

**(MN1)** Some improvements or details shown hereon may be shown out of scale for the purpose of clarity.

**(MN2)**

- Denotes iron pin or pipe found as noted
- Denotes iron pin set unless otherwise noted

All iron pins set are 5/8" diameter x 30" length rebar with a plastic cap bearing the name of the company that prepared this plat.

**(MN3)** Reference survey documents used for this survey  
Survey prepared by Woolpert Consultants (William P. Finke, P.S. No. 7144) dated July 3, 1991.

**(MN4)** The legal description as provided in Schedule A "Exhibit A" of First American Title Insurance Company Title Commitment No. (no number reported on title commitment supplied) does not mathematically close within the minimum accuracy requirements of the Minimum Standards for Boundary Surveys in the State of Ohio.

**(MN5)** The basis of bearings for this survey is N 34° 01' 54" E. as the northerly line of the subject parcel, and is the same bearing as shown on a survey prepared by Woolpert Consultants (William P. Finke, P.S. No. 7144) dated July 3, 1991.

According to the City of Wapakoneta Zoning Department (Tom Sterniky) (Phone No. (419) 738-5596), the subject property is zoned B-2, General Business District. The following minimum and maximums for a B-2 district are as follows:

Front Yard Setback:	40 Feet Minimum
Side Yard Setback:	20 Feet Minimum
Rear Yard Setback:	20 Feet Minimum
Building Height:	45 Feet Maximum
Bulk Restrictions:	None

Because there may be a need for an interpretation of the applicable zoning codes, we refer you to The City of Wapakoneta Zoning Department and the pertinent sections of the zoning codes.

North		Storm inlet Basin
South		
East		Power Pole
West		Gas Valve
Diagnoses		Water Valve
Murals		Hydrant
Measurements		Sun Pole
Limited Access		Light Pole
Sight of Way		
Centerline		Storm inlet Basin
		Manhole
		Monitoring well / Fuel Tank Gages

**A** Overhead wires cross through subject property without the benefit of a known easement or agreement.

**B** Subject property's storm catch basin and gravel area encroach onto adjoiner without the benefit of a known easement or agreement. The maximum extent of encroachment is 5.0 feet.

**C** Subject property's building violates 10 foot side yard zoning setback. The maximum extent of encroachment is 10.0 feet.

**D** Subject property's building violates 10 foot side yard zoning setback. The maximum extent of encroachment is 9.9 feet.

**E** Subject property's landscaping and "BP Sign" encroaches onto road right of way of Apollo Drive. The maximum extent of encroachment is 10.0 feet.

8. Said premises are subject to a certain lease from Service Station Holdings, Inc. to BP Oil Company and recorded in Volume 99, Page 537 of the Official Records of Auglaize County, Ohio. (Lease document describes entire subject premises and also describes ingress and egress easement both being plotted and shown hereon).

9. Said premises are subject to a certain deed from The Standard Oil Company to Service Station Holdings, Inc., and recorded in Volume 99, Page 539 of the Official Records of Auglaize County, Ohio. (Deed document describes entire subject premises and also describes ingress and egress easement both being plotted and shown hereon).

95°36' DEED  
95°11'41" WOOLPERT  
4 USED

SCHLENKER ENTERPRISES  
DEED VOL 245 PAGE 82

REBAR WITH CAP  
'WOOLPERT' ---  
FOUND & USED

VALENTINE DEVELOPMENT CORP  
DEED VOL. 54 PAGE 156

44-24' DEED  
44-41'07" WOOLFERT  
44-41'01" MEAB.

APOLLO DRIVE REALTY, INC  
DEED VOL 11, PAGE 126

FLOOD NOTE: By graphic plotting only, this property is in Zone 390C of the Flood Insurance Rate Map, Community Panel No. 390C-025 and is not in a Special Flood Hazard Area. By telephone call on 4-4-84 to the Federal Flood Insurance Program (FFIP-615 6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

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SCALE : 1" = 20'

BELLEFONTAIN STREET      WAPAK FISHER ROAD  
( COUNTY ROAD No. 33A )

## the Place of Beginning

Vicinity Map

ALTA/ACSM LAND TITLE SURVEY

for  
B.P. Exploration and Oil, Inc.  
Site No. 7583  
Apollo Drive, City of Wapakoneta  
Township of Duchouquet, County of Augushtine  
State of Ohio

### Surveyor's Certification

To: Lasso Bros. Oil, Inc.; BP Exploration and Oil, Inc.; BankOne Indianapolis N.A.; First American Title Insurance Company; and Bock & Clark.

The undersigned certifies that to the best of his professional knowledge, information and belief, this map or plat and the Survey on which it is based were made on the data and views of the premises specifically defined in First American Title Insurance Company Commitment dated November 30, 1991 at 5:00 A.M. and was made (i) in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1992; (ii) in accordance with the "AGREEMENT and Survey Requirements for Lessor Bros. Oil, Inc. Surveys dated February 22, 1994 and includes Items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11 and 13 of Table A as specifically defined therein, and (iii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey.

Kevin J. Clark  
Registration No. 6498  
within the State of Ohio  
Date of Survey 4.5.94  
Date of Last Revision \_\_\_\_\_

Survey Performed By:

**Bock & Clark**  
537 North Cleveland-Massillon Road  
Akron, Ohio 44333  
Phone: 216-666-7578  
Fax: 216-666-3608

Network Project No. 94517/7583

B. & C. BRC 1907 NO 94075

SHEET 1 OF 1

Situated in the State of Ohio, County of Auglaize, City of Wapakoneta and being part of the northwest quarter of the southeast quarter of Section 33, (Duchouquet Township), Tier 5 South, Range 6 East with respect to the First Principal Meridian, and more fully described as follows:

Commencing for Reference at a railroad spike found at the intersection of the north-south half section line of Section 33 and the centerline of old U.S. 33, now County Road Number 33A;

Thence **South 55° 51' 54" East** along the centerline of County Road 33A, a distance of **322.63** feet (322.72 feet deed) to a railroad spike found at the **True Place of Beginning** of the parcel herein to be described;

Thence **South 56° 22' 00" East** continuing along said centerline, a distance of **129.31** feet to a railroad spike set;

Thence **South 34° 00' 36" West** along the northerly line of a parcel of land, now or formerly in the name of Apollo Drive Realty, Inc., as recorded in Deed Volume 77, Page 726, a distance of **367.90 feet (367.67 feet deed)** to a 5/8" rebar with plastic ID cap set;

Thence **North 50° 40' 25" West** along the easterly line of a parcel of land, now or formerly in the name of Valentine Development Corporation as recorded in Deed Volume 54, Page 756, a distance of **130.00** feet to a rebar with plastic ID cap "Woolpert" found;

Thence **North 34° 01' 54" East** along the southerly lines of parcels of land, now or formerly in the name of Schlenker Enterprises as recorded in Deed Volume 245, Page 82, and Deed Volume 243, Page 957, a distance of **355.00 feet** to **The Place of Beginning**, and containing within said bounds 1.0735 acres (46,762 square feet) more or less according to a survey prepared by Kevin J. Clark, Ohio Professional Surveyor No. 6498, for and on behalf of Bock & Clark under Project No. 94075, dated March , 1994.

The above description described all the land described in Schedule A of First American Title Insurance Company Commitment No. (no number reported on title commitment supplied) and bearing an effective date of November 30, 1993 at 8:00 a.m. and also being all of the land conveyed to Service Station Holdings, Inc. by deed recorded in Volume 99, Page 593 of the Aulizale County Records.

**BOCK & CLARK**

537 N. CLEVELAND-MASSILLON ROAD  
AKRON, OHIO 44333

CONSULTING ENGINEERS  
LAND SURVEYING

AKRON: (216) 666-7578  
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FAX: (216) 665-5176

## BOCK &amp; CLARK'S NATIONAL SURVEYORS NETWORK

2.  $\text{ZnO} + \text{H}_2\text{O} \rightleftharpoons \text{Zn(OH)}_2$  &  $\text{Zn(OH)}_2 + \text{H}_2\text{O} \rightleftharpoons \text{Zn(OH)}_3^-$  (Eq. 2.6-55b-55c)