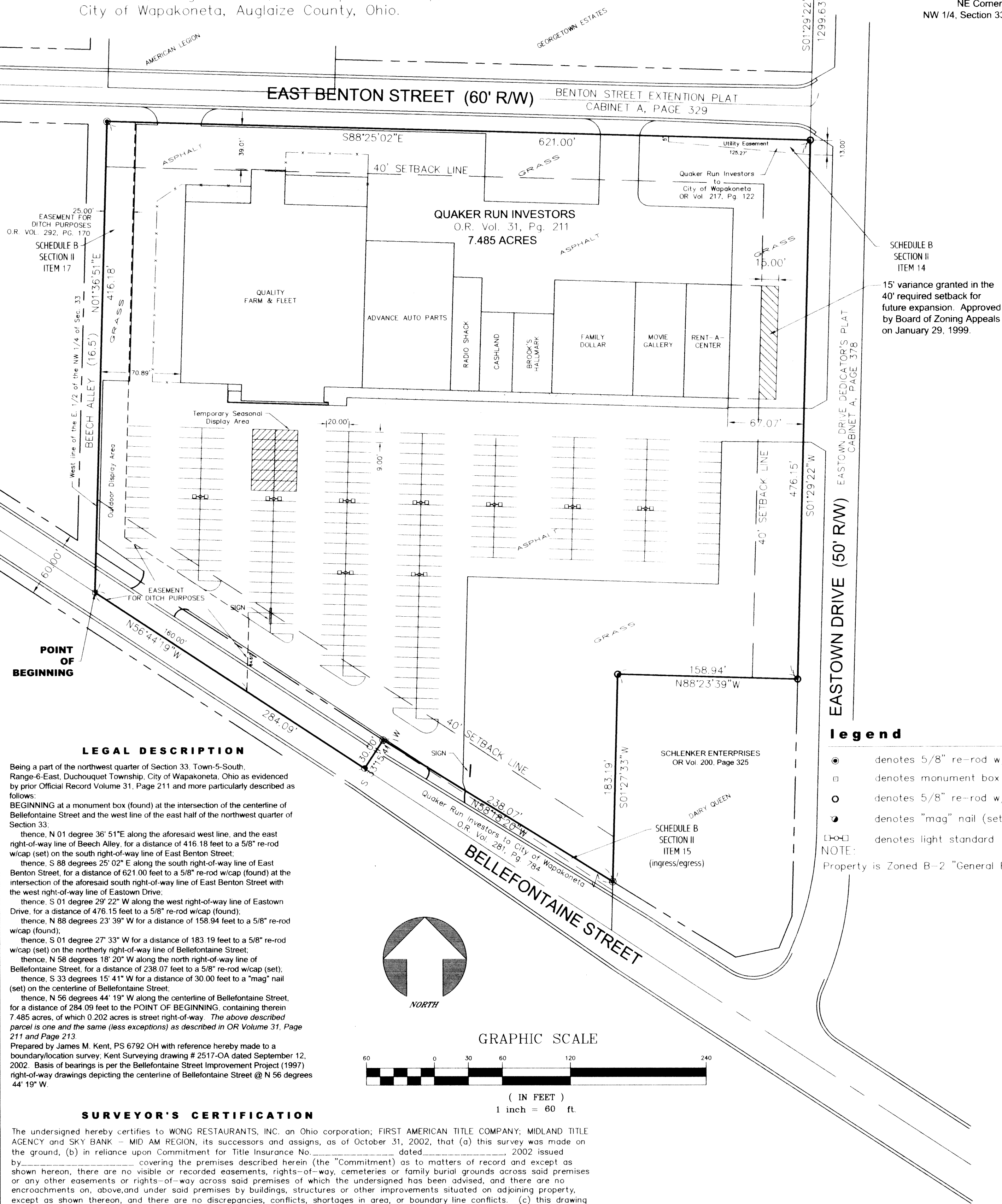


# ALTA/ACSM LAND TITLE SURVEY

## QUAKER RUN INVESTORS Boundary/Location Survey

Part of the northwest quarter of Section 33,  
Town-5-South, Range-6-East, Duchouquet Township,  
City of Wapakoneta, Auglaize County, Ohio.



EASEMENT FOR  
DITCH PURPOSES  
O.R. VOL. 292, PG. 170  
SCHEDULE B  
SECTION II  
ITEM 17

SCHEDULE B  
SECTION II  
ITEM 14

15' variance granted in the  
40' required setback for  
future expansion. Approved  
by Board of Zoning Appeals  
on January 29, 1999.

### LEGAL DESCRIPTION

Being a part of the northwest quarter of Section 33, Town-5-South,  
Range-6-East, Duchouquet Township, City of Wapakoneta, Ohio as evidenced  
by prior Official Record Volume 31, Page 211 and more particularly described as  
follows:

BEGINNING at a monument box (found) at the intersection of the centerline of  
Bellefontaine Street and the west line of the east half of the northwest quarter of  
Section 33;

thence, N 01 degree 36' 51"E along the aforesaid west line, and the east  
right-of-way line of Beech Alley, for a distance of 416.18 feet to a 5/8" re-rod  
w/cap (set) on the south right-of-way line of East Benton Street;

thence, S 88 degrees 25' 02" E along the south right-of-way line of East  
Benton Street, for a distance of 621.00 feet to a 5/8" re-rod w/cap (found) at the  
intersection of the aforesaid south right-of-way line of East Benton Street with  
the west right-of-way line of Easttown Drive;

thence, S 01 degree 29' 22" W along the west right-of-way line of Easttown  
Drive, for a distance of 476.15 feet to a 5/8" re-rod w/cap (found);

thence, N 88 degrees 23' 39" W for a distance of 158.94 feet to a 5/8" re-rod  
w/cap (found);

thence, S 01 degree 27' 33" W for a distance of 183.19 feet to a 5/8" re-rod  
w/cap (set) on the northerly right-of-way line of Bellefontaine Street;

thence, N 58 degrees 18' 20" W along the north right-of-way line of  
Bellefontaine Street, for a distance of 238.07 feet to a 5/8" re-rod w/cap (set);

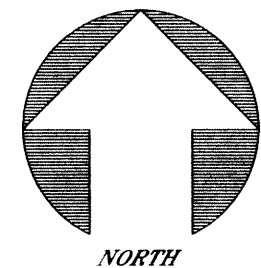
thence, S 33 degrees 15' 41" W for a distance of 30.00 feet to a "mag" nail  
(set) on the centerline of Bellefontaine Street;

thence, N 56 degrees 44' 19" W along the centerline of Bellefontaine Street,  
for a distance of 284.09 feet to the POINT OF BEGINNING, containing therein  
7.485 acres, of which 0.202 acres is street right-of-way. The above described  
parcel is one and the same (less exceptions) as described in OR Volume 31, Page  
211 and Page 213.

Prepared by James M. Kent, PS 6792 OH with reference hereby made to a  
boundary/location survey; Kent Surveying drawing # 2517-OA dated September 12,  
2002. Basis of bearings is per the Bellefontaine Street Improvement Project (1997)  
right-of-way drawings depicting the centerline of Bellefontaine Street @ N 56 degrees  
44' 19" W.

### SURVEYOR'S CERTIFICATION

The undersigned hereby certifies to WONG RESTAURANTS, INC. an Ohio corporation; FIRST AMERICAN TITLE COMPANY; MIDLAND TITLE  
AGENCY and SKY BANK - MID AM REGION, its successors and assigns, as of October 31, 2002, that (a) this survey was made on  
the ground, (b) in reliance upon Commitment for Title Insurance No. \_\_\_\_\_ dated \_\_\_\_\_, 2002 issued  
by \_\_\_\_\_ covering the premises described herein (the "Commitment") as to matters of record and except as  
shown hereon, there are no visible or recorded easements, rights-of-way, cemeteries or family burial grounds across said premises  
or any other easements or rights-of-way across said premises of which the undersigned has been advised, and there are no  
encroachments on, above, and under said premises by buildings, structures or other improvements situated on adjoining property,  
except as shown thereon, and there are no discrepancies, conflicts, shortages in area, or boundary line conflicts. (c) this drawing  
correctly shows (i) the facts found at the time of the survey, (ii) the location of all buildings, structures, bodies of water, and  
other improvements situated on the above premises, (iii) the courses and measured distances on or affecting the said premises,  
(iv) the scale, north direction, point of reference from which the premises are measured, the width of street or streets on which  
the said premises abut, the geographic location of the premises by Section, Township and Range, County and Municipality (v) the  
distance from improvements to the nearest facing exterior property line of said premises with the corresponding set back line per  
the zoning regulations in Wapakoneta (d) this professional service conforms to the current Surveyors Association Standards and  
Specifications including "Minimum Standard Detail Requirements for Land Title Surveys". The undersigned further certifies that (i)  
the property has access to and from a public roadway and all streets abutting the said premises and all means of ingress and  
egress for the said premises have been completed, dedicated and accepted for public maintenance by the City of Wapakoneta (ii)  
the premises are not located within the 100 year flood plain.



### GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

### Legend

- denotes 5/8" re-rod w/cap (set)
- denotes monument box (found)
- denotes 5/8" re-rod w/cap (found)
- denotes "mag" nail (set)
- denotes light standard

### NOTE:

Property is Zoned B-2 "General Business"

JAMES M. KENT, PS 6792 OH

**kent**  
surveying  
acad - midland title agency  
drawing #4030  
October 30, 2002

Duc-33-19