

Sec. Line

NW Cor. of NW 1/4
I. Pin in Mon. Box
Per Ref. 1

OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS PER TABLE A

#3 Flood Zone: The entire area of this survey is located in Zone X as shown on FIRM, Auglaize County Community-Panel No. 39011C0175C
Effective Date: 09/6/1989

#6 Zoning: The entire area of this survey is Zoned (C-2) General Commercial District.
Min. Area = 43560 sq. ft. Lot width 150', Front Setback 25', Side Yard 7.5',
Rear Yard 25', Height 35'.

#9 No identifiable parking spaces.

#16 No observable evidence of earth moving work, building construction or building additions within recent months were observed.

#18 No observable evidence of site use at a solid waste dump, sump or sanitary landfill were observed.

Ref. 1- ODOT R/W Plans
AUG-66-1.46

Town

Range

Section

Township

County

State

Village

Bearings and distances are based on the NAD83 (2011) State Plane Coordinate System, Ohio North Zone, ODOT VRS CORS Network. Grid distances shown.

□ Stone Found
 ○ Corner Post Found
 ⊗ 6" R. R. Spike Found
 ⊙ Iron Pipe Found
 ○ Iron Pin Found
 ⊗ Nail Found
 △ Concrete Monument Found
 ● 5/8" Iron Pin Set
 ● 3" Spike Set
 ⊗ 2 1/2" Nail Set
 — Existing Fenceline
 — Overhead Electric Line
 — Property Line

Note: Called distances are enclosed by parentheses.

To: DS Wash Enterprises, Inc. and DS Real Estate Properties, LLC, Stearns Bank.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Item 1-4, 6 (a & b), 8-9, 11,13, 16-18 and 20 (20 = Minimum \$500,000 Liability Insurance) of Table A thereof.
The field work was completed on October 30, 2017.

Date of Plat or Map: 10-30-17

(Signed) James F. Strayton

Printed Name: James F. Stayton
Reg. Surveyor #6739

Date:
10-30-17

Checked:
JFS

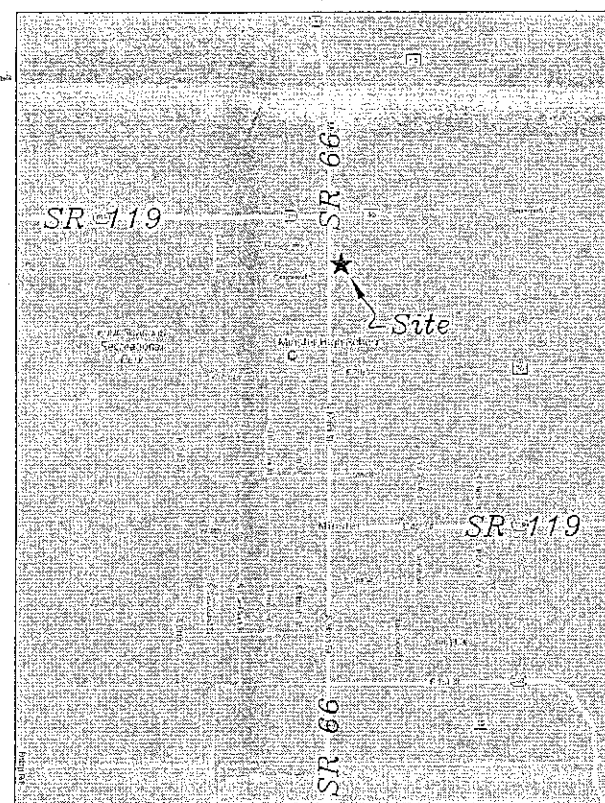
Drawn By
ERO

Dwg. No.
3764

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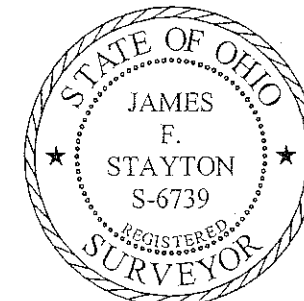
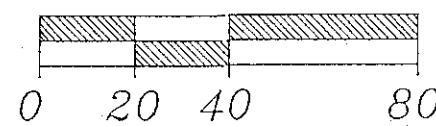
PH. 273-4341

JAC-26:7



Vicinity Sketch

SCALE: 1" = 40'



Description
For
DS Real Estate Properties, LLC
1.110 Acre Tract

Situated in the Northwest Quarter of Section Twenty-Six (26), Town Seven (7) South, Range Four (4) East, Jackson Township, Auglaize County, Ohio, being the same area in the Village of Minster said to contain 1.110 acres described in Official Records Volume 624, Page 962, in the office of the Auglaize County Recorder, (Parcel # E1526100103) and being more particularly described as follows:

Commencing at an iron pin found in a monument box at the northwest corner of said northwest quarter and in the intersection of State Route 66 and Bensman Road;

thence South 01°14'05" West 681.87 feet along the west line of said quarter and along State Route 66 to a nail set at the northwest corner of said 1.110 acre tract, being the **TRUE POINT OF BEGINNING** for the tract herein described, witness a 5/8" iron pin found South 88°45'55" East 79.08 feet on the east right-of-way line of said road;

thence South 88°45'55" East 205.76 feet to a 5/8" iron pin found at the northeast corner of said 1.110 acre tract;

thence South 01°14'05" West 235.00 feet along the east line of said tract to a point on a concrete apron at the southeast corner of said 1.110 acre tract, witness a 1/2" x 1-1/8" iron bar found South 32°27'04" East 0.57 feet;

thence North 88°45'55" West 205.76 feet along the north right-of-way line of Parkview Drive to a nail set on the west line of said quarter and in State Route 66, witness an iron pin set South 88°45'55" East 55.65 feet on the east right-of-way line of State Route 66;

thence North 01°14'05" East 235.00 feet along said west line and along State Route 66 to the point of beginning, containing 1.110 acres, more or less, 0.738 acres exclusive of road right-of-way, being subject to legal highways and other easements of record.

Bearings and distance are based upon the NAD83 (2011) State Plane Coordinate System, Ohio North Zone, ODOT VRS CORS Network. The above description was written and surveyed by James F. Stayton, Registered Surveyor #6739 from a survey plat made October 30, 2017. The above plat is recorded as VAC-26-7, in the office of the Auglaize County Engineer.

Surveyed and Prepared by:

October 30, 2017

James F. Stayton
Registered Surveyor #6379
Eldorado, Ohio

