

Bob Evans Farms

Boundary & Topographic Survey

A PART OF THE S.E. 1/4 OF SECTION 33,
T-5-S, R-6-E, DUCHOUQUET TOWNSHIP,
CITY OF WAPAKONETA, AUGLAIZE COUNTY,
OHIO

STATE OF OHIO
(Armstrong Air & Space Museum)

WBW, LLC, an Ohio limited liability company
O.R. VOLUME 361, PAGE 956
2.960 ACRES
Parcel #B07-091-007-00

LEGAL DESCRIPTION

Situated in the northwesterly part of the southeast quarter of Section 33, T-5-S, R-6-E, Duchouquet Township, City of Wapakoneta, Ohio and being more particularly described as follows:

Commencing at the centerline of Bellefontaine Street (formerly Wapak-Fisher Road and U.S. 33) where said centerline intersects the east/west one-half Section line of Section 33; thence, S 89 degrees 29' 26" E along said east/west one-half Section line for a distance of 227.84 feet to a re-rod (found) at an end radius for Saturn Drive's southerly right-of-way line and the POINT OF BEGINNING for the tract herein described;
thence, continuing S 89 degrees 29' 26" E for a distance of 647.52 feet to the westerly right-of-way line of Interstate 75;
thence, S 00 degrees 44' 06" W along said right-of-way line for a distance of 9.68 feet to a 5/8" re-rod w/cap (set);
thence, continuing along the limited access right-of-way line of Interstate 75, S 35 degrees 04' 49" W for a distance of 395.46 feet to a 5/8" re-rod w/cap (found);
thence, N 57 degrees 50' 28" W along said limited access right-of-way line for a distance of 391.04 feet to a 5/8" re-rod w/cap (found);
thence, N 68 degrees 42' 00" W along a portion of said limited access right-of-way line and the northerly right-of-way line of Bellefontaine Street for a distance of 134.73 feet to a 5/8" re-rod (found);
thence, N 08 degrees 38' 00" E along the easterly right-of-way line of Apollo Drive for a distance of 59.14 feet to a p-k nail (found);
thence, along a curve to the right, having a radius of 27.67 feet and a central angle of 81 degrees 52' 34", an arc distance of 39.54 feet to the POINT OF BEGINNING, containing therein 2.960 acres, and subject to all easements, highways, conditions and restrictions of record at the time of the recording of this instrument.

SURVEYOR'S CERTIFICATE

The undersigned hereby certifies to Bob Evans Farms, Inc., BEF REIT, Inc. and to Old Republic National Title Insurance Company as of December 4, 2000, that this survey actually made upon the ground; that the title line and lines of actual possession are the same; that the property description "closed" by engineering calculation; that this survey correctly shows the size, location and type of all buildings, structures and other improvements on the property and all are within the boundary lines and applicable setback lines (whether established by subdivision plat, recorded restrictions or applicable zoning or building codes) affecting the property; that there are no easements or encroachments or uses affecting the property appearing from a careful physical inspection of the same, other than those shown thereon; that all utility easement services necessary for the operation of the property are present on the property or within adjacent public right of way or recorded easement; that there are no encroachments on the adjoining premises, streets or alleys by any of said buildings, structures or other improvements or encroachments upon the property by any building, structure or other improvement situated upon any adjoining premises; and that the property does not lie within any flood hazard area shown on any U.S. Department of HUD Flood Insurance Boundary map or special flood hazard area map published by the Federal Emergency Management Agency. This survey was made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established by ALTA and ACSM in 1992, and includes items 1 through 11 of Table A, thereon, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey.

James M. Kent, PS 6792 OH
1750 Bellefontaine Street - P.O. Box 96
Wapakoneta, OH 45895
419/766-5677

LEGEND

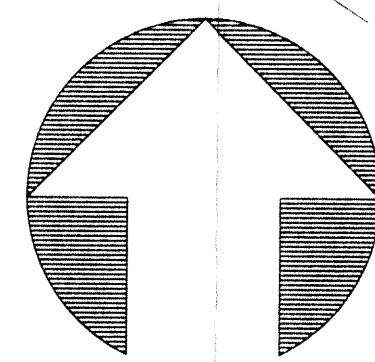
- pk nail (found)
- Iron Pipe (found)
- 5/8" re-rod w/cap (set) this or previous survey

denotes 12'x 24' sign easement reserved to Frederick J. Pittman per Vol. 187, Pg. 527

- OVERHEAD ELEC.
- UDG ELEC.
- GAS
- WATER
- FIRE HYDRANT
- GAS VALVE
- GAS VALVE
- POWER POLE
- LIGHT STANDARD

Shown as Zone "X" on FEMA Flood Insurance Rate Map Map Number 390023, Panel 0105, Suffix C.

Zoned B-2 General Business
-Minimum Lot Frontage 60'
-Minimum Depth of Front Yard 40'
-Minimum Either Side 20'
-Minimum Depth of Rear Yard 20'
-Parking Space Requirements:
10 feet in width, 20 feet in length
One space for every 200 square feet of floor space
(note: when Chalet Complex was constructed (1967) this parcel was outside of the City of Wapakoneta Corporation and hence not regulated by City Zoning Ordinance of 1959 and amended in 1980.)



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

Basis of bearings per Bellefontaine Street @ S 56° 22' 00" E

| NO. | DATE | DESCRIPTION | BY |
|-----|----------|-----------------------------|-----|
| 1 | 12/12/00 | SIZE OF W/L & SIZE GAS LINE | JMK |
| 2 | 01/26/01 | CORRECTED TYPO IN LEGAL | JMK |
| | | | |
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| | | | |
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Prepared for
BOB EVANS FARMS
by
kent
surveying
acad - bobevans
dwg #3647
December 4, 2000

Bob Evans Farms

Boundary Survey

A PART OF THE S.E. 1/4 OF SECTION 33,
T-5-S, R-6-E, DUCHOUQUET TOWNSHIP,
CITY OF WAPAKONETA, AUGLAIZE COUNTY,
OHIO

STATE OF OHIO
(Armstrong Air & Space Museum)
Zoned B-2

proposed ingress/egress easement
WBW, LLC
to
Bob Evans Farms
(6,456 sf or 0.148 acres)

delta = 64°50'04"
R = 21.00'
T = 13.34'
Ch. Brng. = N 31°54'28"W
chord = 22.52'
arc = 23.76'

existing 12' X 24' sign easement
reserved to Frederick J. Pitthan (dec.)
per Volume 187, Page 527

existing West Ohio Gas easement
(now Dominion East Ohio)
Volume 183, Page 650

proposed ingress/egress easement
Bob Evans Farms
to
WBW, LLC
(2,732 sf or 0.062 acres)

WBW, LLC, an Ohio limited liability company
O.R. VOLUME 361, PAGE 956
2.960 ACRES
Parcel #B07-091-007-00

existing West Ohio Gas easement
(now Dominion East Ohio)
Volume 183, Page 650

existing 40' wide ingress/egress easement
O.R. Volume 54, Page 992
utilized prior to construction and
dedication of Saturn Drive

proposed
"BEST WESTERN"
sign easement
25 s.f.

N 08°38'00" E 59.14'
N 19°44'01" E 10.00'
S 70°15'59" E 2.50'
S 19°44'01" W 10.00'
N 70°15'59" W 2.50'
N 21°18'00" E 8.63'

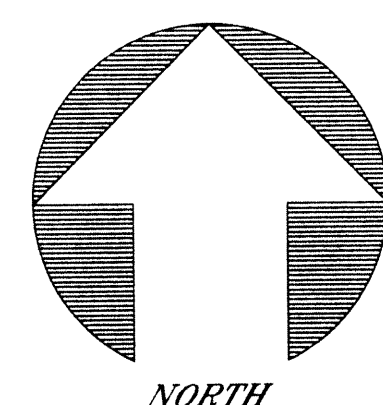
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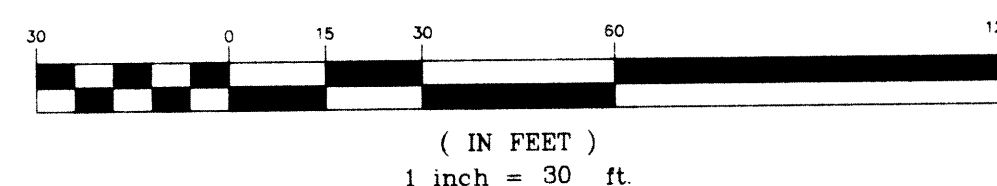
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- LEGEND
- pk nail (found)
 - Iron Pipe (found)
 - 5/8" re-rod w/cap (set) previous survey
 - denotes existing easement of record
 - denotes proposed existing easement

GRAPHIC SCALE



Zoned B-2 General Business
-Minimum Lot Frontage 60'
-Minimum Depth of Front Yard 40'
-Minimum Either Side 20'
-Minimum Depth of Rear Yard 20'

(note: when Chalet Complex was constructed (1967) this parcel was outside of the City of Wapakoneta Corporation and hence not regulated by City Zoning Ordinance of 1959 and amended in 1980.)

Basis of bearings per Bellefontaine Street @ S 56° 22' 00" E

| | | | |
|-----|----------|-------------------------------|-----|
| 1 | 12/14/00 | delete monument box | jmk |
| 2 | 12/14/00 | easements are Official Record | jmk |
| 3 | 01/26/01 | corrected typo in legal | jmk |
| NO. | DATE | DESCRIPTION | BY |

Prepared for
BOB EVANS FARMS
by

Kent
surveying

acad - bobevans
dwg #3647-a
December 11, 2000