

(Reduced from original)

Survey Book "I" Page 260

PLAT OF SURVEY
PART OF OUTLOT N^o 7, VOGELSANG'S ADD'N

PART OF LOTS 456 & 457,
VOGELSANG'S SUBDIVISION OF O.L. 8

VILLAGE OF NEW BREMEN
GERMAN TOWNSHIP
AUGLAIZE COUNTY, OHIO

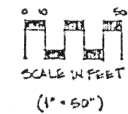
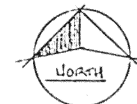
FOR
CROWN CONTROL, INC.

BY

FREYTAG & ASSOC., INC.
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JANUARY 1990

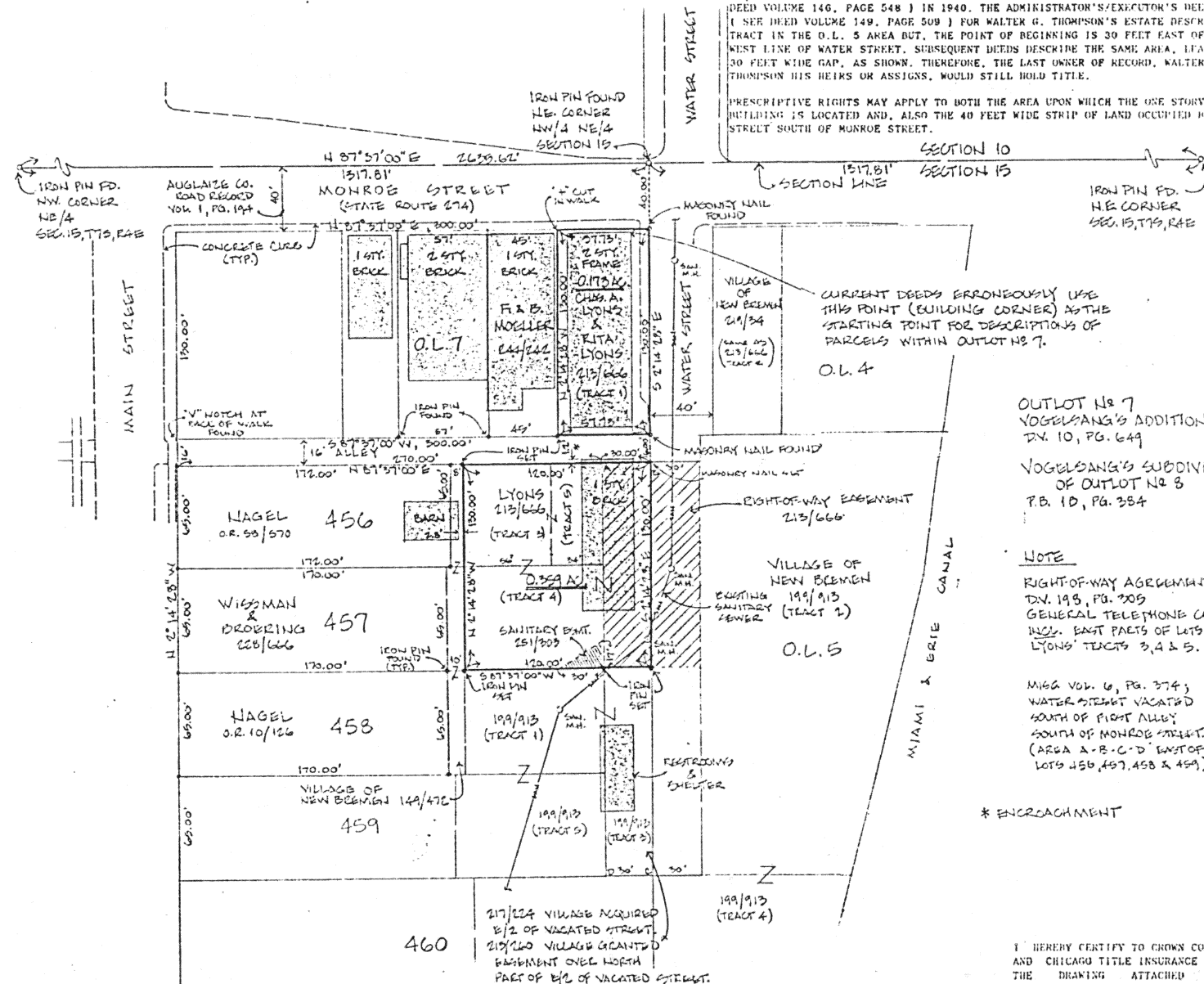


LOCATION MAP

THERE WERE NO RECORDS LOCATED INDICATING THE 40 FEET WIDE STRIP OF LAND SOUTH OF MONROE STREET, BETWEEN O.L. 7 AND O.L. 4, AS HAVING BEEN DEDICATED AS A PUBLIC STREET. THEREFORE, THE LAST OWNER OF RECORD, CARL DUESSEL, HIS HEIRS OR ASSIGNS (SEE DEED VOLUME 15, PAGE 245) WOULD STILL HOLD TITLE.

ACCORDING TO THE RECORDS, WALTER G. THOMPSON ACQUIRED O.L. 5 AND O.L. 6 (SEE DEED VOLUME 146, PAGE 548) IN 1940. THE ADMINISTRATOR'S EXECUTOR'S DEED (SEE DEED VOLUME 149, PAGE 509) FOR WALTER G. THOMPSON'S ESTATE DESCRIBES A TRACT IN THE O.L. 5 AREA BUT, THE POINT OF BEGINNING IS 30 FEET EAST OF THE WEST LINE OF WATER STREET. SUBSEQUENT DEEDS DESCRIBE THE SAME AREA, LEAVING A 30 FEET WIDE GAP, AS SHOWN. THEREFORE, THE LAST OWNER OF RECORD, WALTER G. THOMPSON HIS HEIRS OR ASSIGNS, WOULD STILL HOLD TITLE.

PRESCRIPTIVE RIGHTS MAY APPLY TO BOTH THE AREA UPON WHICH THE ONE STORY BRICK BUILDING IS LOCATED AND, ALSO THE 40 FEET WIDE STRIP OF LAND OCCUPIED BY WATER STREET SOUTH OF MONROE STREET.



OUTLOT N^o 7
VOGELSANG'S ADDITION
DN. 10, PG. 649

VOGELSANG'S SUBDIVISION
OF OUTLOT N^o 8
P.B. 10, PG. 384

NOTE

RIGHT-OF-WAY AGREEMENT
DN. 198, PG. 205
GENERAL TELEPHONE CO. OF OHIO,
INC., EAST PARTS OF LOTS 456 & 457,
LYONS' TRACTS 3, 4 & 5.

MICA VOL. 6, PG. 374,
WATER STREET VACATED
SOUTH OF FIGHT ALLEY
SOUTH OF MONROE STREET.
(AREA A-B-C-D EAST OF
LOTS 456, 457, 458 & 459)

* ENCROACHMENT

WHEN OUTLOT NO. 8 WAS SUBDIVIDED IN 1893, VOGELSANG'S SUBDIVISION OF OUTLOT NO. 8, SEE PLAT BOOK 18, PAGE 384: A PUBLIC STREET WAS SHOWN AS BEING 30 FEET WIDE OFF THE EAST END OF LOTS 456, 457, 458 AND 459. SINCE THAT TIME, TRACTS HAVE BEEN TAKEN OFF OF THE EAST PARTS OF LOTS 456 AND 457. APPARENTLY, THE EAST LINES OF SAID LOTS WERE ASSUMED TO BE IN LINE WITH THE WEST LINE OF WATER STREET NORTH OF THE ALLEY. SUBSEQUENT DEED DESCRIPTIONS, THE STREET VACATION, VILLAGE APPROPRIATION AND EASEMENT DESCRIPTIONS REFER TO ADJACENT OWNERS' BOUNDARY LINES ONLY, WITH NO DIMENSIONS OR FURTHER REFERENCE POINTS. THEREFORE, THE AREA OCCUPIED BY THE ONE STORY BRICK BUILDING AT THE EAST END OF LOTS 458 AND 457 MUST BE ENCROACHING ON THE 30 FEET WIDE TRACT, AS SHOWN ABOVE. THE CURRENT OCCUPANTS OF THE BUILDING HAVE ACCESS TO THE FORMER STREET BY AN EASEMENT BUT, THE CHAIN OF TITLE SHOWS THE VILLAGE OF NEW BREMEN AS THE OWNER OF THE PROPERTY.

STARTING BEARING:
N 87° 57' 00" E, FROM SURVEY OF PT. LOTS 44, 45 & 46 (GTF).

I HEREBY CERTIFY TO CROWN CONTROL, INC. AND CHICAGO TITLE INSURANCE COMPANY THAT THE DRAWING ATTACHED HERETO IS REPRESENTATIVE OF A TRUE AND ACCURATE SURVEY MADE BY MICHAEL E. HOLT OF FREYTAG AND ASSOCIATES, INC.; THAT THE PREMISES WERE ESTABLISHED BY ACTUAL FIELD MEASUREMENTS; THAT MONUMENTS WERE FOUND AND SET HEREON; AND THAT ALL PROPERTIES SURVEYED AND DESCRIBED ON THE ATTACHED DESCRIPTION ARE CONTIGUOUS ALONG THEIR ENTIRE COMMON BOUNDARIES AND ARE ENCLOSED WITHIN THE PERIMETER HEREIN.

I FURTHER CERTIFY THAT THE RIGHT-OF-WAY LINE FOR MONROE STREET (STATE ROUTE NO. 274) IS COMPLETELY CONTIGUOUS TO THE PERIMETER LINE OF THE PREMISES ALONG THE ENTIRE RIGHT-OF-WAY AS NOTED AND SHOWN HEREON; I FURTHER CERTIFY THAT THERE ARE NO BUILDINGS OR STRUCTURES OF ANY KIND, OR MONUMENTS, IRON PINS, ENCROACHMENTS, OR EASEMENTS LOCATED ON SAID PROPERTY OTHER THAN THOSE SHOWN HEREON.

Michael E. Holt
MICHAEL E. HOLT
REGISTERED SURVEYOR # 7108
MAY 7, 1990

