- Twenty foot utility easement. The 20 foot wide utility easement that is shown on the plat of survey mentioned in MN3 hereon is plotted on this plat.
- Ten foot utility easement. The 10 foot utility easement that is shown on the plat of survey mentioned in MN3 hereon is plotted on this plat.
- Perpetual right of way and easement- Miscellaneous Record Volume 4, Page 447 The right of way and ensement described in this document is part of the subject property but cannot be plotted because of the uncertain manner in which it is described. The right of way is described as being 20 feet in width. The right of way and easement crosses the subject property but is not plotted on this plat

Copped 5/8" Diameter

8" Diameter Concrete

Monument (7" High)

(M. Weadock - P.S. #6199)

The City of St. Marys, Chio

Deed Volume 262 Page 183

[This strip is a former Railroad Right-of-way]

- No track remains

Steel Rebar in an

Lack of a right of access. See MN10

Pailroad Spike found

According to information received from 4ichael L. Weadock, Dirictor of Public Services and Safety (said information includes a copy of a part of the Zoning Map and a copy of a part of Zoning Ordinance No. 79-12) the subject property is zoned 1. General Industrial District and is subject to the following minimums. and norximores.

(1) Massaum Lot Area and Width 1/2 acre-100 feet (2) Maximum Building Height: 3 stories or 45 feet

(32" - Present Width

TEMPORARY ACCESS EASEMENT

3.276 ACRELIAIROES

SETEX, INC

N 89'00'03" W 700.00' (Description & Used)

The City of St. Marys, Ohio

- Official Record Volume 290 Palie 844

SOUTH LINE OF LE MORTHEAST 1/4 OF SECTION 2

TO THE CONVEYED TO

(VACANT LAND - NO BUILDINGS)

FOR MORESS & EGPESS PURFOSES

- (3) Minimum Front Yard 20 feet either side with a 50 foot combined width of both side (4) Minimum Side Yard: yards. 40 feet if adjacent to nay "R" Disurct.
 - (5) Minimum Rear Yard 10 feet: 40 feet when a hacent to any "R" District
- No off-street parking area shall be less than 1050 square feet in area. All open off-street parking areas shall be separated from public right-of-ways by a space of at least 5 feet in width. There must be an unobstructed 3 toot corridor between the building and a parked vehicle. Any landscaping, Jeneing or walls located closer than 8 feet from the nearest sidewalk line or 20 feet form the nearest roadway edge shall not exceed 24 mehes in height along any side having a driveway exit to a street.
- Number of parking spaces required varies with a specific use of the property. The requirements for industrial and manufacturing plants and wholesale establishments is 1.0 space per employee. If more than (1) shift, ese combined total of eraptoyees of the first (2) shifts. In addition to employee parking, visitor parking shall be provided with 1.0 space per 6,000 square feet of floor area up to a maximum of 15.0 visitor spaces being required. The requires and for an Industrial Flant is 1.0 loading space per every 10,000 square. feet of Piscr area

The City of St. Mar.s. Ohio -

Official Record Volume 109 Page 920

NO EMDENCE OF UNDERGROUND CABLES AND/OR CUMBUIL WAS FOUND

) PURPOSES TO BE RETAINED BY

THE CITY OF ST. MARYS, CHIO

4 1/4" x 4" mile

Gut Marnle Stone Uned

North Line of the Northeast 1/4 of Section 2

(Description & Used)

Carped 5,18" Drame er

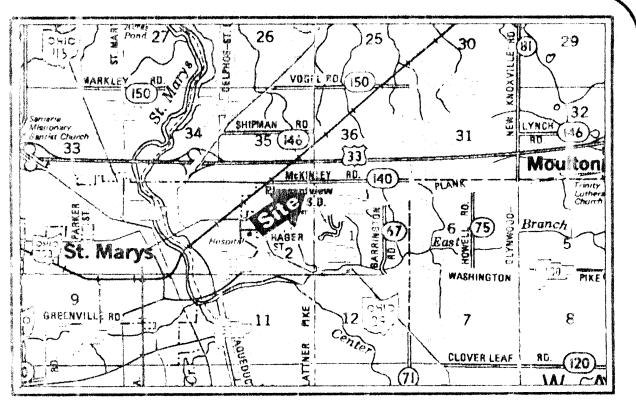
(M. Wadock - 2.5. #6194)

Charles & Mary Jean Milker

Deed Volume 136 Page 99

Steel Rebor Found (Flush)

(M. Woodock - P.S. §6199)



- Company of the comp

Vicinity Map

Miscellaneous Notes

- (MN1) Some features shown on this plat may be shown out of scale for clarity
- This Survey is based in part on the Commitment For Title Insurance issued by Lawvers Title Insurance Corporation (Case No. 98-155 bearing an effective date of May 26, 1998 at 8:00 A.M.) No additional work has been performed other than on site observations, to find easements, rightof-ways, etc. that may effect the subject property.
- Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted Bearings are referred to an assumed meridian and are used to denote angles only. The basis of the be: rings is the centerline of McKinley Road (North 89°-00 -03" West as shown on the plat of survey entitled City of St. Mary's Survey, prepared by Michael I. Weadock, Registered Surveyor No. S-6199, dated 06-05-98 representing an actual survey dated June 1998 and filed in the City Engineers Records H-1012) and was established as a straight line using monuments as shown on
- (MN4) 🔿 Denotes a 5/8 inch diameter X 30 inch length steel retxit with a vellow plustic cap with the

(MN5). All of the various survey morniments shown on this plat are in good condition, apparently.

- name Book & Clark stamped on the top unless otherwise noted
- uncisturbed, unless otherwise noted.
- (NN6) There is no apparent evidence of occupation along the subject property boundary lines other than as shown on this plat
- (MN7) Additional pertinent documents used for the performance of this survey and preparation of this plat are as follows: Auglaize County Tax Map: Plat of Survey by Michael L., Weadock dated 06-05-28. Plat of Survey by Michael L. Weadock dated 06-08-98; Current and prior deeds of this subsect property and adjoining properties.
- MANS). The land that is the subject of this survey C subject property") is the 8-276 Acre parcel described mild Shibit the on the Companingent box latter historians of Europhysics MN2 hereon.
- The common of the various underground utilities as shown hereon is approximate and is based or heic data wherever possible and otherwise on public and private records, which may or may not be complete or accurate, and/or locations as marked on the surface by the various utility companies having facilities in the area. We cannot guitantee the existence of nonexistence of utilities nor the availability of utility service on or near the subject property. Proposed improvements shown on this plat are as shown on a drawing furnished by the Engineering Department of the City of St. Mary's, Ohio.
- (MN10) Michael I., Weadock, Director of Public Services and Safety for the City of St. Mary's, Oliio, ha informed us of the following. (1) that the subject property has been annexed into the City of St. Mary's Ohio (2) that McKinley Road and a proposed road abutting the west side of the subject or: perty will be dedicated and that said proposed road will eventually be extended southerly to County Road 33A. (3) that an access easement will be granted to the purchaser of the 8-276 Acreparcel shown on this plat; and (4) that a small portion of the subject property (in the northwest corner) has been designated as a wetland and that the City has received permit; allowing them to
- (MN11) We have reported on this plat all observations that we have determined are significant to this survey. The only evidence of earth moving work is the test bores that are shown on this plat. We did not observe any evidence that the site was used as a solid waste dump or sanitary landfill.
- (MN12) The areas shown on this plat as Temporary Access Easement for Ingress & Egress Purposes are

continuous with the 8 276 Acre Parcel shown and described on this plat.

legend of Symbols & Abbreviations

- SOUTH LAST WST SQUARE FEET PROPOSED WATER VALVE
 - PROPOSED FIRE HYDRANT
- EXISTING UTILITY POLE EXISTING SQUARE CATCH BASIN EXISTING ROUND CATCH BASIN TEST BORE FOUND
 - PROPOSED STORM INLET PROPOSED MANHOLE ---- G ---- EXISTING GAS MAIN --- T ---- PROPOSED UNDERGROUND TELEPHONE

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Survey Description

Being a parcel of land located in the east half of the northeast quarter of Section 2, Town 6 South, Range 4 East (St. Mary's Township). Auglaize County, Ohio, and being more particularly described as follows

Commencing for reference at a monument box at the northeast corner of said Section 2, Thence, South 01°-10'-51" West along the east line of the northeast quarter of said Section 2, said line also being the grantor's east property line a distance of sixty-six and 50/100 (66 50) feet to a 5/8 inch

- iron but found, said point being the Place of Beginning for the following described parcel: Thence, continuing South 91°-10'-51" West, along the east line of said northeast quarter of Section 2 and the grantor's east property line, a distance of five hundred fifteen and 00/100 (515.00) feet to a 5/8 inch iron bar set.
- Thence, North 89°-00'-03" West, parallel with the centerline of McKinley Road and the north line of the northeast quarter of Section 2, a distance of seven hundred and 00/100 (700.00) feet to a 5/8 inch
- iron bar set; Thence, North 01°-10'-51" East, parallel with the east line of the northeast quarter of said Section 2 and the grantor's east property line, a distance of five hundred fifteen and 00/100 (515.00) feet to a concrete monument set:
- Thence, South 89°-00'-03" East, parallel with the centerline of McKinley Road and the north line of the northeast quarter of said Section 2, a distance of seven hundred and 00/100 (700.00) feet to the Place
- Save and except casements to be retained by the City of St. Mary's for utility purposes, being a strip of land twenty feet in uniform width off the entire east side of the above described parcel, and a strip of land (in feet in uniform width off of the entire south side of the above described parcel Containing 8.276 scress of land, more or less. Subject to all easements and rights-of-way of record.
- Reference is made to a boundary survey of this area conducted by Michael L. Weadock, Registered Surveyor No. 6199, dated June 1998, on file at the Auglaize County Engineer's Office. This description was prepared by Michael L. Weadock, Registered Professional Surveyor No.
- This description describes the same land that is described on Exhibit "A" in the Commitment For Title Insurance prepared by Lawyers Title Insurance Corporation (Case No. 98-155 bearing an effective date of May 26, 1998) and is now located in the City of St. Mary's, Ohio

ALTA/ACSM Land Title Survey

Prepared for Setex, Inc.

of part of the east one half of the northeast one quarter of Section 2, Town 6 South, Range 4 East (St. Mary's Township) in the County of Auglaize and the State of Ohio and now being located in the City of St. Mary's, Ohio.

Surveyors Certification To: Setex, Inc. and Lawyers Title Insurance Corporation

The undersigned certifies, for himself and on behalf of Bock & Clark, that this map or plat and the survey on which it is based were made on the dates shown below of the premises specifically described on Exhibit "A" in the Commitment For Title Insurance (Case NO. 98-155 bearing an effective date of May 26, 1998 at 8:00 A.M.) and were made (i) in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 1997 and includes Items 1,2/3,4,10 and 11 of Table A thereof and (ii) pursuant to the Accuracy Standards (as adopted by ALTA, ACSM and NSPS in 1997) of an Urban Survey.

Ohio Registered Professional Land Surveyor No. 5762

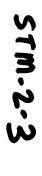
Date of Survey: June 10, 1998 Plat Prepared: June 15, 1998 Network Project No. 980289-1 Plat Revised June 24, 1998 to show Temporary Access Easements





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THE RESIDENCE AND THE RESIDENC FLOOD NOTE: By graphic plotting only, this property is in Zone of the Flood Insurance Rate Map, Community Panel No. of the Flood insurance ware wap, community rules to 390761 0080 C. , which bears an effective date of SEPT, 6, 1989, and is not in a Special Flood Hazard Area. By telephone call pated JUNE 12, 1998 to the National Flood Insurance Program (800—638— 6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and

an elevation certificate may be needed to verify this determination or apply

for a variance from the Federal Emergency Management Agency.

'60.00'

Capped 5/8" Diameter

Steel Rebar Found (Flush) (M. Weodock - P.S. #6199)

N 89'00'03" W

YEMPORARY ACCESS EASEMENT -

FOR INURESS & EGRESS PURPOSES