BOUNDARY AND LOCATION PLAT OF FRACTION 7, LOT 243, AND PT. LOTS 270, 271, 272

CITY OF WAPAKONETA
AUGLAIZE COUNTY, OHIO

SURVEYOR'S STATEMENT

Boundary and Location Plat of Fraction 7, Inlet 243, and Part of Inlets 270, 271 and 272, City of Wapakoneta, Auglaize County, Ohio.
The undersigned hereby states, to the best of my professional knowledge, to *Star Bank N.A.*, Blume Alumni Limited Partnership, an Ohio Limited Partnership and Chicago Title Insurance Company as follows:

- The drawing on which this certificate is contained, which was prepared by the undersigned from a survey made on December 20, 1994, (herein the "Drawing"), is a true and accurate survey of the real estate described by a graphic description contained on said Drawing (the "Property") and each parcel identified thereon (the "Parcels").
- The boundaries of the Property and each parcel as depicted on the Drawing were established by actual field measurements and the pins, monuments or other markers were set or found as shown thereon. The Drawing accurately sets forth the area of the Property and each parcel in acres and square feet.
- The Property as surveyed and described in the Drawing is contiguous along its entire boundaries and is enclosed within the perimeter thereof.
- The Parcels are completely contiguous with one another and there are no gaps or gores between or among any of the parcels.
- The rights-of-way lines for Blackhoof, Benton, Logan and Vine St. are completely contiguous to the perimeter lines of the Property along the entire rights-of-way as shown on the Drawing.
- Each of the streets identified in paragraph 5, next above, is a duly dedicated public street, road or highway.
- There are no encroachments, overlaps or overhangs by any improvements on the Property onto other property or any known easements except as shown hereon. There are no encroachments, overlaps or overhangs by any improvements on other property on, over or across the Property, except as shown hereon.
- All buildings, other improvements located on the Property and existing on the date of this certification together with the size, location and type of improvements have been accurately depicted on the Drawing, including the dimensions thereof and the relationship thereof to the boundary lines of the Property.
- There are no ditches, streams, rivers, gravel pits or other forms of excavation (active or inactive) or drilling (active or inactive) for minerals, oil or gas apparent on the Property or evidence of any prior use of the Property for any of the foregoing.
- A copy of Chicago Title Insurance Company's Commitment For Title Insurance No. 36 0073 10 000 569 (the "Commitment") has been received and reviewed, and all easements and rights-of-way existing on the effective date of said Commitment affecting the Property are accurately depicted on the Drawing with corresponding recording references to the instruments creating the easement or right-of-way. Other than as shown on the Drawing, no other easement or right-of-way which may be disclosed in the aforesaid Commitment affects the Property.
- A physical examination of the Property reveals no apparent use of the Property for pathways, driveways or roadways for which there are no recorded easements.
- There are no overhead electric or telephone wires or structures or supports therefor, including poles, anchor and guy wires on or over the Property, except as shown on the Drawing.
- Storm sewer, sanitary sewer, electric service, telephone service, gas service and public water service are available on the Property and all of said services are provided via public rights-of-way or recorded permanent easements therefor (which easements are graphically depicted on the Drawing) as to lines for said services which are off the Property.
- The Property is not located in a flood prone area, flood hazard area or in a flood plain or floodway district. The Property is located within Zone X on the FIRM, Community Panel #39011001050, effective date, September 6, 1989.
- The survey of the Property and Drawing reflecting same have been made in accordance with Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by the American Land Title Association and American Congress on Surveying and Mapping, 1992.
- The Property is located within the City of Wapakoneta, Auglaize County, Ohio.
- All other information set forth on the Drawing is true and accurate.

LEGEND

- = ROOF DRAIN
- △ = BOAT SPIKE (FOUND)
- = PK NAIL (FOUND)
- = PK NAIL (SET)
- = IRON PIN (SET)
- × = CHISELED X (SET)
- (P) = PLAT DISTANCE
- (M) = MEASURED DISTANCE
- (PRO) = PRORATED DISTANCE
- = FIRE ESCAPE

PRORATION NOTE:

OVERAGES WERE FOUND ON ALL SIDES OF BLOCK. PRORATIONS WERE MADE ACCORDINGLY.

NOTE A:

SAN. M.H. IS LOCATED OFF PREVIOUS PLANS. M.H. IS BURIED UNDERGROUND.

BASIS OF BEARING = N 89°-24'-10" E, CENTERLINE OF VINE ST.; SURVEY BOOK "I", PAGE 682, IN THE AUGLAIZE COUNTY ENGINEERS' OFFICE.

LEGAL DESCRIPTION

Situated in the County of Auglaize, in the State of Ohio and in the City of Wapakoneta, to-wit:
TRACT I: Fraction Seven (7) of Section Thirty-two (32), town five (5) south, range six (6) east, except that portion thereof off of the west side heretofore sold and conveyed by Joseph Selfort and to the Village of Wapakoneta, Ohio; and except that portion thereof off of the south side heretofore sold and conveyed by said L.N. Blume and wife to the said Village of Wapakoneta, Ohio.

TRACT II: Situated in the City of Wapakoneta, County of Auglaize and State of Ohio, to-wit: Inlet number Two Hundred and Forty-three (243), in said City; save and except an easement for the purpose of egress and ingress to Inlet number 244 of said City, over a strip six feet in width along the north side of said lot 243 commencing on the west line of Blackhoof Street; thence extending west along the north side of said lot a distance of 150 feet.

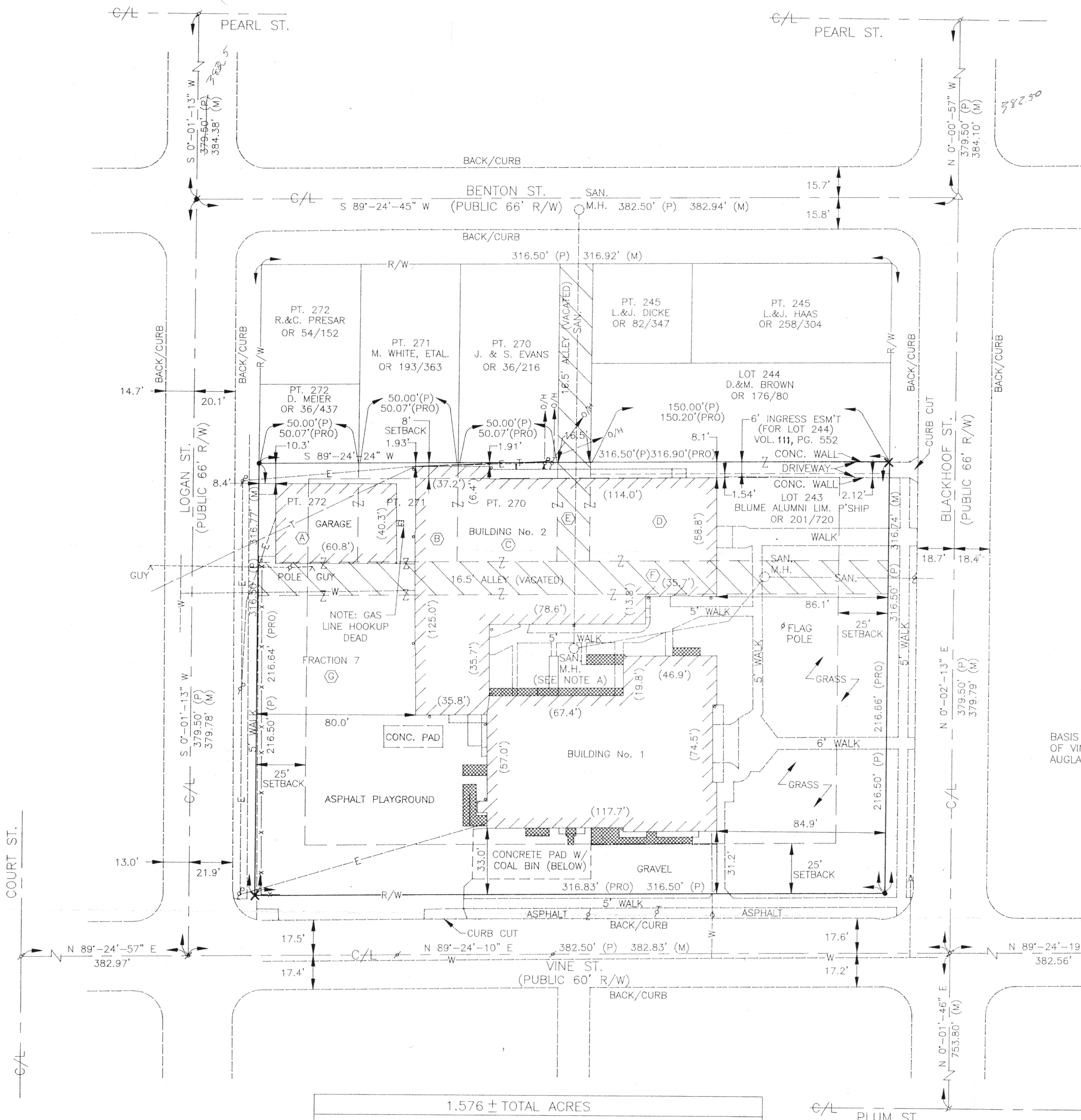
TRACT III: Situated in the City of Wapakoneta, County of Auglaize and State of Ohio, to-wit: Fifty (50) feet off of the South end of Inlet number Two Hundred and Seventy (270) in said City;

TRACT IV: Situated in the City of Wapakoneta, County of Auglaize and State of Ohio, to-wit: Fifty (50) feet off of the South end of Inlet number Two Hundred and Seventy-one (271) in said City;

TRACT V: Situated in the City of Wapakoneta, County of Auglaize and State of Ohio, to-wit: Fifty (50) feet off of the South end of Inlet number Two Hundred and Seventy-two (272) in said City;

TRACT VI: Situated in the City of Wapakoneta, County of Auglaize and State of Ohio, to-wit:
All the right, title and interest of the Board of Education of the Wapakoneta City School district in the following vacated alleys, to-wit:

The alley extending from Blackhoof Street to Logan Street, between Fraction Seven (7) of the Blume High School site, immediately on the south, and Inlets Two Hundred and Forty-three (243), and the south one-third of Inlets Two Hundred and Seventy (270), Two Hundred Seventy-one (271), and Two Hundred Seventy-two (272), and the alley between the west end of Inlet Two Hundred and Forty-three (243) and the east side of the south one-third of Inlet Two Hundred and Seventy (270).

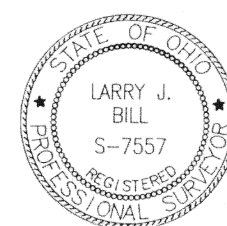


1.576 ± TOTAL ACRES			
(A) PART 272 OR 201/720 0.057± Ac. 2497.406 SF	(C) PART 270 OR 201/720 0.058± Ac. 2505.474 SF	(E) VACATED ALLEY OR 201/720 0.019± Ac. 825.73 SF	(G) FRACTION 7 OR 201/720 1.092± Ac. 47,571.22 SF
(B) PART 271 OR 201/720 0.058± Ac. 2505.464 SF	(D) PART 243 OR 201/720 0.172± Ac. 7516.478 SF	(F) VACATED ALLEY OR 201/720 0.120± Ac. 5228.248 SF	

LARRY J. BILL P.S. #7557 REV. DATE

Larry J. Bill
LARRY J. BILL, P.S. #7557

April 26, 1995
DATE



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