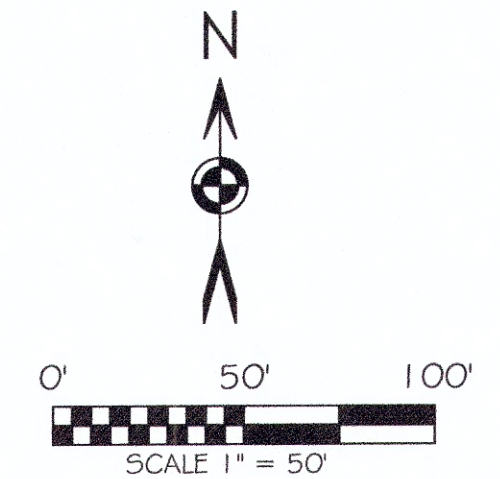
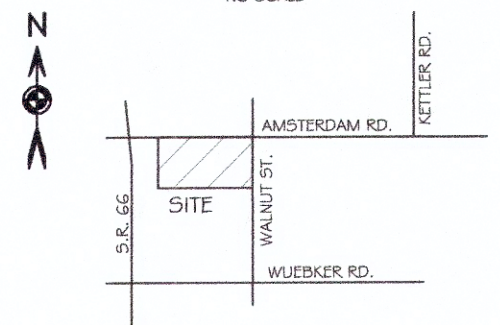


NIEKAMP SURVEY
N.W. 1/4 SEC. 23, T 75, R 4E
JACKSON TWP., AUGLAIZE COUNTY, OH

VICINITY MAP



BASIS OF BEARING: BEARING IS BASED UPON THE CENTERLINE OF AMSTERDAM RD AND BEING N 89°56'00" E AS PER SURVEY "JAC-23-1" FILED IN THE AUGLAIZE COUNTY TAX MAP OFFICE.
BASIS OF ELEV.: NAVD 88 AS PER WALNUT STREET SUBDIVISION PLANS ON FILE WITH THE VILLAGE OF NEW BREMEN

LEGEND

- 5/8x30" IRON PIN (SET) W/ ORANGE PLASTIC CAP STAMPED "LOCK TWO 7988"
- MAG NAIL (SET)
- 5/8" IRON PIN (FOUND)
- P.K. NAIL (FOUND)
- A.C.E.O. MONUMENT BOX
- POST
- POWER POLE
- LIGHT POLE
- TELEPHONE/POWER/CABLE POLE
- TELEPHONE BOX
- GUY WIRE
- FIRE HYDRANT
- WATER VALVE
- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- GAS VALVE
- GAS MARKER
- SIGN
- GAS LINE
- WATER LINE
- SANITARY SEWER
- SANITARY SEWER
- OVERHEAD POWER
- OVERHEAD POWER/TELEPHONE/CABLE

SURVEY REFERENCES

JAC-23-1 SURVEY BOOK "L-595"
JAC-22-14

ZONING C-2

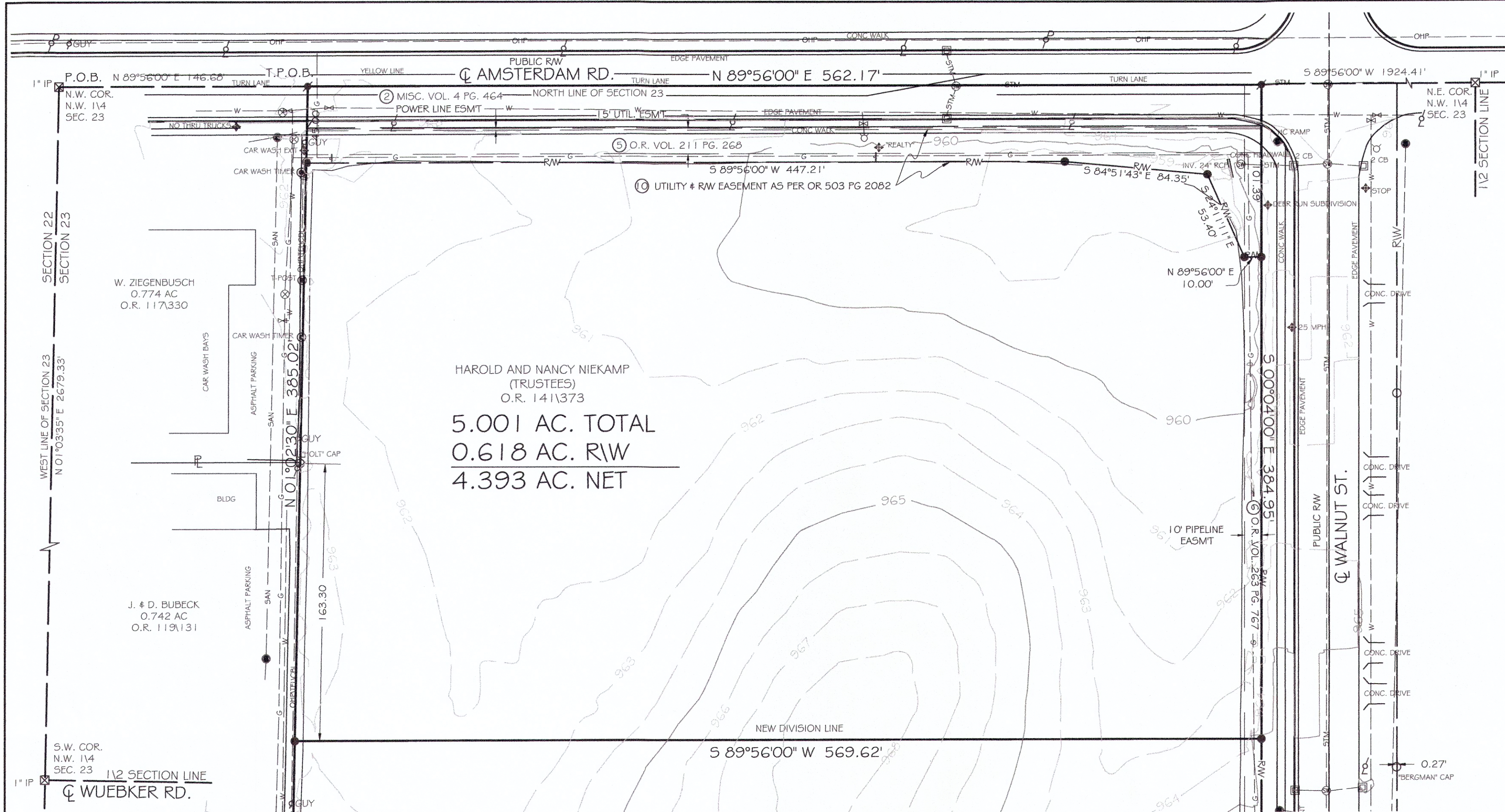
FRONT YARD = 15'
REAR YARD = 10'
SIDE YARD = 5'

FILED AS SURVEY JAC-23-2 IN THE AUGLAIZE COUNTY TAX MAP OFFICE.

LOCK-TWO SURVEYING
5166 LOCK TWO RD. NEW BREMEN, OH
419-753-3332



#08006.01



LEGAL DESCRIPTION

SITUATE IN THE VILLAGE OF NEW BREMEN AND ALSO BEING NORTHWEST QUARTER OF SECTION 23, TOWN 75, RANGE 4E JACKSON TOWNSHIP, AUGLAIZE COUNTY OHIO, BEING PART OF THOSE LANDS OWNED BY HAROLD AND NANCY NIEKAMP (TRUSTEES) AS RECORDED IN OFFICIAL RECORD 141 PAGE 373 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning for reference at a 1" iron pin found in a Monument Box, said pin marking the northwest corner of the northwest quarter of said Section 23 and being in the centerline of Amsterdam Road;

Thence, with the north line of said section and the centerline of Amsterdam Road, North 89°56'00" East, 146.68 feet to a Mag Nail set, said Mag Nail marking the True Point of Beginning of the tract herein described;

Thence, continuing with said last line, North 89°56'00" East, 562.17 feet to a Mag Nail set;

Thence, with the west right of way line of Walnut Street, South 00°04'00" East, 384.95 feet to an iron pin set, passing for reference at 101.39 feet an iron pin set in the south right of way line of Amsterdam Road;

Thence, with a new division line, South 89°56'00" West, 569.62 feet to an iron pin set in the east line of a 0.742 acre tract of land owned by J. & D. Bubeck as recorded in Official Record 119, Page 131;

Thence, with the east line of said 0.742 acre tract and the east line of a 0.774 acre tract of land owned by W. Ziegenbusch as recorded in Official Record 117, Page 330, North 01°02'30" East 385.02 feet to the True Point of Beginning, passing for reference at 163.30 feet an iron pin with "Holt" cap found and at 340.02 feet an iron pin set in the south right of way line of Amsterdam Road, containing 5.001 acres more or less of which 0.618 acres being in the right of way of Amsterdam Road, and being subject to all legal rights of way, easements, restrictions and agreements of record.

Bearing listed above are based upon the centerline of Amsterdam Road and being North 89°56'00" East as per Survey "JAC-23-1" filed in the Auglaize County Tax Map Office.

CHRISTOPHER S. HARMON
S-7988
DATE 6/19/08

SURVEY NOTE:
I HEREBY STATE THAT THIS IS A TRUE AND ACCURATE SURVEY AS PERFORMED BY MYSELF. ALL ADJOINING OWNERS, FOUND MONUMENTS AND THEIR CORNERS WERE CURRENT AS OF THE TIME THE FIELD WORK WAS PERFORMED IN MAY, 2008 AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH. TITLE COMMITMENT E9C, NO. 08 - 097C FROM SURETY TITLE CO. WAS PROVIDED JUNE 11, 2008 AND USED FOR THE LOCATION OF THE EASEMENTS SHOWN HEREON.

SCHEDULE B EXCEPTIONS

- MISCELLANEOUS RECORDS VOL. 4 PAGE 464. EASEMENT FOR PERPETUAL RIGHT TO ERECT AND MAINTAIN ELECTRIC LINES, CONSISTING OF CONDUITS, CABLES, POLES, WIRES AND DISTRIBUTING APPLIANCES FOR THE PURPOSE OF DISTRIBUTING, TRANSMITTING AND USING ELECTRICITY, ON, OVER, UNDER AND ACROSS THE AFFECTED REAL ESTATE TO THE WESTERN BUREAU ELECTRIC COOPERATIVE. THE EASEMENT IS LOCATED ALONG THE SOUTH SIDE OF THE FORMER RIGHT OF WAY OF AMSTERDAM RD. 1 FOOT SOUTH. NO WIDTH GIVEN SHOWN HEREON.
 - DEED VOLUME 206 PAGE 757. EASEMENT DOES NOT AFFECT THE SUBJECT PARCEL SHOWN HEREON.
 - OFFICIAL RECORD 203 PAGE 29. EASEMENT DOES NOT AFFECT THE SUBJECT PARCEL SHOWN HEREON.
 - OFFICIAL RECORD 211 PAGE 268. PERPETUAL RIGHT OF WAY AND EASEMENT TO LAY, INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND REMOVE ALL PROPERLY AUTHORIZED UTILITIES (INCLUDING BUT NOT LIMITED TO, WATER, SANITARY SEWER, AND STORM SEWER PIPES AND LINES AND ELECTRIC, TELEPHONE AND CABLE TELEVISION LINES, POLES AND WIRES) OVER, IN, THROUGH, UNDER AND UPON THE AFFECTED REAL ESTATE TO THE VILLAGE OF NEW BREMEN. THE EASEMENT IS 15 FEET WIDE, PARALLEL TO AND SOUTH OF THE FORMER RIGHT OF WAY LINE 25 FEET SOUTH OF THE CENTERLINE OF AMSTERDAM RD. AS SHOWN HEREON.
 - OFFICIAL RECORD 263 PAGE 767. PIPE LINE EASEMENT TO DAYTON POWER AND LIGHT. THE EASEMENT IS 10 FEET IN WIDTH BEING PARALLEL TO AND WEST OF THE WEST RIGHT OF WAY LINE OF WALNUT STREET AS SHOWN HEREON.
 - OFFICIAL RECORD 402 PAGE 407. EASEMENT DOES NOT AFFECT THE SUBJECT PARCEL SHOWN HEREON.
 - OFFICIAL RECORD 503 PAGE 2082 TRACT II. PERMANENT EASEMENT FOR RIGHT OF WAY OF PUBLIC STREET AND UTILITIES TO THE VILLAGE OF NEW BREMEN. SAID EASEMENT IS OF VARIOUS WIDTH AND SOUTH LINE NOW MARKS THE SOUTH RIGHT OF WAY LINE OF AMSTERDAM ROAD AS SHOWN HEREON.
- OVERLAPS EXCEPTIONS 4, 5 AND THE NORTH PORTION OF 6. TRACT I OF SAID OFFICIAL RECORD 503 PAGE 2082 DOES NOT AFFECT THE SUBJECT PARCEL SHOWN HEREON.

CERTIFICATION

THIS IS TO CERTIFY TO NEW BREMEN RESIDENTIAL, LTD., COMMONWEALTH LAND TITLE COMPANY, SURETY TITLE AGENCY, INC. AND MINSTER BANK THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS OF ALTA/CSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005 AND INCLUDES ITEMS 1 - 14 & 16 - 18 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 POSITION ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

F.E.M.A.

FLOOD INSURANCE NOTE: BY GRAPHICS PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 3901100175C EFFECTIVE DATE OF SEPTEMBER 6, 1989. EXACT DESIGNATIONS CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE. BASED ON THE ABOVE INFORMATION, THIS PROPERTY "IS NOT" IN A SPECIAL FLOOD HAZARD AREA.