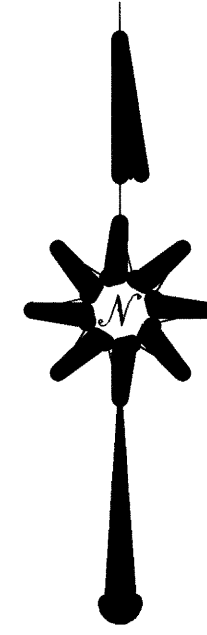
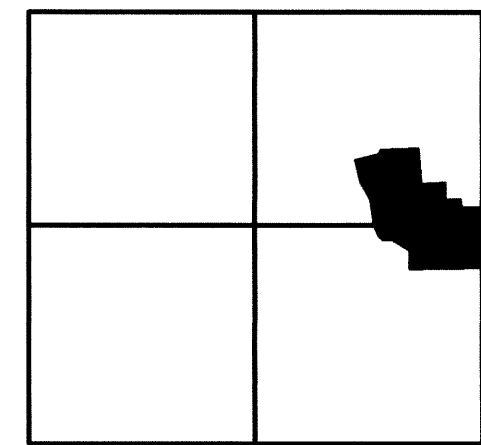


# ALTA/ACSM LAND TITLE SURVEY

FOR THE HOGE LUMBER COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY, OF ALL OF OUTLOT 16 AND PART OF OUTLOT NUMBERS 17,18,19,32, AND 33 IN THE VILLAGE OF NEW KNOXVILLE IN THE N.E. 1/4 OF SECTION 30 AND ALSO PART OF THE S.E. 1/4 OF SECTION 30, T. 6 S., R. 5 E., (WASHINGTON TOWNSHIP), AUGLAIZE COUNTY, OHIO.



## LOCATION SKETCH



SECTION 30

SCALE 1" = 100'

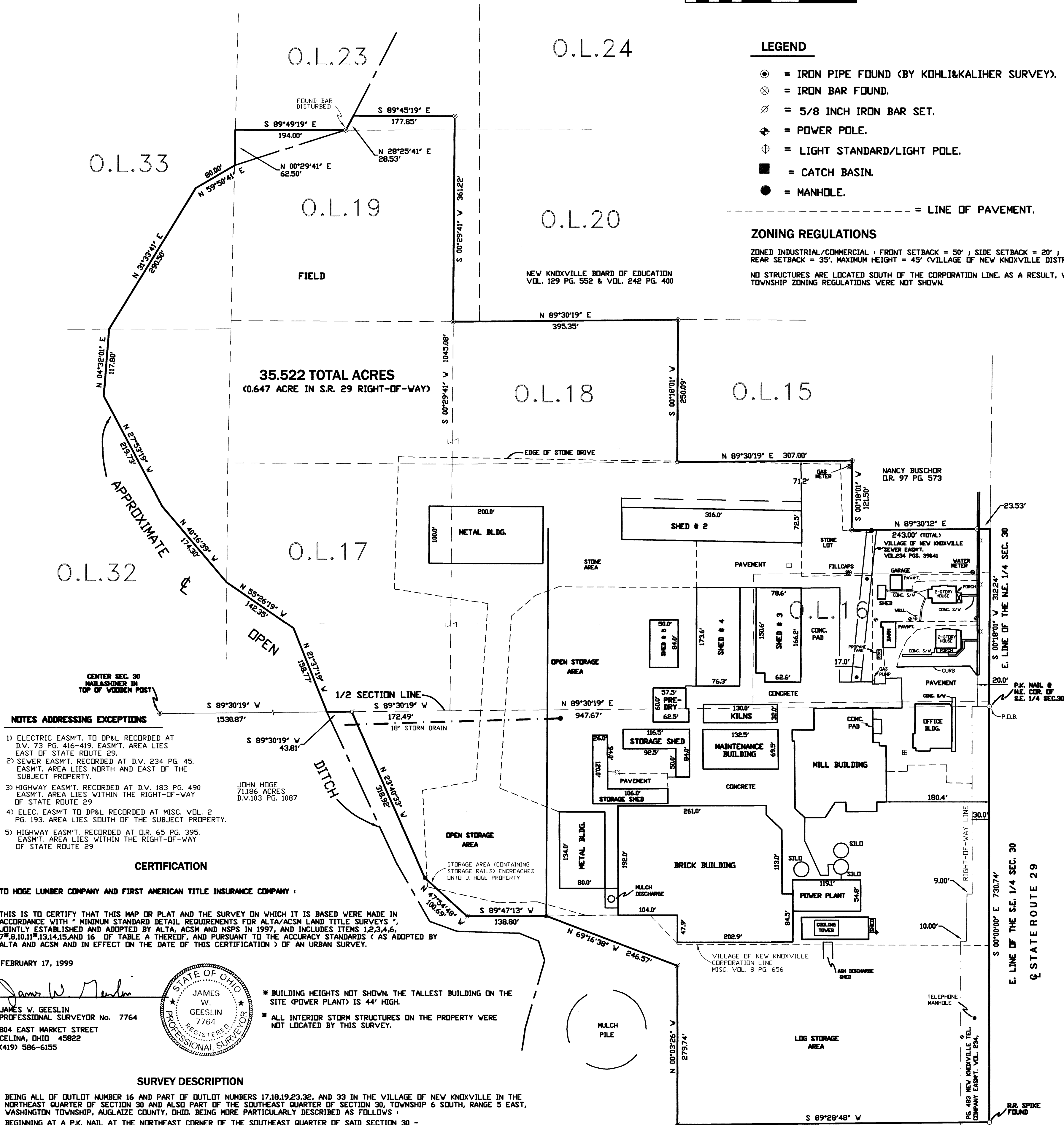


## LEGEND

- ⊙ = IRON PIPE FOUND (BY KOHLI & KALIHNER SURVEY).
- ⊗ = IRON BAR FOUND.
- ⊘ = 5/8 INCH IRON BAR SET.
- ⊕ = POWER POLE.
- ⊕ = LIGHT STANDARD/LIGHT POLE.
- = CATCH BASIN.
- = MANHOLE.
- = LINE OF PAVEMENT.

## ZONING REGULATIONS

ZONED INDUSTRIAL/COMMERCIAL. FRONT SETBACK = 50'; SIDE SETBACK = 20'; REAR SETBACK = 35'. MAXIMUM HEIGHT = 45' (VILLAGE OF NEW KNOXVILLE DISTRICT). NO STRUCTURES ARE LOCATED SOUTH OF THE CORPORATION LINE. AS A RESULT, WASHINGTON TOWNSHIP ZONING REGULATIONS WERE NOT SHOWN.



## NOTES ADDRESSING EXCEPTIONS

- 1) ELECTRIC EASMT. TO DP&L RECORDED AT D.V. 73 PG. 416-419. EASMT. AREA LIES EAST OF STATE ROUTE 29.
- 2) SEWER EASMT. RECORDED AT D.V. 234 PG. 45. EASMT. AREA LIES NORTH AND EAST OF THE SUBJECT PROPERTY.
- 3) HIGHWAY EASMT. RECORDED AT D.V. 183 PG. 490. EASMT. AREA LIES WITHIN THE RIGHT-OF-WAY OF STATE ROUTE 29.
- 4) ELEC. EASMT. TO DP&L RECORDED AT MISC. VOL. 2 PG. 193. AREA LIES SOUTH OF THE SUBJECT PROPERTY.
- 5) HIGHWAY EASMT. RECORDED AT D.R. 65 PG. 395. EASMT. AREA LIES WITHIN THE RIGHT-OF-WAY OF STATE ROUTE 29.

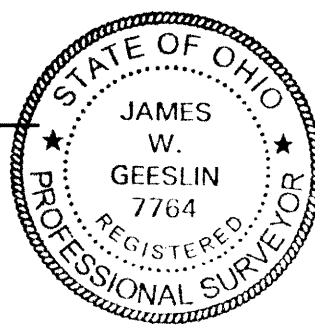
## CERTIFICATION

TO HOGE LUMBER COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997, AND INCLUDES ITEMS 1,2,3,4,6, 7,8,10,11,13,14,15, AND 16 OF TABLE A THEREOF, AND PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION OF AN URBAN SURVEY.

FEBRUARY 17, 1999

JAMES W. GEESLIN  
PROFESSIONAL SURVEYOR No. 7764  
804 EAST MARKET STREET  
CELINA, OHIO 45822  
(419) 586-6155



- BUILDING HEIGHTS NOT SHOWN. THE TALLEST BUILDING ON THE SITE (POWER PLANT) IS 44' HIGH.
- ALL INTERIOR STORM STRUCTURES ON THE PROPERTY WERE NOT LOCATED BY THIS SURVEY.

## SURVEY DESCRIPTION

BEING ALL OF OUTLOT NUMBER 16 AND PART OF OUTLOT NUMBERS 17,18,19,23,32, AND 33 IN THE VILLAGE OF NEW KNOXVILLE IN THE NORTHEAST QUARTER OF SECTION 30 AND ALSO PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 5 EAST, WASHINGTON TOWNSHIP, AUGLAIZE COUNTY, OHIO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A P.K. NAIL AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 30 -

THENCE, SOUTH, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30 AND THE CENTERLINE OF STATE ROUTE 29, A DISTANCE OF 730.74 FEET TO A RAILROAD SPIKE -

THENCE, SOUTH 89°28'48" WEST, A DISTANCE OF 547.65 FEET TO A 5/8 INCH IRON BAR -

THENCE, NORTH 00°02'26" WEST, A DISTANCE OF 279.74 FEET TO A 5/8 INCH IRON BAR -

THENCE, NORTH 69°16'38" WEST, A DISTANCE OF 246.57 FEET TO A 5/8 INCH IRON BAR -

THENCE, SOUTH 89°47'13" WEST, A DISTANCE OF 138.80 FEET TO A 5/8 INCH IRON BAR -

THENCE, NORTH 47°54'48" WEST, A DISTANCE OF 100.69 FEET TO A 5/8 INCH IRON BAR -

THENCE, NORTH 23°40'33" WEST, A DISTANCE OF 318.92 FEET TO A 5/8 INCH IRON BAR -

THENCE, SOUTH 89°30'19" WEST, ALONG THE EAST-WEST HALF SECTION LINE OF SAID SECTION 30, A DISTANCE OF 43.81 FEET TO A POINT IN THE APPROXIMATE CENTERLINE OF AN OPEN DITCH -

THENCE, NORTHERLY, ALONG THE APPROXIMATE CENTERLINE OF SAID OPEN DITCH, THE FOLLOWING COURSES AND DISTANCES:

NORTH 21°37'19" WEST, A DISTANCE OF 158.77 FEET TO A POINT -

NORTH 55°26'19" WEST, A DISTANCE OF 142.35 FEET TO A POINT -

NORTH 40°16'39" WEST, A DISTANCE OF 174.30 FEET TO A POINT -

NORTH 27°53'19" WEST, A DISTANCE OF 219.73 FEET TO A POINT -

NORTH 04°32'01" EAST, A DISTANCE OF 117.80 FEET TO A POINT -

NORTH 31°33'41" EAST, A DISTANCE OF 290.50 FEET TO A POINT -

NORTH 59°50'41" EAST, A DISTANCE OF 80.00 FEET TO A POINT -

THENCE, LEAVING THE APPROXIMATE CENTERLINE OF SAID OPEN DITCH, NORTH 00°29'41" EAST, A DISTANCE OF 62.50 FEET TO A POINT AT THE NORTHWEST CORNER OF OUTLOT NUMBER 19 -

THENCE, SOUTH 89°49'19" EAST, ALONG THE NORTH LINE OF OUTLOT NUMBER 19, A DISTANCE OF 194.00 FEET TO AN IRON BAR -

THENCE, NORTH 28°25'41" EAST, A DISTANCE OF 28.53 FEET TO A POINT -

THENCE, SOUTH 89°49'19" EAST, A DISTANCE OF 177.85 FEET TO AN IRON BAR -

THENCE, SOUTH 00°29'41" WEST, A DISTANCE OF 361.22 FEET TO AN IRON PIPE -

THENCE, NORTH 89°30'19" EAST, A DISTANCE OF 395.35 FEET TO AN IRON PIPE -

THENCE, SOUTH 00°18'01" WEST, A DISTANCE OF 250.09 FEET TO A 5/8 INCH IRON BAR -

THENCE, NORTH 89°30'19" EAST, A DISTANCE OF 307.00 FEET TO AN IRON PIPE -

THENCE, SOUTH 00°18'01" WEST, A DISTANCE OF 121.50 FEET TO AN IRON PIPE -

THENCE, NORTH 89°30'12" EAST, A DISTANCE OF 243.00 FEET TO A POINT -

THENCE, SOUTH 00°18'01" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30 AND THE CENTERLINE OF STATE ROUTE 29, A DISTANCE OF 312.24 FEET TO THE PLACE OF BEGINNING.

CONTAINING 35.522 ACRES OF LAND MORE OR LESS  
SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAY OF RECORD.

## NOTE:

THE HEREIN DESCRIBED PARCEL OF LAND ENCOMPASSES LANDS OWNED BY THE HOGE LUMBER COMPANY AND RECORDED IN THE AUGLAIZE COUNTY COURTHOUSE RECORDER'S OFFICE IN DEED VOL. 114, PG. 273; VOL. 126, PG. 459; VOL. 142, PG. 413; VOL. 142, PG. 550; VOL. 186, PG. 33; D.R. 10, PG. 715; VOL. 156, PG. 207; VOL. 131, PG. 187; VOL. 174, PG. 173; VOL. 207, PG. 688; VOL. 254, PG. 841, AND D.R. 17, PG. 231.

## SURVEY REFERENCES

- 1) KOHLI & KALIHNER ASSOCIATES SURVEY DATED JUNE 16, 1986.
- 2) PIEL SURVEY BY WILLIAM FULTZ, REG. SURVEYOR 5173, DATED MAY 1977.
- 3) WELLMAN-PIEL SURVEY BY THOMAS STEINKE, REG. SURVEYOR 6177, DATED MAY 1977.

## FLOOD DESIGNATION

ACCORDING TO FIRM 390848 0095 C & FIRM 390761 0095 C, PART OF THE SUBJECT LAND LIES IN ZONE A (A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD). THIS AREA IS LOCATED ALONG THE DITCH ON THE WEST SIDE OF THE SUBJECT PROPERTY. THE BUILDINGS ARE ALL LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN).

WAS-30-7