

# ALTA/NSPS LAND TITLE SURVEY

Survey of parcels #061-270-20-009.000, #061-270-20-010.000, #061-270-20-011.000, #061-270-20-012.000, #061-270-20-013.000, being all of Lots #334, #335, #336, #337, #338, #339, #340, #341, & pt. of Lot #333 in Sargent, Crane, & Bement's First Addition to the Village of Edgerton (P.B. 1, Pg. 35), & parcels #061-270-20-014.000, #061-270-20-015.000, #061-270-20-016.000, & #061-270-20-017.000, being all of Lots #12, #17, #18, #19, #20, & #21 in Bement's Addition to the Village of Edgerton (P.B. 2, Pg. 4), located in the SW 1/4 of Section 27, T6S, R1E, Village of Edgerton, Williams County, Ohio.

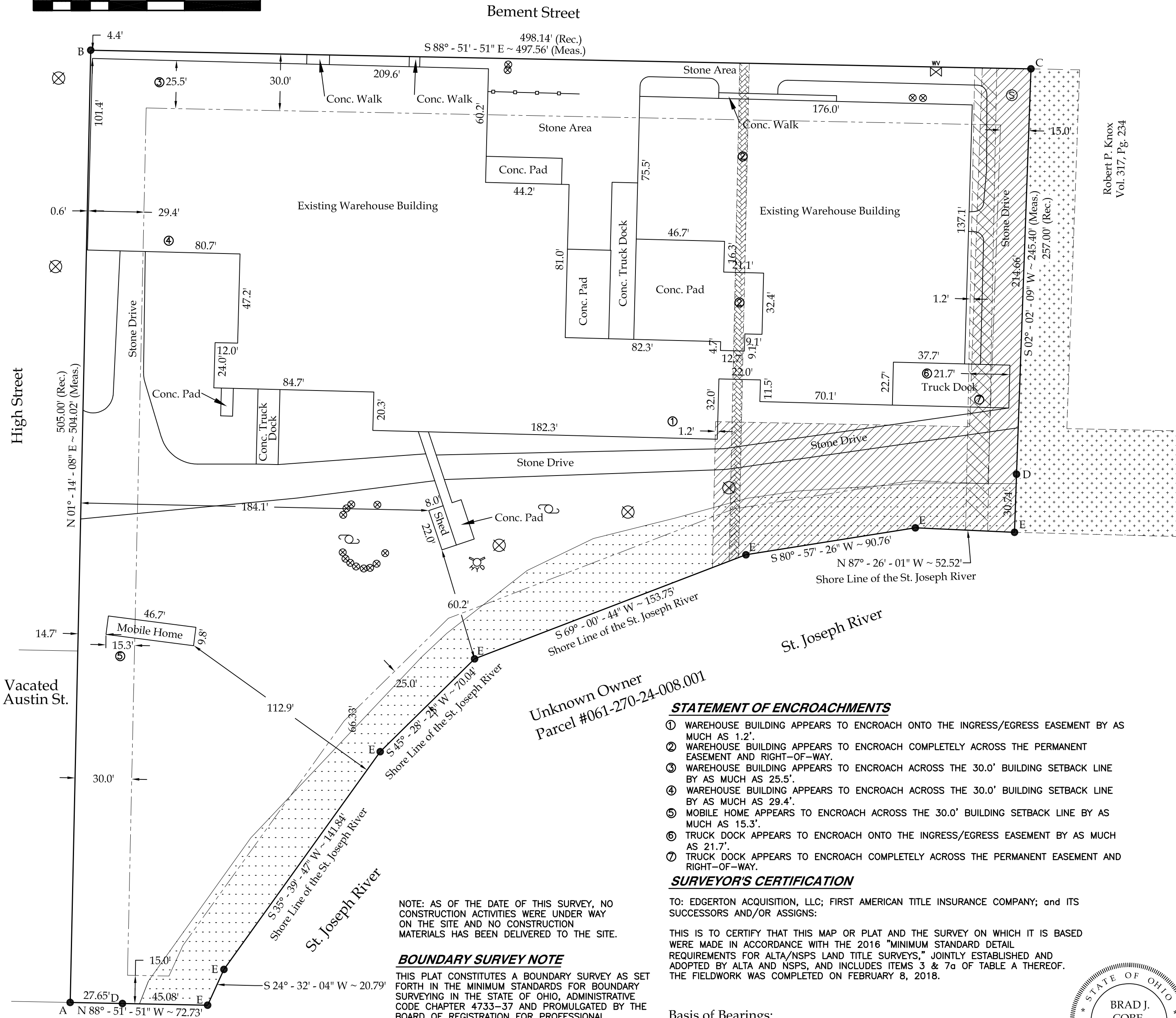
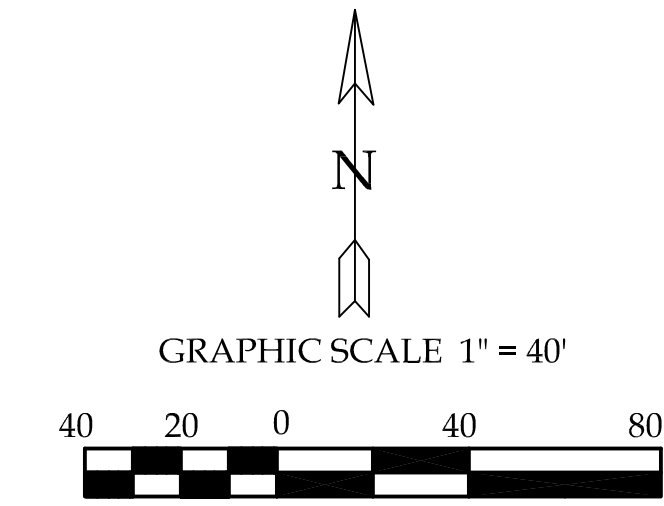
Prior Deed Referenced in Vol. 184, Page 774.



VICINITY MAP (NOT TO SCALE)

### LEGEND

- A = Existing 3/4" Iron Pin at the SW Corner of Lot #12
- B = Set #5 Rebar at the NW Corner of Lot #341
- C = Existing 3/4" Iron Pin
- D = Set #5 Rebar
- E = Unmonumented Point of Interest
- ⊗ = Bollard
- - - = Building Setback Line
- ⊗ = Visual Block
- ⊗ = Monitoring Well
- ⊗ = Fire Hydrant
- ⊗ = Utility Pole
- ⊗ = Manhole
- ⊗ = Water Valve
- ⊗ = Approximate Location of Special Flood Hazard Area, Zone "A"
- ▨ = Ingress/Egress Easement with Maintenance Agreement for the Benefit of the Adjoining Property to the East (Vol. 272, Pg. 89; Vol. 255, Pg. 669; Vol. 184, Pg. 772; Vol. 8, Pg. 516)
- ▨ = Ingress/Egress Easement with Maintenance Agreement for the Benefit of the Subject Property to the East (Vol. 272, Pg. 89; Vol. 255, Pg. 669; Vol. 184, Pg. 772; Vol. 8, Pg. 516)
- ▨ = Permanent Easement and Right-of-Way for the Benefit of the Auburn Burner Company (Vol. 204, Pg. 62)
- ▨ = Permanent Easement and Right-of-Way for the Benefit of the Auburn Burner Company (Vol. 190, Pg. 290)



### STATEMENT OF ENCROACHMENTS

- ① WAREHOUSE BUILDING APPEARS TO ENCROACH ONTO THE INGRESS/EGRESS EASEMENT BY AS MUCH AS 1.2'.
- ② WAREHOUSE BUILDING APPEARS TO ENCROACH COMPLETELY ACROSS THE PERMANENT EASEMENT AND RIGHT-OF-WAY.
- ③ WAREHOUSE BUILDING APPEARS TO ENCROACH ACROSS THE 30.0' BUILDING SETBACK LINE BY AS MUCH AS 25.5'.
- ④ WAREHOUSE BUILDING APPEARS TO ENCROACH ACROSS THE 30.0' BUILDING SETBACK LINE BY AS MUCH AS 29.4'.
- ⑤ MOBILE HOME APPEARS TO ENCROACH ACROSS THE 30.0' BUILDING SETBACK LINE BY AS MUCH AS 15.3'.
- ⑥ TRUCK DOCK APPEARS TO ENCROACH ONTO THE INGRESS/EGRESS EASEMENT BY AS MUCH AS 21.7'.
- ⑦ TRUCK DOCK APPEARS TO ENCROACH COMPLETELY ACROSS THE PERMANENT EASEMENT AND RIGHT-OF-WAY.

### SURVEYOR'S CERTIFICATION

TO: EDGERTON ACQUISITION, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY; and ITS SUCCESSORS AND/OR ASSIGNS:

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 3 & 7a OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 8, 2018.

Basis of Bearings:  
The Ohio State Plane North Coordinate System.

Note:  
All distances shown are measured unless otherwise noted.

NOTE: AS OF THE DATE OF THIS SURVEY, NO CONSTRUCTION ACTIVITIES WERE UNDER WAY ON THE SITE AND NO CONSTRUCTION MATERIALS HAS BEEN DELIVERED TO THE SITE.

### BOUNDARY SURVEY NOTE

THIS PLAT CONSTITUTES A BOUNDARY SURVEY AS SET FORTH IN THE MINIMUM STANDARDS FOR BOUNDARY SURVEYING IN THE STATE OF OHIO, ADMINISTRATIVE CODE CHAPTER 4733-37 AND PROMULGATED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS OF THE STATE OF OHIO PURSUANT TO CHAPTER 4733.

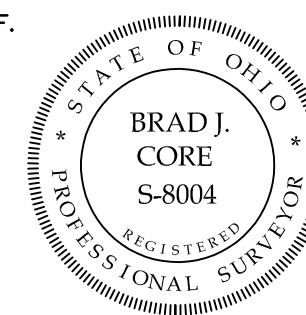
THIS SURVEY HAS BEEN RECORDED IN VOL. 10V, PG. 029 OF THE WILLIAMS COUNTY SURVEY RECORDS.

### EXCEPTIONS FROM SCHEDULE B-SECTION II OF TITLE COMMITMENT FOR TITLE INSURANCE (FILE NO. : 180031), EFFECTIVE 06-01-2017

SURVEY RELATED ITEMS OF EXCEPTION LISTED IN SCHEDULE B-SECTION II OF FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. 180031. (SURVEYOR'S COMMENTS IN PARENTHESIS)

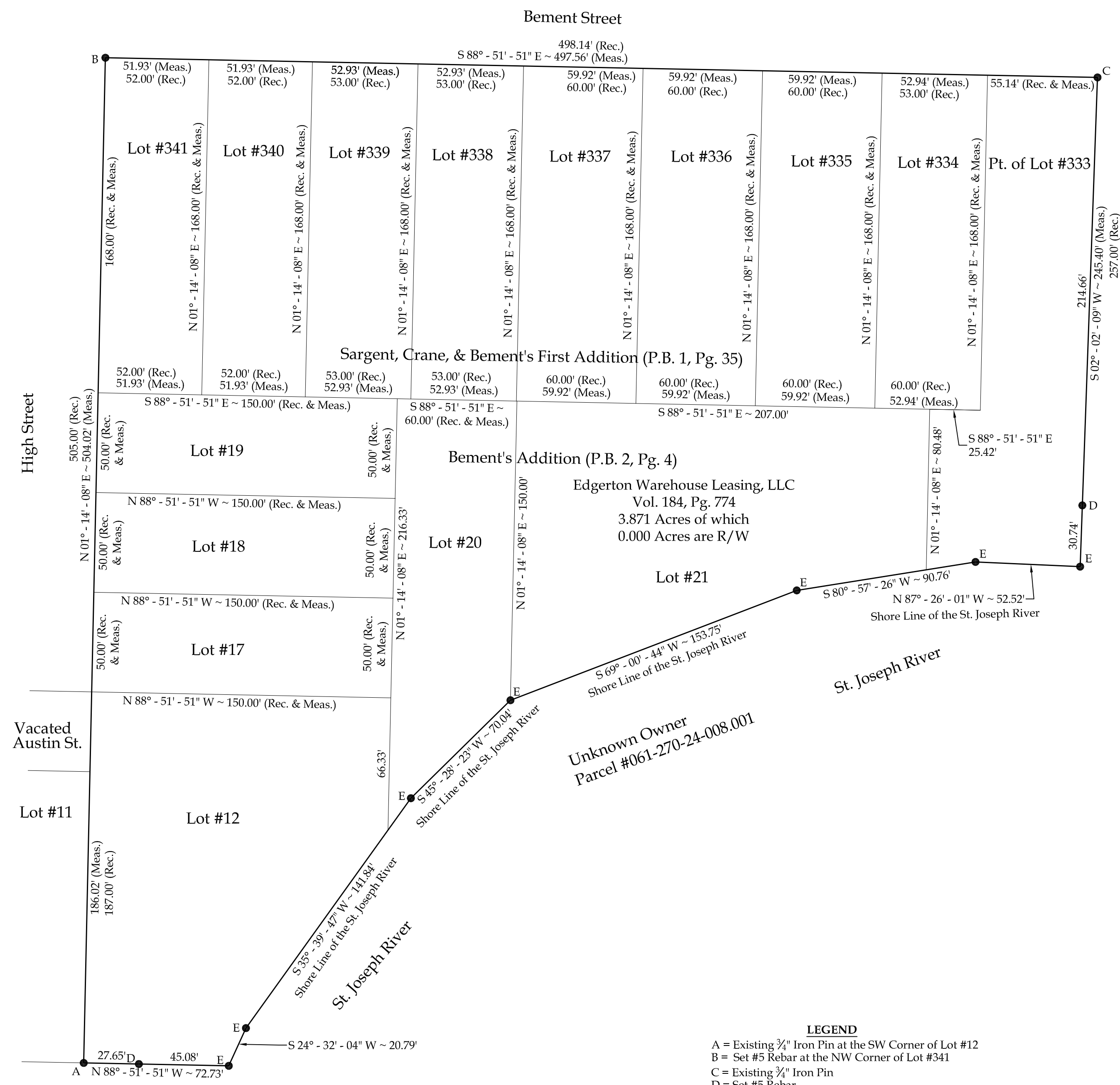
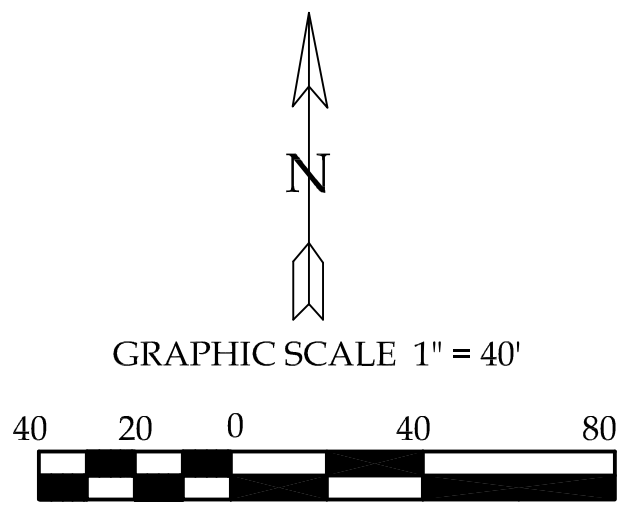
- ITEMS 1-2: (NOT SURVEY RELATED ITEMS.)
- ITEM 3: 7 ENCROACHMENTS ARE SHOWN ON THE PLAT
- ITEM 4: (NOT SURVEY RELATED ITEM.)
- ITEM 5: EASEMENTS ARE DELINEATED ON THIS PLAT AS DESCRIBED IN THE LEGEND
- ITEMS 6-19: (NOT SURVEY RELATED ITEMS.)
- ITEM 20: EASEMENT FOR INGRESS/EGRESS PURPOSES FOR THE BENEFIT OF THE ADJOINING PROPERTY TO THE EAST & THE SUBJECT PROPERTY, AS RECORDED IN VOL. 272, PG. 89, ASSIGNED IN VOL. 184, PG. 772, WILLIAMS COUNTY, OHIO (SEE THE LEGEND FOR DELINEATION HATCH.)
- ITEM 21: EASEMENT FOR INGRESS/EGRESS PURPOSES FOR THE BENEFIT OF THE ADJOINING PROPERTY TO THE EAST & THE SUBJECT PROPERTY, AS RECORDED IN VOL. 255, PG. 669, WILLIAMS COUNTY, OHIO (SEE THE LEGEND FOR DELINEATION HATCH.)
- ITEM 22: AGREEMENT BETWEEN THE SUBJECT PROPERTY AND THE ADJOINING PROPERTY TO THE EAST FOR MAINTENANCE ON INGRESS/EGRESS EASEMENTS (VOL. 8, PG. 516)
- ITEM 23: PERMANENT EASEMENT AND RIGHT-OF-WAY FOR THE BENEFIT OF THE AUBURN BURNER COMPANY (VOL. 204, PG. 62)
- ITEM 24: PERMANENT EASEMENT AND RIGHT-OF-WAY FOR THE BENEFIT OF THE AUBURN BURNER COMPANY (VOL. 190, PG. 290)
- ITEM: 25: (NOT SURVEY RELATED ITEM.)
- ITEM: 26: THE FINAL PARCEL ACREAGE BY SURVEY IS 3.871 ACRES
- ITEM: 27: (NOT SURVEY RELATED ITEM.)

Revised: 2-13-2018  
Revised: 2-15-2018  
Revised: 2-23-2018



*Brad J. Core*  
Brad J. Core, P.S. #8004

<b>CORE CONSULTING</b> A Division of Materials Testify, Inc.		1660 S. Defiance Trail Spencerville, OH 45887 Phone/Fax: 419-647-6163	
CLIENT: Edgerton Acquisition, LLC			
SURVEYED BY: P.J.M.	DATE: 1-26-2018	DRAWN BY: J.R.S.	CHECKED BY: B.J.C.
SCALE: 1" = 40'	PAGE: 1	OF: 1	PAGES: 2



Robert P. Knox  
Vol. 317, Pg. 234

Tax Parcel Information	
Tax Parcel #	Associated Lots
061-270-20-009.000	Pt. of #333
061-270-20-010.000	#334
061-270-20-011.000	#335
061-270-20-012.000	#336 & #337
061-270-20-013.000	#338, #339, #340, & #341
061-270-20-014.000	#19
061-270-20-015.000	#17 & #18
061-270-20-016.000	#12 & #20
061-270-20-017.000	#21

**DOCUMENT REFERENCES**

The following surveys recorded in the Williams County Engineers Office were used together with physical evidence in the field to determine the property lines of the subject parcel:

- Vol. 4V, Pg. 179
- Vol. 8V, Pg. 85
- Vol. 7V, Pg. 273
- Vol. 6V, Pg. 129
- Vol. 9V, Pg. 272

**LEGAL DESCRIPTION**

Being all of parcels #061-270-20-009.000, #061-270-20-010.000, #061-270-20-011.000, #061-270-20-012.000, #061-270-20-013.000, being all of Lots #334, #335, #336, #337, #338, #339, #340, #341, & pt. of Lot #333 in Sargent, Crane, & Bement's First Addition to the Village of Edgerton (P.B. 1, Pg. 35), & parcels #061-270-20-014.000, #061-270-20-015.000, #061-270-20-016.000, & #061-270-20-017.000, being all of Lots #12, #17, #18, #19, #20, & #21 in Bement's Addition to the Village of Edgerton (P.B. 2, Pg. 4), located in the SW 1/4 of Section 27, T6S, R1E, Village of Edgerton, Williams County, Ohio., more particularly described as follows:

BEGINNING an existing Iron Pin at the SW Corner of Lot #12; thence the following courses:

1. N 01°-14'-08" E on the West line of Lots #12, #17, #18, #19, & #341, 504.02' to a #5 Rebar set at the NW corner of Lot #341;
2. S 88°-51'-51" E on the South line of Bement Street, 497.56' to an existing Iron Pin;
3. S 02°-02'-09" W, 245.40' to a point on the South line of Lot #333, said point also being on the shore line (waters edge) of the St. Joseph River, passing a set #5 Rebar at 214.66';
4. N 87°-26'-01" W on the shore line of the St. Joseph River, 52.52' to a point;
5. S 80°-57'-26" W on the shore line of the St. Joseph River, 90.76' to a point;
6. S 69°-00'-44" W on the shore line of the St. Joseph River, 153.75' to a point;
7. S 45°-28'-23" W on the shore line of the St. Joseph River, 70.04' to a point;
8. S 35°-39'-47" W on the shore line of the St. Joseph River, 141.84' to a point;
9. S 24°-32'-04" W on the shore line of the St. Joseph River, 20.79' to a point at the SE corner of Lot #12;
10. N 88°-51'-51" W on the South line of Lot #12, 72.73' to the POINT OF BEGINNING, passing a set #5 Rebar at 45.08'.

The above-described parcel of land contains 3.871 acres of land, more or less, of which 0.000 acres are occupied by road right-of-way. This parcel is subject to all legal highways and easements of record.

The bearings for this survey are based on the Ohio State Plane North Coordinate System. This legal description and the accompanying plat represent an actual boundary survey completed under the direct supervision of Brad J. Core, P.S. #8004 on January 26, 2018 and is recorded in Vol. 10V, Pg. 029 in the Office of the Williams County Engineer. All markers called for above are in place.

Revised: 2-13-2018  
Revised: 2-15-2018  
Revised: 2-23-2018

1660 S. Defiance Trail  
Spencerville, OH 45887  
Phone/Fax: 419-647-6163

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CLIENT: Edgerton Acquisition, LLC

SURVEYED BY:	DATE:	DRAWN BY:	CHECKED BY:
P.J.M.	1-28-2018	J.R.S.	B.J.C.
SCALE:	PAGE:	OF PAGES:	PAGES:
1" = 40'	2	2	2

**LEGEND**  
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 B = Set #5 Rebar at the NW Corner of Lot #341  
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Basis of Bearings:  
The Ohio State Plane North Coordinate System.

Note:  
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