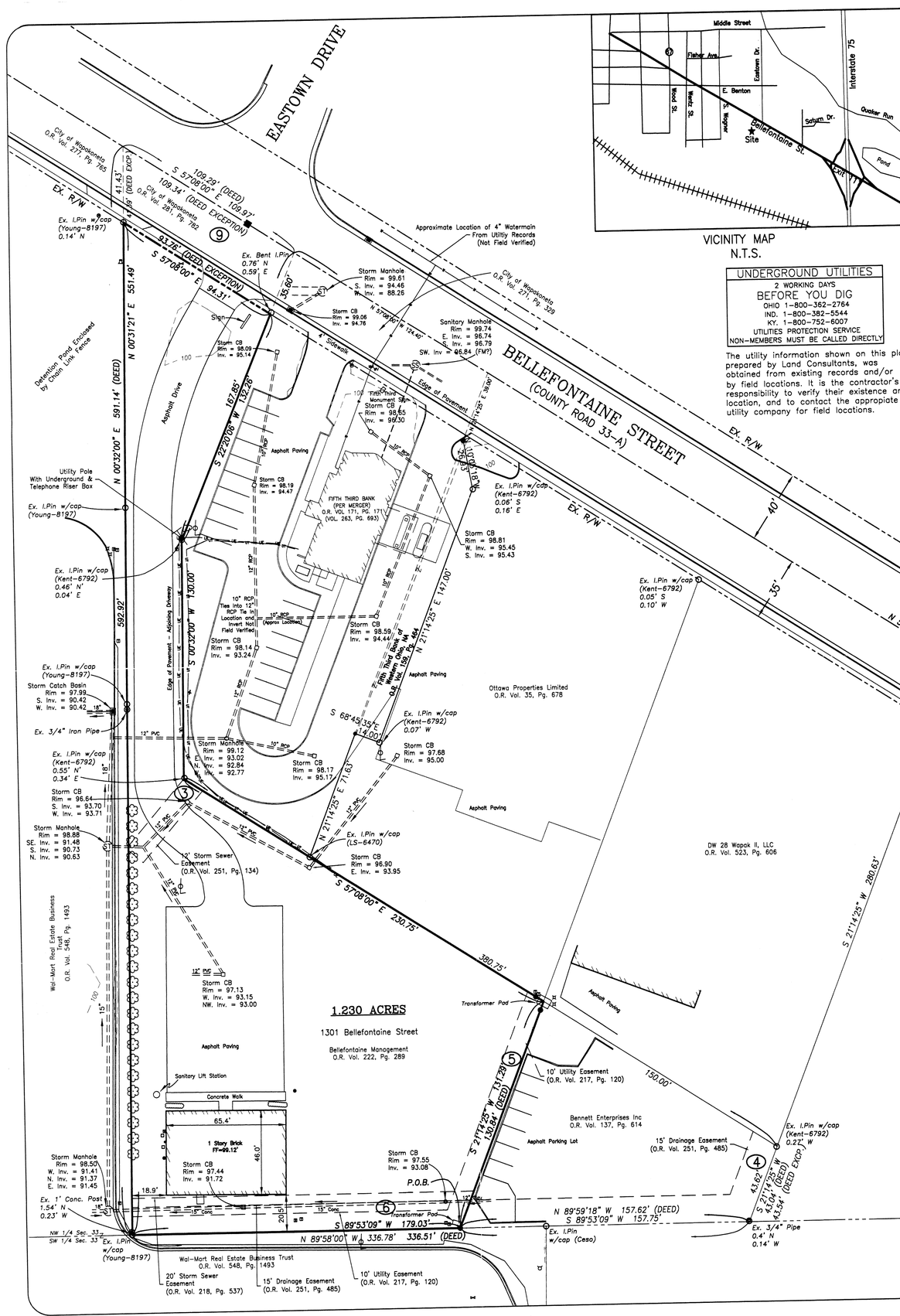

VICINITY MAP
N.T.S.

UNDERGROUND UTILITIES
2 WORKING DAYS
BEFORE YOU DIG
OHIO 1-800-362-2764
IND. 1-800-382-5544
KY. 1-800-752-6007
UTILITIES PROTECTION SERVICE
NON-MEMBERS MUST BE CALLED DIRECTLY

The utility information shown on this plat, prepared by Land Consultants, was obtained from existing records and/or by field locations. It is the contractor's responsibility to verify their existence and location, and to contact the appropiate utility company for field locations.

LEGAL DESCRIPTION (per Commitment)

Being a parcel of land situate in the Southeast Quarter of the Northwest Quarter of Section 33, T-5-S, R-6-E, Duchouquet Township, Auglaize County, with the corporation limits of Wapakoneta, Ohio and is more particularly described as follows:

Commencing at a railroad spike at the intersection of the North-South half section line of said Section 33, Duchouquet Township, and the centerline of County Road 33-A.; thence N 57° 08' W with the centerline of County Road 33-A, 813.52 feet to a railroad spike and the place of beginning; thence S 22° 20' 06" W. 167.85 feet to an iron pipe; thence S 00° 32' 00" W, 130.00 feet to an iron pipe; thence S 57° 08' E, 380.75 feet to an iron an iron pipe; thence S 00° 32' 00" W, 130.00 feet to an iron pipe; thence N 89° 58' W along a fence, 336.51 feet to a pipe; thence S 21° 14' 25" W, 43.04 feet to an iron pipe; thence N 89° 58' W along a fence, 336.51 feet to a concrete corner post; thence N 00° 32' 00" E, 591.14 feet to a railroad spike on the centerline of County Road 33-A; thence S 57° 08' E with said centerline of County Road 33-A, 109.29 feet to the place of beginning containing 1.593 acres more or less, subject to 0.071 acre dedicated for highway purposes.

SAVE AND EXCEPT:

Being a parcel of land Situate in the Southeast Quarter of the Northwest Quarter of Section 33, T-5-E, R-6-E, Duchouquet Township, Auglaize County, within the corporation limits of Wapakoneta, Ohio and is more particularly described as follows:

Commencing at a railroad spike at the intersection of the North-South Half Section line of said Section 33, Duchouquet Township and the centerline of County Road 33-A; thence N 57° 08' W with the centerline of said County Road 33-A, 389.12 feet to a railroad spike; thence S 21° 14' 25" W, 280.63 feet to an iron pipe found and the place of beginning; thence continuing S 21° 14' 25" W, 43.54 feet to an iron pipe; thence N 89° 59' 18" W along a fence, 157.62 feet to a point; thence N 21° 14' 25" E. 130.84 feet to an iron pipe; thence S 57° 08' 00" E, 150.00 feet to the place of beginning, containing 12,810.247 square feet or 0.294 acres more or less

SAVE AND EXCEPT:

Commencing at an iron bar in the center of Section 33, 76.52 feet right of Station 855 + 46.74, of the Centerline Survey of Bellefontaine Street;
thence, with the east line of the northwest quarter, North 01° 21' 44" East, 90.49 feet to a railroad spike in the centerline of Bellefontaine Street at station 854 + 98.42;
thence, with the centerline of Bellefontaine Street, North 56° 44' 19" West, 812.76 feet to a point at the Grantor's northeast corner in the centerline of Bellefontaine Street at station 846 + 85.66, said point being the true place of beginning of the land herein described;
thence, with the Grantor's east line, South 22° 43' 16" West, 35.60 feet to an iron pin set in the proposed right of way line, 35.00 feet right of station 846 + 92.17;
thence, with the proposed right of way line, North 56° 44' 19" West 93.76 feet to an iron pin set in the corner in the centerline of Bellefontaine Street at station 845 + 98.41;
Grantor's west line 35.00 feet right of station 845 + 98.41;
thence, with the Grantor's west line, North 01 ° 00' 41" East, 41.39 feet to a point at the Grantor's Northwest corner in the centerline of Bellefontaine Street at station 845 + 76.32;
thence, with the centerline of Bellefontaine Street and the Grantor's north line, South 56° 44' 19" East, 109.34 feet to the place of beginning.
The description for the parcel above was calculated and derived from a centerline survey of old C.R. 33A, now Bellefontaine Street made by Wart and Associates, Inc. for the City of Wapakoneta in 1995, under the direction and supervision of Mark B. Studebaker, Registered Surveyor Number S-7074.
It is understood that the strip of land above described contains 0.082 acres, more or less, including the present road which occupies 0.071 acres, more or less

NOTES RELATED TO THIS SURVEY

A. This tract of land does not lie within that Special Flood Zone A as said tract plots by scale on the National Flood Insurance Rate Map #390023-0105-C, City of Wapakoneta, Auglaize County, Ohio, dated September 6, 1989.

B. Note: OUPS was contacted to provide marking for underground utilities. Ref Nos. 0912080109 & 0912080110 (physical markings) & 0912080111 & 0912080112 (plans).

C. Survey references are as recorded in the Auglaize County Recorders Office: S.R. B-139, S.R. N-519, S.R. F-227, S.R. F-243, S.R. DUC-33-12 and S.R. DUC-33-27, a Consolidation Survey of the Wal-Mart Real Estate Business Trust tract performed by David R. Barnhart, Ohio Reg. Surveyor No. 7646, dated 6/16/04.

D. Easements and recording information shown heron are based on Title Commitment Number 01-CORP FAC BELLEFON, dated August 9, 2007 provided to the undersigned by Chicago Title Insurance Company.

E. Visible encroachment exists at the common corner of Ottawa Properties Ltd., DW 28 Wapak II, LLC, and Bennett Enterprises Inc. with subject property of an existing 5x7 concrete electrical transformer pad as shown hereon. No other visible features appear to encroach on any boundary line other than stated.

F. There are no striped parking spaces on subject tract.

G. Subject property is at the intersecion of Bellefontaine Street and Eastown Drive.

STATE OF OHIO
DENNIS T. DINKELACKER
7736
REGISTERED PROFESSIONAL SURVEYOR

NOTES CORRESPONDING TO SCHEDULE B, SECTION II, COMMITMENT 01-CORP FAC BELLEFON, CHICAGO TITLE INSURANCE COMPANY
effective August 9, 2007. *The numbers used hereon are those used in the policy and correspond to the numbers shown on the accompanying plat.*

1. *Tax information.*
2. *Mortgage information.*
3. *Easement to First Federal Savings and Loan Association of Lima, filed for record February 13, 1980, established by the instrument recorded Volume 251, Page 134 of Auglaize County Records.*
4. *Drainage Easement to Joseph H. Swolsky, Trustee, filed for record April 8, 1982, established by the instrument recorded Volume 251, Page 485 of Auglaize County Records. Easement area covers entire property; drainage easement shown hereon.*
5. *Utility Easement to the City of Wapakoneta, Ohio, filed for record June 6, 1994, established by the instrument recorded Volume 217, Page 120 of Auglaize County Records.*
6. *Storm Drainage Easement to the County of Auglaize, Ohio, filed for record June 22, 1994, established by the instrument recorded Volume 218, Page 537 of Auglaize County Records.*
7. *The premises are subject to a Temporary Right of Way Agreement to City of Wapakoneta, filed for record November 18, 1998, established by instrument recorded Volume 281, Page 788 of Auglaize County Records. EXPIRED as of 1997 and no longer affects subject parcel.*
8. *NOTE: The legal description set forth may require a boundary survey before transfer of title will be accepted by the County Auditor and County Engineer pursuant to O. R. C. 315.251 and 319.203 as amended by Am. Sub. S. B. 158 (eff. 5-7-96) and Am. Sub. S. B. 262 (eff. 3-18-97).*

NOTE: All deeds or other transfer documents may be required to be submitted to County Engineer for approval prior to transfer of title.

9. *Rights of the Public, State of Ohio, County and municipality in and to that part of the premises taken or used for road purposes.*
10. *The Policy to be issued pursuant to this Commitment will not insure the quantity or acreage of land.*
11. *Any lease, grant, exceptions or reservation of minerals or mineral rights appearing in the public records.*
12. *NOTE: All instruments referred to herein are recorded in the Office of the [Recorder] of Auglaize County, Ohio.*

DECLARATION OF SURVEY AND SURVEYOR'S CERTIFICATION
To: Fifth Third Bank, an Ohio Banking Corporation, Chicago Title Insurance Company and Bellefontaine Management

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 8, 9, 10, 11(a), 11(b), 12, 13 and 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Ohio, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

In accordance with the Ohio Minimum Standards for Surveys, the following observations and opinions are submitted regarding the locations of the lines and corners established on this survey as referenced by monuments, record descriptions and plats, and lines of occupation:

The Eastern lines of subject parcel are monumented as shown hereon. The Southern line is co-linear with the South line of the Northwest Quarter of Section 33, Town 5 South, Range 6 East. Said section line was established by others and verified this survey. The Western line was determined by found monumentation as set by others. The centerline of right-of-way of Bellefontaine Street was determined per centerline monumentation. The North line of subject parcel is the South right-of-way of Bellefontaine Street.

Dennis T. Dinkelacker 9/21/07
Dennis T. Dinkelacker, Ohio Registration No. 7736 — Date

LEGAL DESCRIPTION (MODERN)

Being a parcel of land situated in the Southeast Quarter of the Northwest Quarter of Section 33, Town 5 South, Range 6 East, Duchouquet Township, Auglaize County, within the corporation limits of Wapakoneta, Ohio and more particularly described as follows:

***Commencing** at a 1-1/4" iron bar at the Southeast Quarter of the Northwest Quarter of Section 33, Town 5 South, Range 6 East; thence S 89°53'09"W with the South line of the Northwest quarter of said Section 33, 599.74 feet to an iron pin with cap (Dinkelacker-7736) and the **Real Point of Beginning** for the lands herein described; thence continuing S 89°53'09"W and with the North line of Wal-Mart Real Estate Business Trust (O.R. 548, Pg. 1493), 179.03 feet to an iron pin with cap (Young-8197) at a corner, said corner being referenced by a 12 inch diameter concrete post lying 1.54 feet North and 0.23 feet West of said corner; thence N 00°31'21"E with the East line of said Wal-Mart, passing a 3/4" diameter pipe at 286.42 feet, an iron pin with cap (Young-8197) at 289.36 feet, and an iron pin with cap (Young-8197) at 396.49 feet, a total distance of 551.49 feet to a point in the Southern right-of-way of Bellefontaine Street, said point being referenced by an iron pin with cap (Young-8197) lying 0.14 feet North of said point; thence S 57°08'00"E with said right-of-way, 94.31 feet to a corner, said corner being referenced by a bent iron pin lying 0.76 feet North and 0.59 feet East of said corner; thence leaving said Southern right-of-way line, along the boundary of Fifth Third Bank (O.R. 171, Pg. 171) the following two courses and distances:*
S 22°20'06"W, 132.26 feet to a point, said point being referenced by an iron pin with cap (Kent-6792) lying 0.46 feet North and 0.34 feet East of said point;
*S 00°32'00"W, 130.00 feet to a point, said point being referenced by an iron pin with cap (Kent-6792) lying 0.55 feet North and 0.04 feet East of said point; thence S 57°08'00"E with the Southern line of said Fifth Third Bank, then Ottawa Properties Limited (O.R. 35, Pg. 678), passing an iron pin with cap (Dinkelacker-7736) at 225.75 feet, a total distance of 230.75 feet; thence S 21°14'25"W with the West line of Bennett Enterprises Inc. (O.R. 137, Pg. 614), passing an iron pin with cap (Dinkelacker-7736) at 5.00 feet, a total distance of 131.29 feet to the **Point of Beginning.***

Containing 1.230 acres more or less.
Subject to the right-of-way of Bellefontaine Street.
Subject to any and all easements of record.

Legend
All monuments flush with grade, unless otherwise noted

- Set 5/8" Re-bar w/Surveyor's cap, D.T. Dinkelacker, S-7736 except as noted
- Ex. Iron Pin w.cap
- Ex. Iron Pipe
- Cut Cross Notch
- Set Magnetic Nail
- Ex. Centerline Monument Box w/1" Iron Bar
- P.O.B. Point of Beginning
- Light Pole
- Combination Pole
- Deciduous Tree
- Tree Stump
- Fire Hydrant
- Water Valve
- Gas Valve
- Air Conditioning Unit
- Electric Box
- Sanitary Manhole
- Clean Out
- Storm Manhole
- SCGI
- Round Catch Basin
- Square Catch Basin
- Telephone Box
- Street Sign
- Centerline
- R/W Right -of-Way
- Fenceline
- Centerline
- Right-of-way Line
- Section Line
- Building

LAND CONSULTANTS
associate companies and services
THE ENGINEERING GROUP
THE SURVEY COMPANY
LAND DEVELOPMENT CONSULTING
COMMUNITY AND ECONOMIC PLANNING
201 WEST WILLIAM STREET
LAWRENCEBURG, IN 47025
(812) 537-2145
FAX(812) 537-4901
OHIO(513) 385-2461
TOLL-FREE(888) 537-2145
WWW.LANDCONSUL.COM

Date: Sept. 21, 2007
Scale: 1" = 30'
Job No: 85703121

Revisions

No.	Date	
1		Made revisions per comments and address change 10/07

Drawn by: pan/spk
Checked by: dtd

ALTA/ACSM LAND TITLE SURVEY
for
Bellefontaine Management, a General Partnership
located in
Section 33, Town 5 South, Range 6 East
City of Wapakoneta, Duchouquet Township, Auglaize County, Ohio

Sheet 1 of 1

Acad Name: 85703121V-AL.dwg

D12-3730