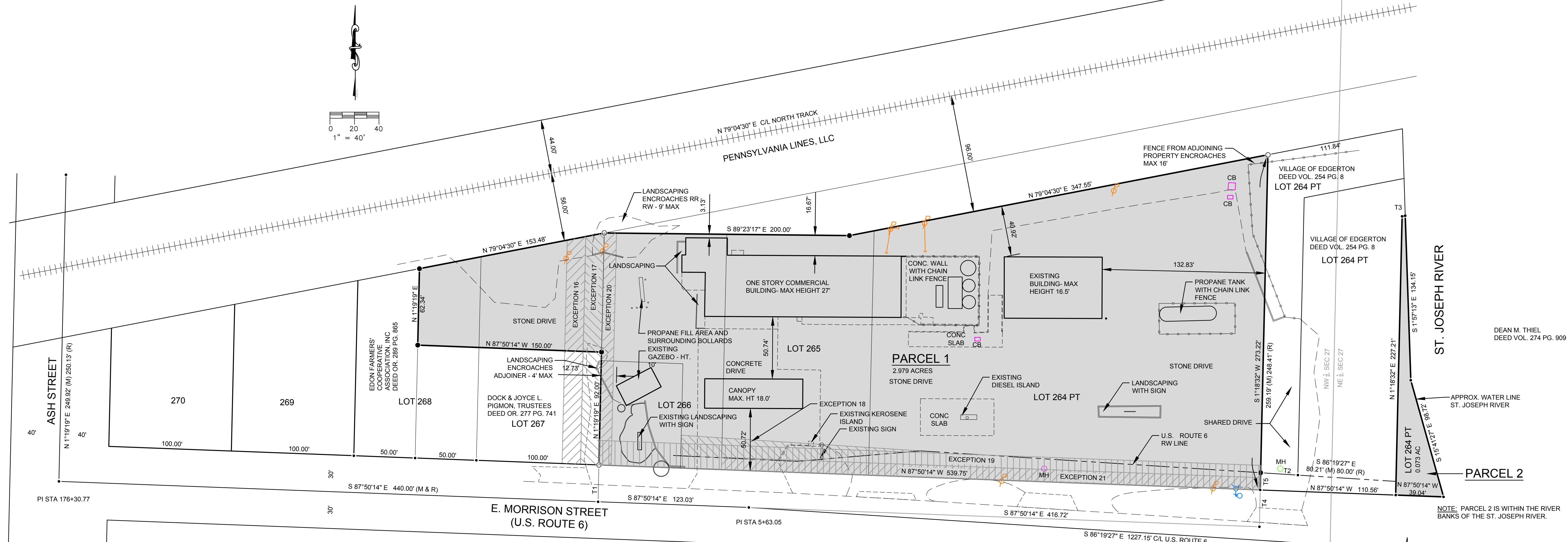


ALTA/NSPS LAND TITLE SURVEY

A PARCEL OF LAND BEING PART OF LOTS 264, 265, 266, 267 & 268 OF SARGENT, CRANE AND BEMENT'S FIRST ADDITION TO THE VILLAGE OF EDGERTON, SITUATED IN THE NORTHEAST & NORTHWEST QUARTER, SECTION 27, TOWNSHIP 6 NORTH, RANGE 1 EAST, ST. JOSEPH TOWNSHIP, WILLIAMS COUNTY, OHIO.



PROPERTY ADDRESS:

157 EAST MORRISON STREET, EDGERTON, OHIO 43517

DEED REFERENCE:

DEED OR 302 PG 2701

LEGAL DESCRIPTION:

A NEW LEGAL DESCRIPTION WAS PREPARED SINCE SOME DISCREPANCIES EXISTED IN THE ORIGINAL LEGAL DESCRIPTIONS.

EXISTING DESCRIPTIONS:

SITUATED IN THE VILLAGE OF EDGERTON, COUNTY OF WILLIAMS AND STATE OF OHIO AND KNOWN AS BEING PART OF LOT NO. 267 AND PART OF THE EAST HALF OF LOT NO. 268 OF SARGENT, CRANE AND BEMENT'S ADDITION TO SAID VILLAGE OF EDGERTON, AND AS SHOWN ON THE PUBLIC PLAT RECORDS FOR SAID VILLAGE AND AS DESCRIBED AS FOLLOWS: BEING LOT NO. 267 AND THE EAST HALF OF LOT NO. 268, EXCEPTING THE SOUTH 92.00 FEET OF SAID LOTS.

PARCEL NO. 061-270-17-003.000

SITUATED IN THE VILLAGE OF EDGERTON, COUNTY OF WILLIAMS AND STATE OF OHIO: PART OF LOT 266 IN SARGENT, CRANE AND BEMENT'S ADDITION, IN THE VILLAGE OF EDGERTON, COUNTY OF WILLIAMS AND STATE OF OHIO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 266 AND THE NORTH LINE OF MORRISON STREET BETTER KNOWN AS U.S. HIGHWAY 6, RUNNING EAST ALONG THE NORTH LINE OF SAID HIGHWAY A DISTANCE OF 63-1/2 FEET TO AN IRON PIPE SET IN CEMENT, WHICH IS THE PLACE OF BEGINNING; THENCE NORTH 85 FEET TO AN IRON PIPE CEMENTED IN; THENCE WEST 63-1/2 FEET; THENCE SOUTH 85 FEET; THENCE EAST 63-1/2 FEET TO THE PLACE OF BEGINNING.

ALSO, SITUATED IN THE VILLAGE OF EDGERTON, COUNTY OF WILLIAMS AND STATE OF OHIO, KNOWN AS AND DESCRIBED AS FOLLOWS: BEING THAT PART OF LOTS 264, 265 AND 266 IN SARGENT, CRANE AND BEMENT'S ADDITION TO THE VILLAGE OF EDGERTON, WILLIAMS COUNTY, OHIO, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 266; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 266, A DISTANCE OF 93.40 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF MORRISON STREET A DISTANCE OF 63.5 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID LOT 266 A DISTANCE OF 85.0 FEET TO A POINT ON THE NORTH LINE OF MORRISON STREET (AS NOW LOCATED); THENCE EAST ALONG THE NORTH LINE OF MORRISON STREET (AS NOW LOCATED) A DISTANCE OF 63.59 FEET; THENCE EAST AND DEFLECTING TO THE RIGHT AT AN ANGLE OF 1°33' AND CONTINUING ALONG THE NORTH LINE OF MORRISON STREET, A DISTANCE OF 37.49 FEET; THENCE CONTINUING EASTERLY AND DEFLECTING TO THE LEFT AT AN ANGLE OF 8°32' AND CONTINUING ALONG THE NORTH LINE OF MORRISON STREET (AS NOW LOCATED) A DISTANCE OF 101.12 FEET; THENCE CONTINUING EASTERLY AND DEFLECTING TO THE RIGHT AT AN ANGLE OF 8°32' AND CONTINUING ALONG THE NORTH LINE OF MORRISON STREET (AS NOW LOCATED) A DISTANCE OF 416.0 FEET MORE OR LESS TO A POINT ON THE WEST BANK OF ST. JOSEPH RIVER; THENCE NORTHERLY ALONG THE WEST BANK OF ST. JOSEPH RIVER TO A POINT ON THE SOUTHERLY LINE OF THE PENN CENTRAL RAILROAD (FORMERLY NEW YORK CENTRAL RAILROAD) RIGHT-OF-WAY; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF THE PENN CENTRAL RAILROAD (FORMERLY NEW YORK CENTRAL RAILROAD) RIGHT-OF-WAY A DISTANCE OF 454.0 FEET MORE OR LESS TO AN ANGLE POINT IN THE SOUTHERLY LINE OF PENN CENTRAL RAILROAD (FORMERLY NEW YORK CENTRAL RAILROAD) RIGHT-OF-WAY; THENCE DEFLECTING TO THE RIGHT AT AN ANGLE OF 11°32' AND CONTINUING ALONG THE SOUTHERLY LINE OF PENN CENTRAL RAILROAD (FORMERLY NEW YORK CENTRAL RAILROAD) RIGHT-OF-WAY A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING.

PARCEL NOS. 061-270-17-004.000 AND 061-270-17.005.000

NEW LEGAL DESCRIPTIONS:

PARCEL 1

BEING A PARCEL OF LAND KNOWN AS PARTS OF LOTS 264, 265, 266, 267 & 268 OF SARGENT, CRANE AND BEMENT'S FIRST ADDITION TO THE VILLAGE OF EDGERTON, SITUATED IN THE NORTHWEST QUARTER, SECTION 27, TOWNSHIP 6 NORTH, RANGE 1 EAST, ST. JOSEPH TOWNSHIP, WILLIAMS COUNTY, OHIO, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF ASH STREET AND MORRISON STREET, SAID POINT BEING A POINT ESTABLISHED THIS SURVEY; THENCE SOUTH 87 DEGREES 50 MINUTES 14 SECONDS EAST, ALONG THE CENTERLINE OF MORRISON STREET, A DISTANCE OF 440.00 FEET TO A POINT ESTABLISHED THIS SURVEY; THENCE NORTH 01 DEGREES 19 MINUTES 19 SECONDS EAST A DISTANCE OF 30.00 FEET TO A STEEL PIN FOUND THIS SURVEY AT THE SOUTHWEST CORNER OF SAID LOT 266 AND THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING NORTH 01 DEGREES 19 MINUTES 19 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 266 A DISTANCE OF 92.00 FEET TO A 5/8 INCH REBAR (CAPPED BELL 6717) PLACED THIS SURVEY; THENCE NORTH 87 DEGREES 50 MINUTES 14 SECONDS WEST, A DISTANCE OF 150.00 FEET TO A 5/8 INCH REBAR (CAPPED BELL 6717) PLACED THIS SURVEY; THENCE NORTH 01 DEGREES 19 MINUTES 19 SECONDS EAST A DISTANCE OF 62.34 FEET TO A 5/8 INCH REBAR (CAPPED BELL 6717) PLACED THIS SURVEY ON THE SOUTH RIGHT OF WAY LINE OF PENNSYLVANIA LINES RAILROAD; THENCE NORTH 79 DEGREES 04 MINUTES 30 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID RAILROAD, A DISTANCE OF 153.48 FEET TO A STEEL PIN FOUND THIS SURVEY AT THE NORTHWEST CORNER OF SAID LOT 266; THENCE SOUTH 89 DEGREES 23 MINUTES 17 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID RAILROAD, A DISTANCE OF 200.00 FEET TO A 5/8 INCH REBAR FOUND THIS SURVEY; THENCE NORTH 79 DEGREES 04 MINUTES 30 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID RAILROAD, A DISTANCE OF 347.55 FEET TO A 5/8 INCH REBAR FOUND THIS SURVEY; THENCE SOUTH 01 DEGREES 18 MINUTES 32 SECONDS WEST A DISTANCE OF 259.19 TO A 5/8 INCH REBAR (CAPPED BELL 6717) PLACED THIS SURVEY; THENCE CONTINUING SOUTH 01 DEGREES 18 MINUTES 32 SECONDS WEST A DISTANCE OF 14.03 TO A POINT ESTABLISHED THIS SURVEY; THENCE NORTH 87 DEGREES 50 MINUTES 14 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOTS 264, 265 AND 266, A DISTANCE OF 539.75 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, CONTAINING 2.979 ACRES, MORE OR LESS, AND SUBJECT TO HIGHWAYS RIGHTS OF WAY AND EASEMENTS OF RECORD. THE BEARINGS USED IN THIS LEGAL DESCRIPTION ARE BASED ON STATE PLANE COORDINATES, SPC 83, OHIO ZONE NORTH.

PARCEL 2

BEING A PARCEL OF LAND KNOWN AS PART OF LOT 264, OF SARGENT, CRANE AND BEMENT'S FIRST ADDITION TO THE VILLAGE OF EDGERTON, SITUATED IN THE NORTHEAST QUARTER, SECTION 27, TOWNSHIP 6 NORTH, RANGE 1 EAST, ST. JOSEPH TOWNSHIP, WILLIAMS COUNTY, OHIO, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF ASH STREET AND MORRISON STREET, SAID POINT BEING A POINT ESTABLISHED THIS SURVEY; THENCE SOUTH 87 DEGREES 50 MINUTES 14 SECONDS EAST, A DISTANCE OF 979.75 FEET TO A POINT ESTABLISHED THIS SURVEY; THENCE NORTH 01 DEGREES 18 MINUTES 32 SECONDS EAST A DISTANCE OF 30.00 FEET TO A POINT ESTABLISHED THIS SURVEY; THENCE SOUTH 87 DEGREES 50 MINUTES 14 SECONDS EAST, A DISTANCE OF 110.56 FEET TO A POINT ESTABLISHED THIS SURVEY AND THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTH 01 DEGREES 18 MINUTES 32 SECONDS EAST A DISTANCE OF 227.21 FEET TO A POINT ESTABLISHED THIS SURVEY; THENCE NORTH 79 DEGREES 04 MINUTES 30 SECONDS EAST A DISTANCE OF 2.60 FEET TO A POINT ESTABLISHED THIS SURVEY; THENCE SOUTH 01 DEGREES 57 MINUTES 13 SECONDS EAST A DISTANCE OF 134.15 FEET TO A POINT ESTABLISHED THIS SURVEY; THENCE SOUTH 15 DEGREES 41 MINUTES 27 SECONDS EAST A DISTANCE OF 98.72 FEET TO A POINT ESTABLISHED THIS SURVEY; THENCE NORTH 87 DEGREES 50 MINUTES 14 SECONDS WEST A DISTANCE OF 39.04 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, CONTAINING 0.073 ACRES, MORE OR LESS, AND SUBJECT TO HIGHWAYS RIGHTS OF WAY AND EASEMENTS OF RECORD. THE BEARINGS USED IN THIS LEGAL DESCRIPTION ARE BASED ON STATE PLANE COORDINATES, SPC 83, OHIO ZONE NORTH.

NOTE: CENTERLINE OF U.S. ROUTE 6 (MORRISON STREET) WAS ESTABLISHED USING OHIO DEPARTMENT OF TRANSPORTATION REFERENCE TIES.

TITLE COMMITMENT:

THIS SURVEY IS COMPLETED IN CONJUNCTION WITH THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTEE COMPANY, FILE NO. ST 18-3873, ISSUED SEPTEMBER 24, 2018.

SCHEDULE BII EXCEPTIONS ARE SHOWN ON THIS ALTA/NSPS LAND TITLE SURVEY, EXCEPT AS NOTED AS FOLLOWS: EXCEPTIONS 1-14 AND 22-26 CANNOT BE PLOTTED. EXCEPTION 15 APPEARS TO BE WITHIN THE RIGHT OF WAY OF THE PENNSYLVANIA LINES, LLC. OTHER EASEMENTS ARE SHOWN ON THIS PLAT.

GROSS AREA OF PROPERTY SURVEYED:

NW 1/4 - 2.979 ACRES, NE 1/4 - 0.073 ACRES = 3.052 ACRES TOTAL

CURRENT ZONING:

THE ZONING FOR THIS PARCEL IS M2, HEAVY MANUFACTURING. FRONT YARD - 60', REAR YARD - 25', SIDE YARD - 15', MAXIMUM BUILDING HEIGHT - 75'.

FLOOD HAZARD ZONE:

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA, FIRM MAP NO. 390826 0001A, EFFECTIVE DATE, SEPTEMBER 1, 1987.

PARKING SPACES:

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

TO NEY OIL COMPANY, STEWART TITLE GUARANTEE 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 30, 2018 AND NOVEMBER 14, 2018.

DATE OF PLAT: NOVEMBER 25, 2018.

Dennis M. Bell

DENNIS M. BELL
REGISTERED SURVEYOR NO. 6717
THIS SURVEY HAS BEEN RECORDED IN VOL. 10V, PAGE 058 OF THE WILLIAMS COUNTY SURVEY RECORDS.



REFERENCE SURVEYS:
RECORDED PLAT OF SARGENT, CRANE AND BEMENT'S FIRST ADDITION RIGHT OF WAY AND TRACK MAP OF THE NEW YORK CENTRAL RAILROAD

TANGENT TABLE			
NO.	BEARING	DISTANCE	COMMENTS
T1	N 1°19'19" E	30.00'	
T2	S 86°19'27" E	30.43'	30.00' R
T3	N 79°04'30" E	2.60'	
T4	N 1°18'32" E	30.00'	
T5	N 1°18'32" E	14.03'	

LEGEND

- ⊠ FOUND RAILROAD SPIKE
- FOUND IRON PIN OR PIPE
- ▲ FOUND STONE
- (M) MEASURED DISTANCE THIS SURVEY
- PLACE # REBAR W/CAP (BELL 6717)
- ✕ FOUND P.K. NAIL
- POINT ESTABLISHED THIS SURVEY
- (R) RECORDED DISTANCE FROM DEED
- (MPS) MEASURE DISTANCE PREVIOUS SURVEY
- ⊕ FIRE HYDRANT
- ⊖ POWER POLE
- ⊖ POWER POLE WITH GUY WIRE
- ⊖ CB STORM CATCH BASIN
- ⊖ MH STORM MANHOLE
- ⊖ MH SANITARY MANHOLE

JOB NO: 18-077 DATE: 11-25-2018

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