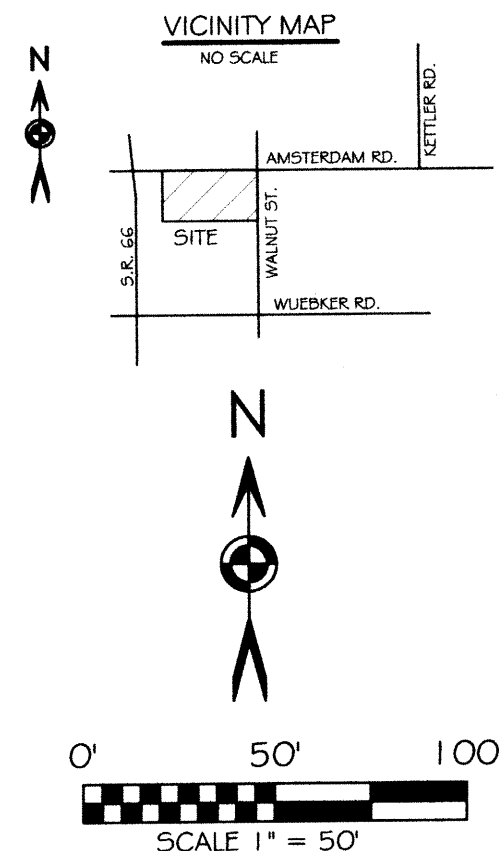


NIEKAMP SURVEY  
N.W. 1/4 SEC. 23, T 75, R 4E  
JACKSON TWP., AUGLAIZE COUNTY, OH



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.

LEGEND

- 5/8x30" IRON PIN (SET) MORANGE 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
- G- GAS LINE
- W- WATER LINE
- SAN- SANITARY SEWER
- STM- SANITARY SEWER
- OHP- OVERHEAD POWER
- OHP/TEL/CBL- OVERHEAD POWER/TELEPHONE/CABLE

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. 3901 TCO175C 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.

CERTIFICATION

THIS IS TO CERTIFY TO ELMWOOD MANAGEMENT, 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/ACSM 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.

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-23-3 IN THE AUGLAIZE COUNTY TAX MAP OFFICE.

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



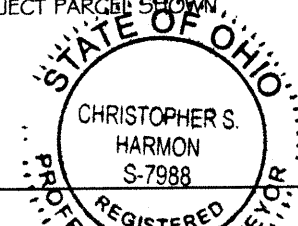
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SCHEDULE B EXCEPTIONS

- MISCELLANEOUS RECORDS VOL. 4 PAGE 464. EASEMENT DOES NOT AFFECT THE SUBJECT PARCEL SHOWN HEREON.
- DEED VOLUME 206 PAGE 757. EASEMENT DOES NOT AFFECT THE SUBJECT PARCEL SHOWN HEREON.
- OFFICIAL RECORD 203 PAGE 29. 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. EASEMENT IN 20 FEET IN WIDTH AND SHOWN HEREON.
- OFFICIAL RECORD 211 PAGE 268. EASEMENT DOES NOT AFFECT THE SUBJECT PARCEL 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 AND SHOWN HEREON.
- OFFICIAL RECORD 402 PAGE 407. EASEMENT DOES NOT AFFECT THE SUBJECT PARCEL SHOWN HEREON.
- OFFICIAL RECORD 503 PAGE 2082. EASEMENT DOES NOT AFFECT THE SUBJECT PARCEL SHOWN HEREON.

CHRISTOPHER S. HARMON P.S. #7988

SURVEY NOTE:  
I HEREBY STATE THAT THIS IS A TRUE AND ACCURATE SURVEY MADE BY MYSELF. ALL ADJOINING OWNERS, FOUND MONUMENTS AND THEIR CONDITION ARE CURRENT AS OF THE TIME THE FIELD WORK WAS PERFORMED IN MAY, 2008 AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.



6/19/08  
DATE

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 west line of said section, South 01°03'35" West, 659.91 feet to a 5 1/8" iron pin found;

Thence, with the south line of a 0.742 acre tract of land owned by R. Hagerman as recorded in Official Record 122, Page 1021, South 89°22'43" East, 146.87 feet to a 5 1/8" iron pin found, said iron pin marking the True Point of Beginning of the tract herein described;

Thence, with the east line of said 0.742 acre tract and the east line of a 0.742 acre tract owned by J. & D. Bubeck, North 01°02'30" East, 276.65 feet to an iron pin set, passing for reference at 219.93 feet an iron pin with "Holt" cap found;

Thence, with a new division line, North 89°56'00" East, 569.62 feet to an iron pin set in the west right of way line of Walnut Street;

Thence, with the west right of way line of Walnut Street, South 00°04'00" East, 454.05 feet to an iron pin set;

Thence, continuing with the west right of way line of Walnut Street, with a curve to the left, having a Delta Angle of 00°40'55", Radius of 6431.24 feet, Length 76.54 feet, Chord Bearing South 00°24'29" East with a Chord Length of 76.54 feet to an iron pin set;

Thence, with a new division line, South 89°56'00" West, 580.34 feet to an iron pin set;

Thence, with a new division line, North 01°02'30" East, 254.05 feet to the the True Point of Beginning, containing 7.001 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.

HAROLD AND NANCY NIEKAMP  
(TRUSTEES)  
O.R. 141\373  
7.001 AC. TOTAL

Δ=00°40'55"  
R=6431.24'  
L=76.54'  
BRG=S 00°24'29" E  
C LEN=76.54'

NEW DIVISION LINE  
S 89°56'00" W 580.34'  
HAROLD AND NANCY NIEKAMP  
(TRUSTEES)  
O.R. 141\373

P.O.B.  
N.W. COR.  
N.W. 1/4  
SEC. 23  
1" IP

SECTION 22  
SECTION 23

WEST LINE OF SECTION 23  
S 01°03'35" W 659.91'

R. HAGERMAN  
0.742 AC  
O.R. 122\1021

HAROLD AND NANCY NIEKAMP  
(TRUSTEES)  
O.R. 141\373

S.W. COR.  
N.W. 1/4  
SEC. 23  
1" IP  
WUEBKER RD.

J. & D. BUBECK  
0.742 AC  
O.R. 119\131

HAROLD AND NANCY NIEKAMP  
(TRUSTEES)  
O.R. 141\373

N 89°56'00" E 569.62'  
NEW DIVISION LINE

N 01°02'30" E 276.65'

N 01°02'30" E 254.05'

NEW DIVISION LINE

CONC. DRIVE  
PUBLIC RW  
WALNUT ST.

10" PIPELINE EASMT

PUBLIC RW  
CHRISTOPHER STREET

CONC. DRIVE