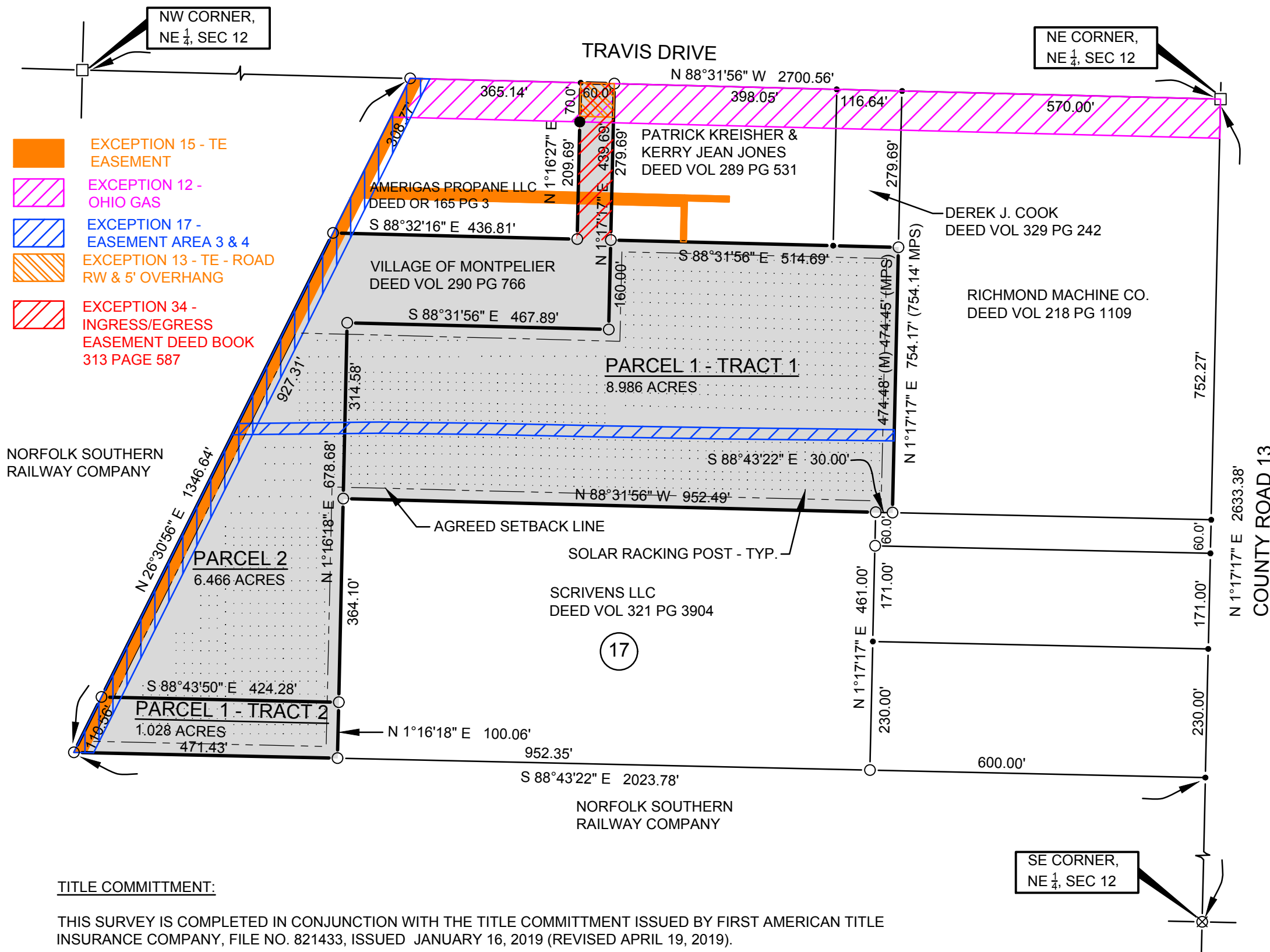


# ALTA/NSPS LAND TITLE SURVEY

A PARCEL OF LAND BEING PART OF OUTLOTS 17 & 18, SITUATED IN THE NORTHEAST QUARTER, SECTION 12, TOWNSHIP 7 NORTH, RANGE 2 EAST, MONTPELIER TOWNSHIP (FORMERLY SUPERIOR TOWNSHIP), VILLAGE OF MONTPELIER, WILLIAMS COUNTY, OHIO.



## LEGAL DESCRIPTION PARCEL 1, TRACT 1

A PARCEL OF LAND BEING PART OF OUTLOT 17 SITUATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWN 7 NORTH, RANGE 2 EAST, VILLAGE OF MONTPELIER, MONTPELIER TOWNSHIP (FORMERLY SUPERIOR TOWNSHIP), WILLIAMS COUNTY, OHIO. BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12, SAID POINT BEING A MONUMENT BOX FOUND THIS SURVEY; THENCE NORTH 88 DEGREES 31 MINUTES 56 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 12 A DISTANCE OF 570.00 FEET TO A POINT ESTABLISHED THIS SURVEY; THENCE SOUTH 01 DEGREES 17 MINUTES 17 SECONDS WEST A DISTANCE OF 279.69 FEET TO A STEEL PIN FOUND THIS SURVEY AND THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE CONTINUING SOUTH 01 DEGREES 17 MINUTES 17 SECONDS WEST A DISTANCE OF 474.48 FEET TO A 5/8" REBAR (CAPPED BELL 6717) PLACED THIS SURVEY; THENCE NORTH 88 DEGREES 43 MINUTES 22 SECONDS WEST A DISTANCE OF 30.00 FEET TO A STEEL PIN FOUND THIS SURVEY; THENCE NORTH 88 DEGREES 31 MINUTES 56 SECONDS WEST A DISTANCE OF 952.49 FEET TO A 5/8 INCH REBAR (CAPPED BELL 6717) PLACED THIS SURVEY; THENCE NORTH 01 DEGREES 16 MINUTES 18 SECONDS EAST A DISTANCE OF 314.58 FEET TO A 5/8 INCH REBAR (CAPPED BELL 6717) PLACED THIS SURVEY; THENCE SOUTH 88 DEGREES 31 MINUTES 56 SECONDS EAST A DISTANCE OF 467.89 FEET TO A 5/8 INCH REBAR (CAPPED BELL 6717) PLACED THIS SURVEY; THENCE NORTH 01 DEGREES 17 MINUTES 17 SECONDS EAST A DISTANCE OF 160.00 FEET TO A STEEL PIN FOUND THIS SURVEY; THENCE SOUTH 88 DEGREES 31 MINUTES 56 SECONDS EAST A DISTANCE OF 514.69 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED. CONTAINING 8.986 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, OHIO ZONE NORTH.

## LEGAL DESCRIPTION PARCEL 1, TRACT 2

A PARCEL OF LAND BEING PART OF OUTLOTS 17 & 18 SITUATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWN 7 NORTH, RANGE 2 EAST, VILLAGE OF MONTPELIER, MONTPELIER TOWNSHIP (FORMERLY SUPERIOR TOWNSHIP), WILLIAMS COUNTY, OHIO. BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12, SAID POINT BEING A MONUMENT BOX FOUND THIS SURVEY; THENCE SOUTH 01 DEGREES 17 MINUTES 17 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 1213.27 FEET TO A POINT ESTABLISHED THIS SURVEY; THENCE NORTH 88 DEGREES 43 MINUTES 22 SECONDS WEST A DISTANCE OF 1552.35 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 43 MINUTES 22 SECONDS WEST A DISTANCE OF 471.43 FEET TO A 5/8 INCH REBAR (CAPPED BELL 6717) PLACED THIS SURVEY; THENCE NORTH 26 DEGREES 30 MINUTES 56 SECONDS EAST A DISTANCE OF 110.56 FEET TO A 5/8 INCH REBAR (CAPPED BELL 6717) PLACED THIS SURVEY; THENCE SOUTH 88 DEGREES 43 MINUTES 50 SECONDS EAST A DISTANCE OF 424.28 FEET TO A 5/8 INCH REBAR (CAPPED BELL 6717) PLACED THIS SURVEY; THENCE SOUTH 01 DEGREES 16 MINUTES 18 SECONDS WEST A DISTANCE OF 100.06 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED. CONTAINING 1.028 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, OHIO ZONE NORTH.

## LEGAL DESCRIPTION PARCEL 2

A PARCEL OF LAND BEING PART OF OUTLOT 17 SITUATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWN 7 NORTH, RANGE 2 EAST, VILLAGE OF MONTPELIER, MONTPELIER TOWNSHIP (FORMERLY SUPERIOR TOWNSHIP), WILLIAMS COUNTY, OHIO. BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12, SAID POINT BEING A MONUMENT BOX FOUND THIS SURVEY; THENCE NORTH 88 DEGREES 31 MINUTES 56 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 12 A DISTANCE OF 1084.69 FEET TO A STEEL PIN FOUND THIS SURVEY AND THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTH 01 DEGREES 17 MINUTES 17 SECONDS WEST A DISTANCE OF 439.69 FEET TO A 5/8 INCH REBAR (CAPPED BELL 6717) FOUND THIS SURVEY; THENCE NORTH 88 DEGREES 31 MINUTES 56 SECONDS WEST A DISTANCE OF 467.89 FEET TO A 5/8 INCH REBAR (CAPPED BELL 6717) FOUND THIS SURVEY; THENCE SOUTH 01 DEGREES 16 MINUTES 18 SECONDS WEST A DISTANCE OF 678.68 FEET TO A 5/8 INCH REBAR (CAPPED BELL 6717) FOUND THIS SURVEY; THENCE NORTH 88 DEGREES 43 MINUTES 50 SECONDS WEST A DISTANCE OF 424.28 FEET TO A 5/8 INCH REBAR (CAPPED BELL 6717) FOUND THIS SURVEY; THENCE NORTH 26 DEGREES 30 MINUTES 56 SECONDS EAST A DISTANCE OF 927.31 FEET TO A STEEL PIN FOUND THIS SURVEY; THENCE SOUTH 88 DEGREES 32 MINUTES 16 SECONDS EAST A DISTANCE OF 436.81 FEET TO A STEEL PIN FOUND THIS SURVEY; THENCE NORTH 01 DEGREES 16 MINUTES 27 SECONDS EAST A DISTANCE OF 209.69 FEET TO A 5/8 INCH REBAR (CAPPED BELL 6717) PLACED THIS SURVEY; THENCE CONTINUING NORTH 01 DEGREES 16 MINUTES 27 SECONDS EAST A DISTANCE OF 70.00 FEET TO A POINT ESTABLISHED THIS SURVEY ON THE NORTH LINE OF SAID SECTION 12; THENCE SOUTH 88 DEGREES 31 MINUTES 56 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 60.00 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED. CONTAINING 6.466 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, OHIO ZONE NORTH.

### TITLE COMMITMENT:

THIS SURVEY IS COMPLETED IN CONJUNCTION WITH THE TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 821433, ISSUED JANUARY 16, 2019 (REVISED APRIL 19, 2019).

SCHEDULE BII EXCEPTIONS ARE SHOWN ON THIS ALTA/NSPS LAND TITLE SURVEY, EXCEPT AS NOTED AS FOLLOWS: EXCEPTIONS 1-10, 14, 16-33, 35-39 CANNOT BE PLOTTED OR DO NOT AFFECT THE SURVEYED PARCELS.

A NEW LEGAL DESCRIPTION WAS PREPARED FOR PARCEL 2, SINCE THE ORIGINAL LEGAL DESCRIPTION LISTED TOO MANY EXCEPTIONS TO BE APPROVED BY THE WILLIAMS COUNTY TAX MAP DEPARTMENT.

### GROSS AREA OF PROPERTY SURVEYED:

16.480 ACRES TOTAL

### CURRENT ZONING:

THE ZONING FOR PARCEL 1 IS M-2, GENERAL INDUSTRIAL. FRONT YARD - 50', REAR YARD - 50', SIDE YARD - 25', MAXIMUM BUILDING HEIGHT - 45'. PARCEL 2 IS ZONED VO, VILLAGE OWNED, NO YARD REQUIREMENTS ARE SHOWN IN THE VILLAGE ZONING CODE FOR THIS DISTRICT. SINCE PARCEL DOES NOT HAVE ANY FRONTAGE ON A PUBLIC ROAD, IT IS THE UNDERSTANDING OF THIS SURVEYOR THAT EITRI FOUNDRY HAD A CONVERSATION WITH THE VILLAGE OF MONTPELIER AND AGREED TO THE SETBACKS AS SHOWN ON THIS SURVEY.

### FLOOD HAZARD ZONE:

THIS PROPERTY IS LOCATED IN A UNSHADED ZONE C (MINIMAL RISK AREAS OUTSIDE THE 1-PERCENT AND 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAINS. NO BFES OR BASE FLOOD DEPTHS ARE SHOWN WITHIN THESE ZONES) FLOOD HAZARD AREA, FIRM MAP NO. 390851 MAP 1, EFFECTIVE DATE, JUNE 4, 1987.

### PARKING SPACES:

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

### TO SAFARI ENERGY, LLC:

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, 11, 13, 16, 19 AND 20 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON APRIL 26, 2019.

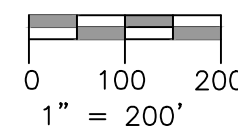
DATE OF PLAT: APRIL 29, 2019.

*Dennis M. Bell*

DENNIS M. BELL  
REGISTERED SURVEYOR NO. 6717



SE CORNER,  
NE 1/4 SEC 12



REFERENCE SURVEYS:  
VOL. 8V PG. 125  
VOL. 9V PG. 046  
VOL. 7V PG. 216

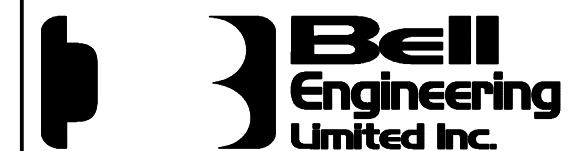
### LEGEND

- PLACE 5/8" REBAR W/CAP (BELL 6717)
- × FOUND P.K. NAIL
- POINT ESTABLISHED THIS SURVEY
- RECORDED DISTANCE FROM DEED
- (R) MEASURE DISTANCE PREVIOUS SURVEY
- (MPS)
- ⊠ FOUND RAILROAD SPIKE
- FOUND IRON PIN OR PIPE
- ▲ FOUND STONE
- ▣ FOUND MONUMENT BOX
- (M) MEASURED DISTANCE THIS SURVEY

THIS SURVEY HAS BEEN RECORDED IN VOL. 10V PAGE 077 OF THE WILLIAMS COUNTY SURVEY RECORDS.

JOB NO: 19-027

DATE: 4-29-2019



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