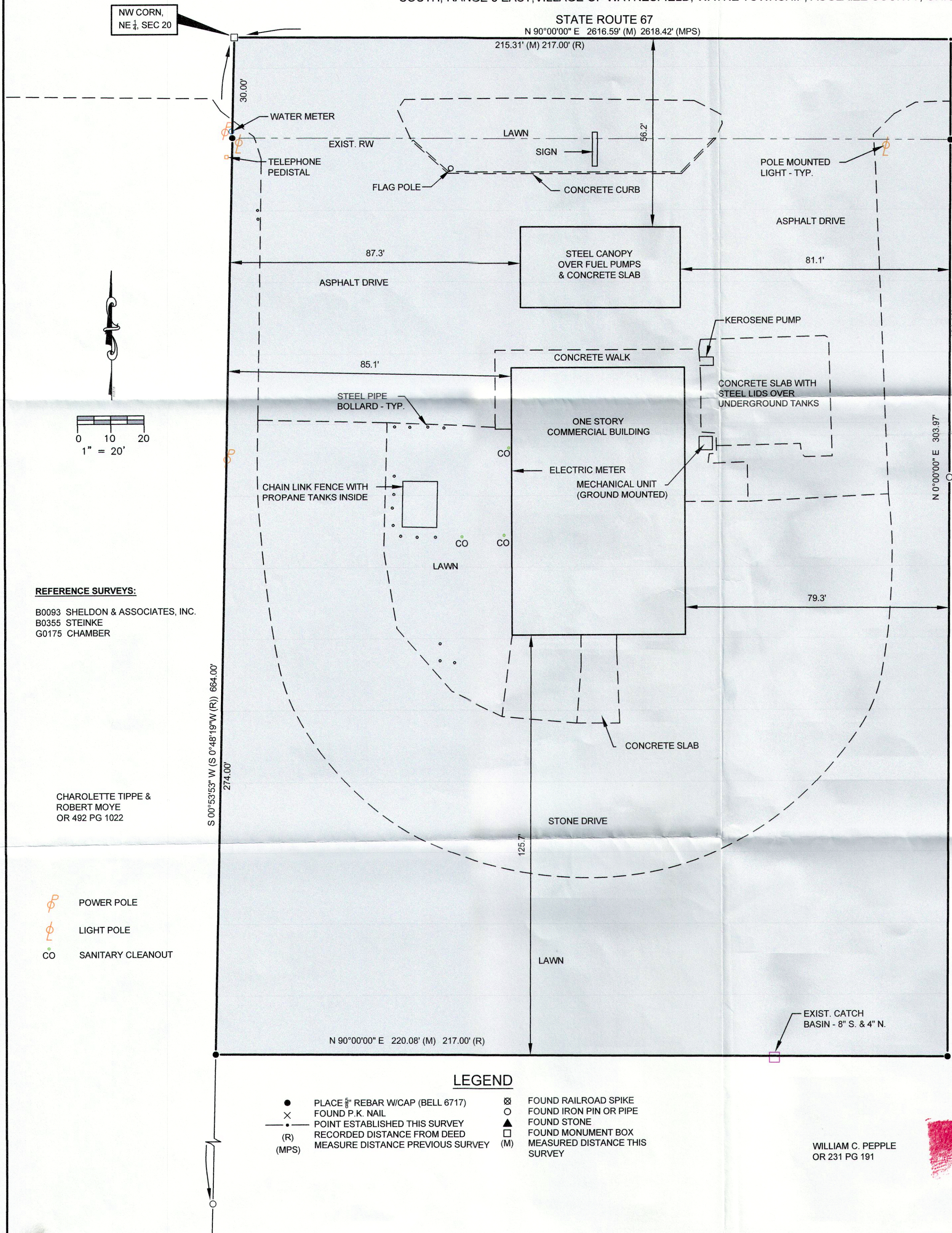


# ALTA/NSPS LAND TITLE SURVEY

A PARCEL OF LAND BEING SITUATED IN THE NORTHEAST QUARTER, SECTION 20, TOWNSHIP 5 SOUTH, RANGE 8 EAST, VILLAGE OF WAYNESFIELD, WAYNE TOWNSHIP, AUGLAIZE COUNTY, OHIO.



ROBERT MONTROY & MICHELLE PELO  
OR 666 PG 2085

## PROPERTY ADDRESS:

334 EAST WAPAKONETA ST., WAYNESFIELD OH 45896

## DEED REFERENCE

DEED OR 649 PG 1605  
PARCEL NO: N42-020-009-02

## LEGAL DESCRIPTION:

A NEW LEGAL DESCRIPTION WAS PREPARED SINCE SOME MINOR MEASUREMENT DISCREPANCIES WERE FOUND DURING THE COURSE OF THIS SURVEY.  
EXISTING LEGAL DESCRIPTION:

SITUATED IN THE COUNTY OF AUGLAIZE, STATE OF OHIO AND VILLAGE OF WAYNESFIELD, TO-WIT: BEING A PARCEL OF LAND SITUATED IN WAYNE TOWNSHIP, AUGLAIZE COUNTY, OHIO, IN THE VILLAGE OF WAYNESFIELD, TOWNSHIP 5 SOUTH, RANGE 8 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FOR REFERENCE AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION TWENTY (20), SAID CORNER ALSO BEING THE INTERSECTION OF THE CENTERLINE OF STATE ROUTE 67 WITH THE CENTERLINE OF STATE ROUTE 196; THENCE WEST ALONG THE CENTERLINE OF STATE ROUTE 67 AND THE NORTH LINE OF SECTION 20 FOR 2401.42 FEET TO A P.K. NAIL, THE PLACE OF BEGINNING; THENCE CONTINUING WEST ALONG THE SAID CENTERLINE OF STATE ROUTE 67 AND THE NORTH LINE OF SECTION 20 FOR 217.00 FEET TO A P.K. NAIL; THENCE SOUTH 0°48'19" WEST FOR 304 FEET TO A POINT; THENCE EAST PARALLEL WITH THE CENTERLINE OF STATE ROUTE 67 AND THE NORTH LINE OF SECTION 20 FOR A DISTANCE OF 217 FEET TO A POINT; THENCE NORTH FOR A DISTANCE OF 173 FEET TO A 5/8" IRON ROD; THENCE CONTINUING NORTH FOR A DISTANCE OF 131.00 FEET TO THE P.K. NAIL, WHICH WAS THE PLACE OF BEGINNING. CONTAINING 1.51 ACRES MORE OR LESS. ALL BEARINGS REFER TO THE CENTERLINE OF STATE ROUTE 67 AND THE NORTH LINE OF SECTION 20 AS BEING EAST.

## NEW LEGAL DESCRIPTION:

SITUATED IN THE COUNTY OF AUGLAIZE, STATE OF OHIO AND VILLAGE OF WAYNESFIELD, TO-WIT: BEING A PARCEL OF LAND SITUATED IN WAYNE TOWNSHIP, AUGLAIZE COUNTY, OHIO, IN THE VILLAGE OF WAYNESFIELD, TOWNSHIP 5 SOUTH, RANGE 8 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FOR REFERENCE A MONUMENT BOX AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION TWENTY (20), SAID CORNER ALSO BEING THE INTERSECTION OF THE CENTERLINE OF STATE ROUTE 67 WITH THE CENTERLINE OF STATE ROUTE 196; THENCE SOUTH 90°00'00" WEST ALONG THE CENTERLINE OF STATE ROUTE 67 AND THE NORTH LINE OF SECTION 20 FOR 2401.42 FEET TO A POINT ESTABLISHED THIS SURVEY, THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 90°00'00" WEST ALONG THE SAID CENTERLINE OF STATE ROUTE 67 AND THE NORTH LINE OF SECTION 20 FOR 215.31 (217.00 RECORDED) FEET TO A MONUMENT BOX; THENCE SOUTH 0°53'53" WEST FOR 30.00 FEET TO A 5/8" INCH REBAR (CAPPED BELL 6717) PLACED THIS SURVEY; THENCE CONTINUING SOUTH 0°53'53" WEST FOR 274.00 FEET TO A 5/8" INCH REBAR (CAPPED BELL 6717) PLACED THIS SURVEY; THENCE NORTH 90°00'00" EAST PARALLEL WITH THE CENTERLINE OF STATE ROUTE 67 AND THE NORTH LINE OF SECTION 20 FOR A DISTANCE OF 220.08 FEET TO A 5/8" INCH REBAR (CAPPED BELL 6717) PLACED THIS SURVEY; THENCE NORTH 0°00'00" EAST FOR A DISTANCE OF 172.97 FEET TO A 5/8" INCH REBAR (CAPPED BELL 6717) PLACED THIS SURVEY; THENCE CONTINUING NORTH 0°00'00" EAST FOR A DISTANCE OF 101.00 FEET TO A 5/8" INCH REBAR (CAPPED BELL 6717) PLACED THIS SURVEY; THENCE CONTINUING NORTH 0°00'00" EAST FOR A DISTANCE OF 30.00 FEET TO A POINT ESTABLISHED WHICH WAS THE PLACE OF BEGINNING. CONTAINING 1.519 ACRES MORE OR LESS. ALL BEARINGS REFER TO THE CENTERLINE OF STATE ROUTE 67 AND THE NORTH LINE OF SECTION 20 AS BEING NORTH 90°00'00" EAST.

## TITLE COMMITMENT:

THIS SURVEY IS COMPLETED IN CONJUNCTION WITH THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, FILE NO. ST 18-3884, ISSUED SEPTEMBER 18, 2018.

SCHEDULE BII EXCEPTIONS CANNOT BE PLOTTED ON THIS PLAT.

## GROSS AREA OF PROPERTY SURVEYED:

1.519 ACRES (AREA WITHIN ROAD RIGHT OF WAY - 0.148 ACRES)

## CURRENT ZONING:

THIS SITE IS ZONED BUSINESS, FRONT YARD - SAME AS RESIDENTIAL (NOT FURNISHED), REAR YARD - 10', SIDE YARD - 0'. MAXIMUM BUILDING HEIGHT - NON LISTED.

## FLOOD HAZARD ZONE:

THE VILLAGE OF WAYNESFIELD DOES NOT PARTICIPATE IN THE FEDERAL FLOOD INSURANCE PROGRAM.

## PARKING SPACES:

NO MARKED PARKING SPACES WERE OBSERVED DURING THE PERFORMANCE OF THIS SURVEY.

TO NEY OIL COMPANY., STEWART TITLE GUARANTY COMPANY, PRESERVATION TITLE LTD, ATTORNEY'S TITLE AGENCY OF NORTHWEST OHIO, NATIONAL OIL & GAS, INC.:

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 ITEMS 1, 2, 3, 4, 8, 11, 13, 16, 19 AND 20 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON OCTOBER 10, 2018.

DATE OF PLAT: OCTOBER 26, 2018

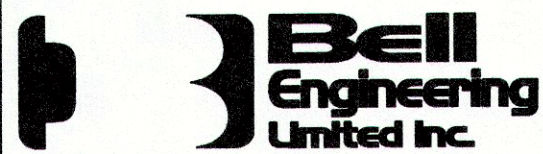
DENNIS M. BELL  
REGISTERED SURVEYOR NO. 6717

REVISED 12-13-2018

JOB NO: 18-077

DATE: 10-28-2018

05691A State Route 15  
P.O. Box 565  
Bryan, OH 43506  
419-636-2585  
419-636-8434  
bellengineeringlimited.com



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