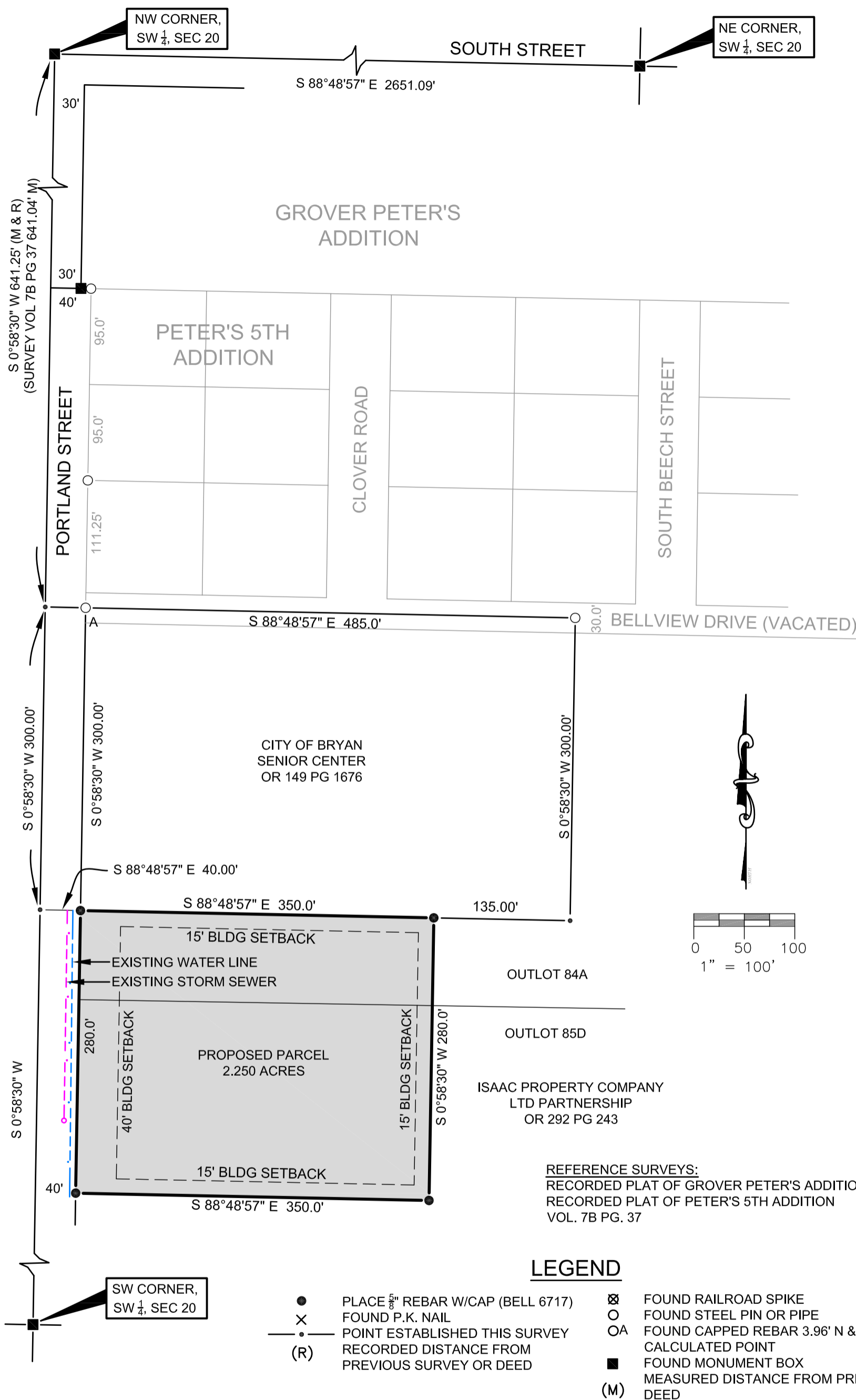


ALTA/NSPS LAND TITLE SURVEY

A PARCEL OF LAND BEING PART OF OUTLOTS 84 A & 85D SITUATED IN THE SOUTHWEST QUARTER, SECTION 20, TOWNSHIP 6 NORTH, RANGE 3 EAST, PULASKI TOWNSHIP, CITY OF BRYAN, WILLIAMS COUNTY, OHIO.



PROPERTY ADDRESS:

1215 SOUTH PORTLAND STREET

DEED REFERENCE

COMMUNITY HEALTH PROFESSIONALS INC
DEED OR 312 PG 1258

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING PART OF OUTLOTS 84A AND 85D, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWN 6 NORTH, RANGE 3 EAST, PULASKI TOWNSHIP, CITY OF BRYAN, WILLIAMS COUNTY, OHIO. BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20, SAID POINT BEING A MONUMENT BOX FOUND THIS SURVEY;

THENCE, SOUTH 00 DEGREES 58 MINUTES 30 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 20 A DISTANCE OF 941.25 FEET TO A POINT ESTABLISHED THIS SURVEY;

THENCE, SOUTH 88 DEGREES 48 MINUTES 57 SECONDS EAST A DISTANCE OF 40.00 FEET TO A 5/8" REBAR (CAPPED BELL 6717) PLACED THIS SURVEY AND THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE CONTINUING, SOUTH 88 DEGREES 48 MINUTES 57 SECONDS EAST A DISTANCE OF 350.00 FEET TO A 5/8" REBAR (CAPPED BELL 6717) PLACED THIS SURVEY

THENCE, SOUTH 00 DEGREES 58 MINUTES 30 SECONDS WEST, A DISTANCE OF 280.00 FEET TO A 5/8" REBAR (CAPPED BELL 6717) PLACED THIS SURVEY;

THENCE, NORTH 88 DEGREES 48 MINUTES 57 SECONDS WEST A DISTANCE OF 350.00 FEET TO A 5/8" REBAR (CAPPED BELL 6717) PLACED THIS SURVEY ON THE WEST LINE OF SAID SECTION 20;

THENCE, NORTH 00 DEGREES 58 MINUTES 30 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 20 A DISTANCE OF 280.00 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED. CONTAINING 2.250 ACRES OF LAND MORE OR LESS, SUBJECT TO EASEMENTS OF RECORD. THE BEARINGS USED IN THIS LEGAL DESCRIPTION ARE BASED ON STATE PLANE COORDINATES, SPC 83, ZONE-OHIO NORTH.

TITLE COMMITMENT:

THIS SURVEY IS COMPLETED IN CONJUNCTION WITH THE TITLE COMMITMENT ISSUED BY PRESERVATION TITLE, LTD., FILE NO. 15-0033, ISSUED JUNE 17, 2016.

SCHEDULE BII EXCEPTIONS: NONE OF THE EXCEPTIONS WERE ABLE TO BE PLOTTED ON THIS PLAT.

GROSS AREA OF PROPERTY SURVEYED:

2.250 ACRES

CURRENT ZONING:

R3 - MULTI-FAMILY RESIDENIAL WITH A USE VARIANCE (10-26-2015), PER CORRESPONDENCE FROM CITY ENGINEER'S OFFICE

FLOOD HAZARD ZONE:

THIS PROPERTY IS LISTED IN A FLOOD ZONE C (ALL OF THE CITY OF BRYAN) AS INDICATED IN A LETTER DATED JUNE 27, 1984 TO THE CITY OF BRYAN FROM FEMA.

IMPROVEMENTS:

NO IMPROVEMENTS EXISTED AT THE TIME OF THIS SURVEY. NO EARTH MOVING ACTIVITIES WERE OBSERVED AT THE TIME OF THIS SURVEY.

WETLANDS:

NO WETLAND DELINEATION WAS AVAILABLE AT THE TIME OF THIS SURVEY. A REVIEW OF THE U.S. FISH & WILDLIFE WETLANDS MAPPER ON SEPTEMBER 15, 2016 SHOWED NO REGULATED WETLANDS ON THIS SITE.

SANITARY SEWER:

SANITARY SEWER IS AVAILABLE IN THE PORTLAND STREET RIGHT OF WAY APPROXIMATELY 140 FEET NORTH OF THIS PROPERTY ON THE WEST SIDE.

REFERENCE SURVEYS:
RECORDED PLAT OF GROVER PETER'S ADDITION
RECORDED PLAT OF PETER'S 5TH ADDITION
VOL. 7B PG. 37

LEGEND

- PLACE 5/8" REBAR W/CAP (BELL 6717)
- ⊗ FOUND RAILROAD SPIKE
- × FOUND P.K. NAIL
- FOUND STEEL PIN OR PIPE
- POINT ESTABLISHED THIS SURVEY
- FOUND CAPPED REBAR 3.96' N & 3.30' E OF CALCULATED POINT
- (R) RECORDED DISTANCE FROM PREVIOUS SURVEY OR DEED
- FOUND MONUMENT BOX
- (M) MEASURED DISTANCE FROM PREVIOUS SURVEY OR DEED

TO COMMUNITY HEALTH PROFESSIONALS., FIRST AMERICAN TITLE INSURANCE COMPANY, PRESERVATION TITLE LTD:

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, 6, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 19, 20 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON SEPTEMBER 12, 2016.

DATE OF PLAT: SEPTEMBER 15, 2016

Dennis M. Bell

DENNIS M. BELL
REGISTERED SURVEYOR NO. 6717



THE BEARINGS AND DISTANCES SHOWN ON THE PLAT ABOVE ARE BASED ON STATE PLANE COORDINATES, SPC83, ZONE-OHIO NORTH. THIS SURVEY HAS BEEN RECORDED IN VOL. 7B PAGE 313 OF THE WILLIAMS COUNTY SURVEY RECORDS.

JOB NO: 16-078	DATE: 9-15-2016
05691A State Route 15 P.O. Box 565 Bryan, OH 43506 419-636-2585 419-636-8434 bellengineeringlimited.com	