

ALTA/NSPS LAND TITLE SURVEY

A PARCEL OF LAND KNOWN AS TRACT 22, BEING SITUATED IN THE NORTHEAST QUARTER, SECTION 31, TOWNSHIP 8 NORTH, RANGE 3 EAST, VILLAGE OF HOLIDAY CITY, JEFFERSON TOWNSHIP, WILLIAMS COUNTY, OHIO.

PROPERTY ADDRESS:

13441 ST RT 15, HOLIDAY CITY, OHIO

DEED REFERENCE

DEED VOL D290 PG 431
PARCEL NO: 083-310-00-018.000

LEGAL DESCRIPTION:

A NEW LEGAL DESCRIPTION FOR THIS PARCEL WAS PREPARED DUE TO INCOMPLETE CALLS IN THE EXISTING LEGAL.

EXISTING LEGAL:

SITUATED IN THE TOWNSHIP OF JEFFERSON, VILLAGE OF HOLIDAY CITY, COUNTY OF WILLIAMS, AND STATE OF OHIO: BEGINNING AT THE INTERSECTION OF THE RIGHT-OF-WAY LINES OF STATE ROUTE #15 AND WILLIAMS COUNTY ROAD #M-50 AND EXTENDING WESTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF WILLIAMS COUNTY ROAD #M-50 A DISTANCE OF 150 FEET TO A POINT; THENCE NORTH 1°16'25" WEST A DISTANCE OF 150 FEET TO A POINT; THENCE EASTERLY A DISTANCE OF 150 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROUTE #15; THENCE SOUTH 1°16'25" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF STATE ROUTE #15 A DISTANCE OF 150 FEET TO THE PLACE OF BEGINNING. BEING IN THE EAST ONE-HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 31, TOWN 8 NORTH, RANGE 3 EAST.

TITLE COMMITMENT:

THIS SURVEY IS COMPLETED IN CONJUNCTION WITH THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, FILE NO. ST 18-3870, ISSUED SEPTEMBER 24, 2018.

SCHEDULE BII EXCEPTIONS 1-12, 15, 16, 17 & CANNOT BE PLOTTED ON THIS PLAT. EXCEPTION 14 IS AN EASEMENT 33 FEET WIDE (2 RODS) TO BE CENTERED ON THE PIPELINE AFTER IT IS INSTALLED. SINCE THE LOCATION OF THE GAS LINE IS NOT KNOWN, THIS EASEMENT CANNOT BE PLOTTED. EXCEPTION 19 IS AN EASEMENT TO GRANT TOLEDO EDISON THE RIGHT TO INSTALL POWER LINES ON THE EXISTING OR FUTURE PUBLIC ROADS, AND A 3 FEET OVERHANG ONTO ANY PROPERTY ADJOINING SAID PUBLIC ROADS.

GROSS AREA OF PROPERTY SURVEYED:

0.516 ACRES

CURRENT ZONING:

THE VILLAGE OF HOLIDAY CITY IS NOT ZONED.

FLOOD HAZARD ZONE:

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA, FIRM MAP NO. 390785 0110B, EFFECTIVE DATE, AUGUST 19, 1987.

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 29, 2018

DATE OF PLAT: NOVEMBER 15, 2018.

Dennis M. Bell

DENNIS M. BELL
REGISTERED SURVEYOR NO. 6717

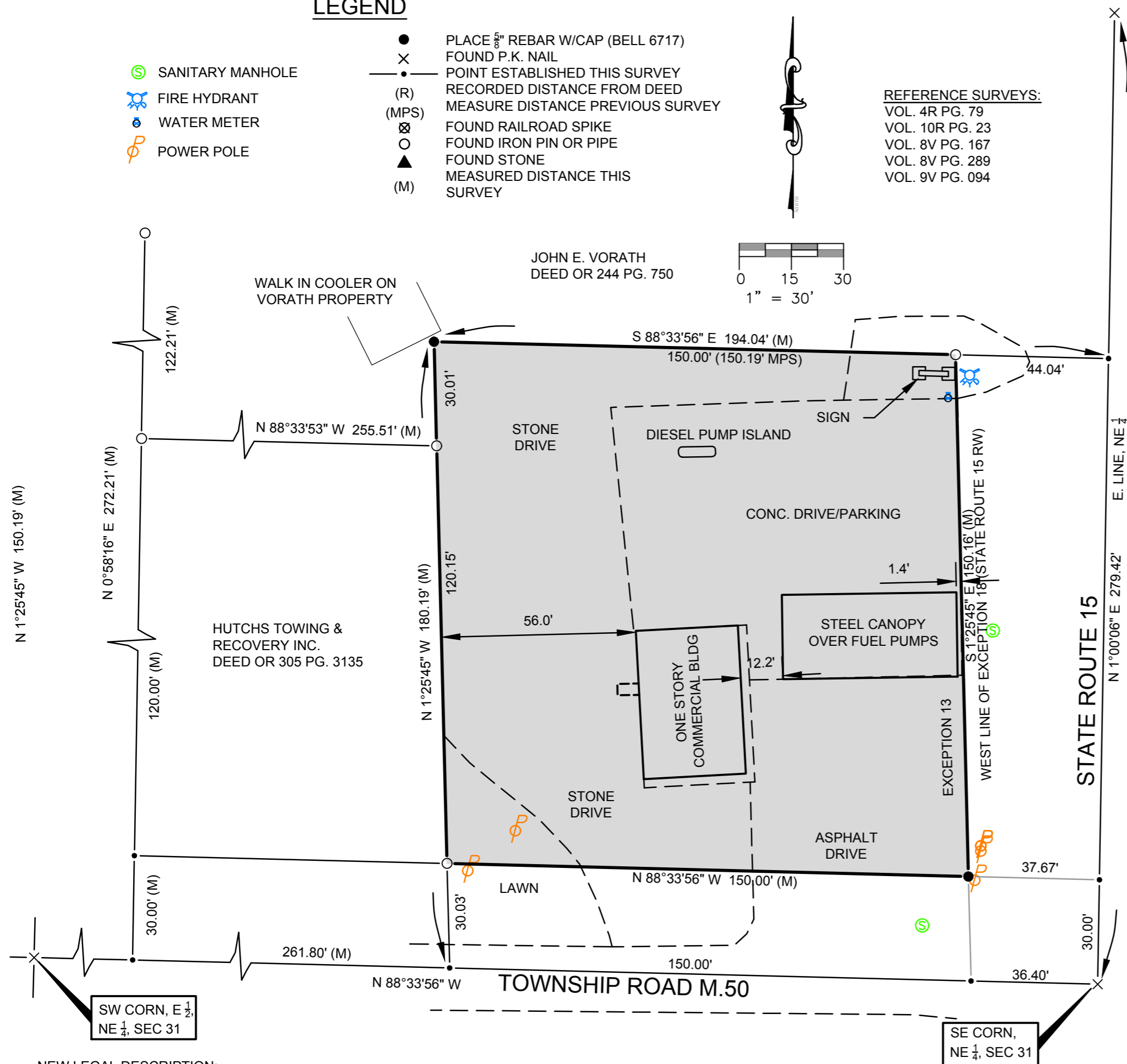


LEGEND

- PLACE 5/8" REBAR W/CAP (BELL 6717)
- × FOUND P.K. NAIL
- POINT ESTABLISHED THIS SURVEY
- (R) RECORDED DISTANCE FROM DEED
- (MPS) MEASURE DISTANCE PREVIOUS SURVEY
- ⊗ FOUND RAILROAD SPIKE
- FOUND IRON PIN OR PIPE
- ▲ FOUND STONE
- (M) MEASURED DISTANCE THIS SURVEY
- ⊙ SANITARY MANHOLE
- ⊕ FIRE HYDRANT
- ⊗ WATER METER
- ⊕ POWER POLE

REFERENCE SURVEYS:

- VOL. 4R PG. 79
- VOL. 10R PG. 23
- VOL. 8V PG. 167
- VOL. 8V PG. 289
- VOL. 9V PG. 094



NEW LEGAL DESCRIPTION:

A PARCEL OF LAND BEING KNOWN AS TRACT 22 BEING SITUATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWN 8 NORTH, RANGE 3 EAST, VILLAGE OF HOLIDAY CITY, JEFFERSON TOWNSHIP, WILLIAMS COUNTY, OHIO. BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 31, SAID POINT BEING A PK NAIL FOUND THIS SURVEY; THENCE NORTH 01 DEGREES 00 MINUTES 06 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 31, A DISTANCE OF 30.00 FEET TO A POINT ESTABLISHED THIS SURVEY; THENCE NORTH 88 DEGREES 33 MINUTES 56 SECONDS WEST A DISTANCE OF 37.67 FEET TO A 5/8 INCH REBAR (CAPPED BELL 6717) PLACED THIS SURVEY AND THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE CONTINUING NORTH 88 DEGREES 33 MINUTES 56 SECONDS WEST, ALONG THE NORTH RIGHT OF WAY LINE OF TOWNSHIP ROAD M.50 A DISTANCE OF 150.00 FEET TO A STEEL PIN FOUND THIS SURVEY; THENCE NORTH 01 DEGREES 25 MINUTES 45 SECONDS WEST A DISTANCE OF 150.16 FEET TO A 5/8 INCH REBAR (CAPPED BELL 6717) PLACED THIS SURVEY; THENCE SOUTH 88 DEGREES 33 MINUTES 56 SECONDS EAST A DISTANCE OF 150.00 FEET TO A STEEL PIN FOUND THIS SURVEY; THENCE SOUTH 01 DEGREES 25 MINUTES 45 SECONDS EAST A DISTANCE OF 150.16 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED. CONTAINING 0.516 ACRES OF LAND MORE OR LESS, SUBJECT TO EASEMENTS OF RECORD. THE BEARINGS SHOWN ON THE PLAT ABOVE ARE BASED ON STATE PLANE COORDINATES, SPC 83, ZONE OHIO NORTH.

THIS SURVEY HAS BEEN RECORDED IN VOL. 10V PAGE 054 OF THE WILLIAMS COUNTY SURVEY RECORDS.

JOB NO: 18-077	DATE: 11-15-2018
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