

ALTA/NSPS LAND TITLE SURVEY

A PARCEL OF LAND BEING SITUATED IN THE NORTHWEST QUARTER, SECTION 9, TOWNSHIP 7 NORTH, RANGE 4 EAST, VILLAGE OF WEST UNITY, BRADY TOWNSHIP, WILLIAMS COUNTY, OHIO.

SURVEY LEGAL DESCRIPTION

A PARCEL OF LAND BEING LOCATED IN THE NORTHWEST QUARTER, SECTION 9, TOWNSHIP 7 NORTH, RANGE 4 EAST, VILLAGE OF WEST UNITY, BRADY TOWNSHIP, WILLIAMS COUNTY, OHIO, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 9, SAID POINT BEING A PK NAIL FOUND THIS SURVEY;

THENCE SOUTH 00 DEGREES 55 MINUTES 58 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 9, A DISTANCE OF 832.48 FEET TO A POINT ESTABLISHED THIS SURVEY AND THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTH 88 DEGREES 43 MINUTES 20 SECONDS EAST A DISTANCE OF 45.00 FEET TO A 5/8 INCH REBAR (CAPPED BELL 6717) PLACED THIS SURVEY;

THENCE CONTINUING SOUTH 88 DEGREES 43 MINUTES 20 SECONDS EAST A DISTANCE OF 771.75 FEET TO A 5/8 INCH REBAR (CAPPED BELL 6717) PLACED THIS SURVEY ON THE WEST LINE OF LOT 3 OF B & D SUBDIVISION;

THENCE SOUTH 00 DEGREES 55 MINUTES 58 SECONDS WEST, ALONG THE WEST LINE OF LOT 3 OF B & D SUBDIVISION, A DISTANCE OF 47.92 FEET TO A STEEL FENCE POST FOUND THIS SURVEY AT THE NORTHWEST CORNER OF LOT 2 OF B & D SUBDIVISION;

THENCE SOUTH 88 DEGREES 41 MINUTES 39 SECONDS EAST, ALONG THE NORTH LINE OF LOT 2 OF B & D SUBDIVISION, A DISTANCE OF 6.00 FEET TO A STEEL FENCE POST FOUND THIS SURVEY;

THENCE SOUTH 00 DEGREES 55 MINUTES 58 SECONDS WEST A DISTANCE OF 311.08 FEET TO A 5/8 INCH REBAR FOUND THIS SURVEY;

THENCE NORTH 88 DEGREES 43 MINUTES 20 SECONDS WEST A DISTANCE OF 807.75 FEET TO A 5/8 INCH REBAR FOUND THIS SURVEY;

THENCE CONTINUING NORTH 88 DEGREES 43 MINUTES 20 SECONDS WEST A DISTANCE OF 15.00 FEET TO A POINT ESTABLISHED THIS SURVEY ON THE WEST LINE OF SAID SECTION 9;

THENCE NORTH 00 DEGREES 55 MINUTES 58 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 9, A DISTANCE OF 359.00 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, CONTAINING 6.774 ACRES, MORE OR LESS, AND SUBJECT TO HIGHWAY RIGHTS OF WAY AND EASEMENTS OF RECORD. THE BEARINGS SHOWN ON THE PLAT ABOVE ARE BASED ON STATE PLANE COORDINATES, SPC83, ZONE-OHIO NORTH.

RECORDED LEGAL DESCRIPTION PARCEL 3

BEING A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER, SECTION 9, TOWN 7 NORTH, RANGE 4 EAST, VILLAGE OF WEST UNITY, WILLIAMS COUNTY, OHIO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

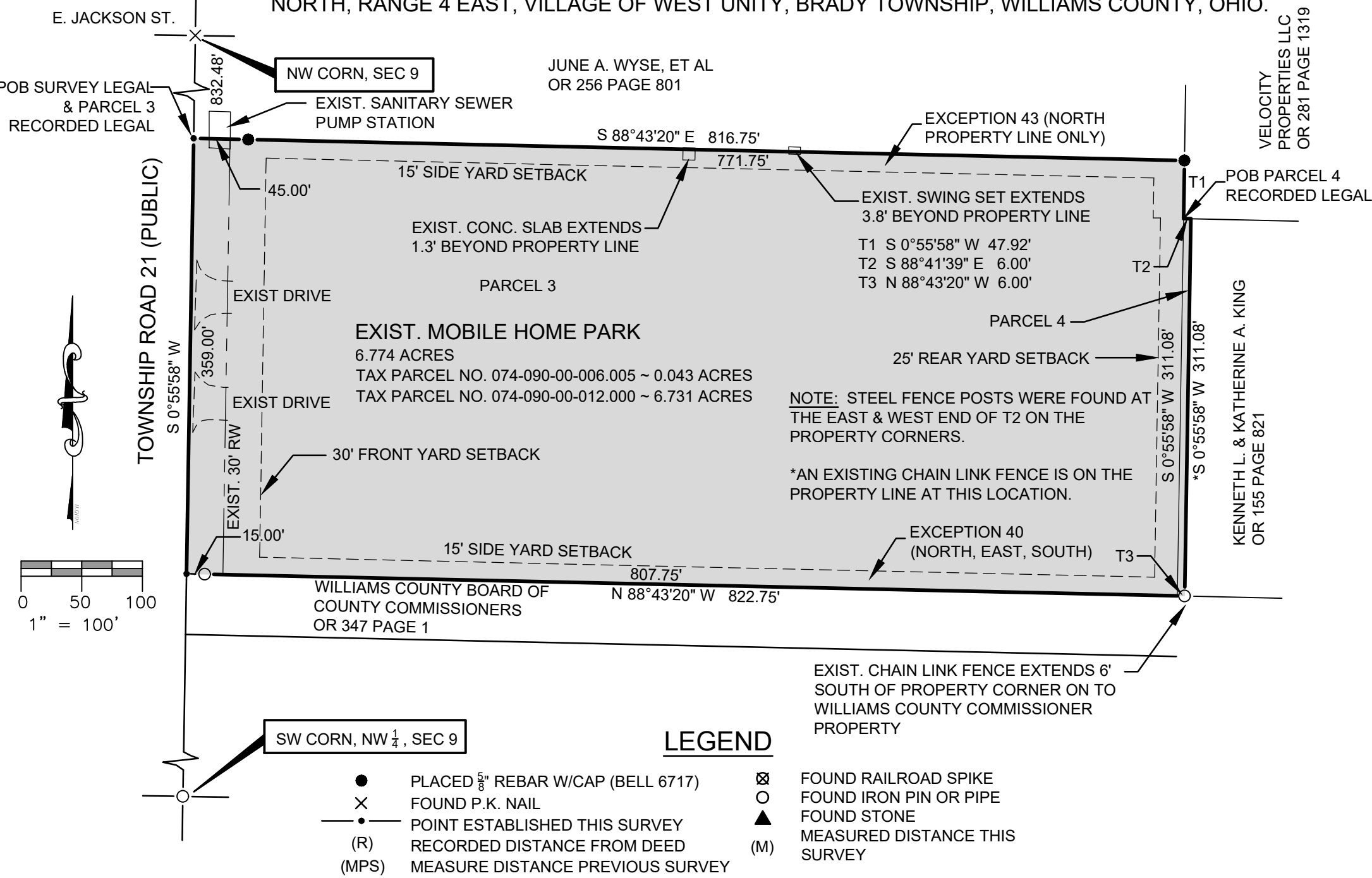
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 9, SAID POINT BEING AN IRON PIPE; THENCE SOUTH 00 DEG. 00' 00" WEST (ASSUMED BEARINGS) ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 832.48 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, SAID POINT BEING A PK NAIL; THENCE SOUTH 89 DEG. 39' 40" EAST A DISTANCE OF 50.00 FEET TO A 5/8 INCH REBAR; THENCE CONTINUING SOUTH 89 DEG. 39' 40" EAST A DISTANCE OF 801.75 FEET TO A 5/8 INCH REBAR; THENCE SOUTH 00 DEG. 00' 00" WEST A DISTANCE OF 359.00 FEET TO A 5/8 INCH REBAR; THENCE NORTH 89 DEG. 39' 40" WEST A DISTANCE OF 801.75 FEET TO A 5/8 INCH REBAR, ON THE NORTHERLY RIGHT OF WAY LINE OF THE WABASH RAILROAD; THENCE CONTINUING NORTH 89 DEG. 39' 40" WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE WABASH RAILROAD A DISTANCE OF 15.00 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, SAID POINT BEING A PK NAIL; THENCE NORTH 00 DEG. 00' 00" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 359.00 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED. CONTAINING 6.74 ACRES OF LAND, MORE OR LESS. SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

RECORDED LEGAL DESCRIPTION PARCEL 4

SITUATED IN THE COUNTY OF WILLIAMS, IN THE STATE OF OHIO AND IN THE VILLAGE OF WEST UNITY AND BOUNDED AND DESCRIBED AS FOLLOWS: BEING A SPLIT OF LOT #2 IN RE-PLAT AND EXTENSION NO. 1 OF B AND D ADDITION TO THE VILLAGE OF WEST UNITY (SLIDE #253) IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 4 EAST, VILLAGE OF WEST UNITY, BRADY TOWNSHIP, WILLIAMS COUNTY, OHIO, AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 2, SAID POINT BEING AN IRON PIN FOUND THIS SURVEY, AND THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE, SOUTH 88 DEG. 41' 50" EAST, A DISTANCE OF 6.0 FEET TO A METAL FENCE POST FOUND THIS SURVEY; THENCE, SOUTH 00 DEG. 56' 10" WEST, A DISTANCE OF 311.08 FEET, TO AN IRON PIN SET THIS SURVEY; THENCE NORTH 88 DEG. 43' 30" WEST, A DISTANCE OF 6.0 FEET, TO AN IRON PIN FOUND THIS SURVEY; THENCE, NORTH 00 DEG. 56' 10" EAST, A DISTANCE OF 311.08 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, CONTAINING 0.043 ACRES, MORE OR LESS, AND SUBJECT TO HIGHWAY RIGHTS OF WAY AND EASEMENTS OF RECORD. BEARINGS AND DISTANCES CORRELATE TO STATE PLANE COORDINATES, SPC83, ZONE-OHIO NORTH.

SCHEDULE B, PART II EXCEPTIONS

NO.	RECORDATION	COMMENTS
1	N/A	THIS EXCEPTION PERTAINS TO CLAIMS AFTER THE EFFECTIVE DATE BUT PRIOR TO THE INSURED ACQUIRED. CANNOT BE PLOTTED
2	N/A	THIS EXCEPTION PERTAINS TO ASSESSMENTS NOT YET CERTIFIED TO COUNTY AUDITOR. CANNOT BE PLOTTED
3	N/A	THIS EXCEPTION PERTAINS TO RIGHTS OR CLAIMS OF PARTIES OTHER THAN THE INSURED. CANNOT BE PLOTTED
4	N/A	THIS EXCEPTIONS PERTAINS TO ENCROACHMENTS THAT WOULD BE SHOWN BY A SURVEY. THIS SURVEY SHOWS ENCROACHMENTS AS FOUND.
5	N/A	THIS EXCEPTIONS PERTAINS TO ANY LIENS THAT ARE NOT PART OF THE PUBLIC RECORD. CANNOT BE PLOTTED
6	N/A	THIS EXCEPTION PERTAINS TO TAX INCREASES DUE TO RETROACTIVE REVALUATION OF PROPERTY. CANNOT BE PLOTTED
7	N/A	THIS EXCEPTION PERTAINS TO THE ACREAGE OF THE PARCEL. THE SURVEYED ACRES ARE SHOWN ON THE PLAT.
8	N/A	THIS EXCEPTION DEALS WITH DISCRIMINATION OF VARIOUS TYPES. CANNOT BE PLOTTED
9	N/A	THIS EXCEPTION PERTAINS TO OIL AND GAS LEASES THAT ARE SUBSEQUENT TO THE DATE OF THIS POLICY. CANNOT BE PLOTTED
10	N/A	THIS EXCEPTION PERTAINS TO MINERAL RIGHTS. CANNOT BE PLOTTED
11	N/A	EXISTING 60' ROAD RIGHT OF WAY FOR TOWNSHIP ROAD 21 IS SHOWN ON THE PLAT AND IS WITHIN THE BOUNDS OF THE SUBJECT PARCEL 3 (30').
12	N/A	THIS EXCEPTION PERTAINS TO TENANT RIGHTS FROM UNRECORDED LEASES. THIS CANNOT BE PLOTTED
40	DEED BOOK 275 PG 44	20' GAS LINE EASEMENT SHOWN ON PLAT. THIS IS EASEMENT IS ALONG THE NORTH, EAST & SOUTH PROPERTY LINES
41	OR BOOK 24 PG 779	THIS EASEMENT WITHIN THE RIGHT OF WAY OF LINDEN STREET IN B AND D ADDITION, AND DOES NOT AFFECT THE SUBJECT PROPERTY
42	OR BOOK 28 PG 486	THIS EASEMENT IS NOT LOCATED ON THE SUBJECT PARCELS OF THIS ALTA SURVEY AND DOES NOT AFFECT THE SUBJECT PARCELS
43	OR BOOK 51 PG 830	THIS 20' PERMANENT EASEMENT IS PLOTTED ON THE PLAT. A 10' WIDE TEMPORARY CONSTRUCTION EASEMENT ON THE SOUTH SIDE OF THE 20' PERMANENT EASEMENT WAS GRANTED. NO TIME LIMIT SPECIFIED ON THE TEMPORARY EASEMENT.
44	OR BOOK 62 PG 301	THIS ANNEXATION INCLUDES ALL OF PARCEL NO. 074-090-00-012.000 ONLY.
45	PLAT SLIDE 253B	THIS PLAT SHOWS A 25' BLDG SETBACK ON THE WEST SIDE OF LOT 2. PARCEL 074-090-00-006.005 LIES WITHIN THIS SETBACK.
46	OR BOOK 200 PG 602	THIS DEED CREATED PARCEL NO. 074-090-00-006.005. VILLAGE APPROVAL STATED THAT THIS PARCEL COULD NOT BE SOLD SEPARATE FROM PARCEL NO. 074-090-00-012.000.
47	OR BOOK 308 PG 1455	THIS IS A BLANKET EASEMENT THAT INCLUDES ALL OF PARCEL NO. 074-090-00-012.000. THE EASEMENT ALLOWS TIME WARNER TO CONSTRUCT INFRASTRUCTURE FOR CABLE TELEVISION, INTERNET, TELEPHONE, ETC.
48	N/A	THIS EXCEPTION PERTAINS TO PROPERTY TAXES AND IT CANNOT BE PLOTTED



REFERENCE SURVEYS:
VOL. 10R PG. 071
VOL. 8V PG. 292

TITLE COMMITMENT:

THIS SURVEY IS COMPLETED IN CONJUNCTION WITH THE TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. GLW2101834, ISSUED OCTOBER 4, 2021 AT 06:59 AM. THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN THE PREVIOUSLY MENTIONED TITLE COMMITMENT.

A NEW LEGAL DESCRIPTION WAS PREPARED FOR THIS PARCEL, SINCE THE TWO ORIGINAL LEGAL DESCRIPTIONS WERE ON DIFFERENT BEARINGS SYSTEMS THAT DID NOT CORRELATE TO EACH OTHER. THE NEW LEGAL DESCRIPTION DESCRIBES THE SAME TRACTS OF LAND AS THE ORIGINAL TWO LEGAL DESCRIPTIONS FOR PARCEL 074-090-00-006.005 (PARCEL 4 - OR BOOK 200 PG 602) AND 074-090-00-012.000 (PARCEL 3 - OR BOOK 189 PG 765).

PROPERTY ADDRESS:

11814 TOWNSHIP ROAD 21, WEST UNITY, OHIO 43570

GROSS AREA OF PROPERTY SURVEYED:

6.774 ACRES TOTAL. THE ORIGINAL SURVEYED ACREAGE FOR THIS PARCEL IN SURVEY VOL. 10R PG 071 WAS LISTED AS 0.96 ACRES PLUS 5.78 ACRES. THESE NUMBERS WERE ROUNDED TO TWO DECIMAL PLACES WHICH CAUSED THE MINOR DISCREPANCY IN THE ACREAGE CARRIED OUT TO 3 DECIMAL PLACES.

CURRENT ZONING:

THE CURRENT PARCEL IS ZONED M-1 (LIGHT MANUFACTURING) AS CONFIRMED VIA A TELEPHONE CONVERSATION ON DECEMBER 2, 2021 WITH THE VILLAGE CLERK. THE ANNEXATION DEED OR BOOK 62 PAGE 301 ALSO INDICATED THAT THE ZONING CLASSIFICATION REQUESTED BY THE PETITIONER WAS M-1. YARD REQUIREMENTS ARE AS FOLLOWS: FRONT YARD SETBACK 30', SIDE YARD SETBACK 15', REAR YARD SETBACK 25'. MAXIMUM BUILDING HEIGHT ~ 50'. PARKING REQUIREMENTS ARE 2 PARKING SPACES PER DWELLING UNIT. MINIMUM FLOOR AREA PER DWELLING 900 SQUARE FEET. ALL IMPROVEMENTS ON THIS SITE WERE CONSTRUCTED AT THE TIME OF THE ANNEXATION PETITION LISTED PREVIOUSLY.

FLOOD HAZARD ZONE:

THIS PROPERTY IS CURRENTLY LOCATED IN THE VILLAGE OF WEST UNITY. THE VILLAGE OF WEST UNITY DOES NOT PARTICIPATE IN THE FEMA FLOOD INSURANCE PROGRAM. PRIOR TO ANNEXATION TO THE VILLAGE, THIS PROPERTY WAS IN AN 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. 390785 0100 B, EFFECTIVE DATE, AUGUST 19, 1987, WILLIAMS COUNTY UNINCORPORATED.

CONSTRUCTION ACTIVITIES

NO CONSTRUCTION ACTIVITIES WERE OBSERVED AT THE TIME OF THIS SURVEY.

STREET CHANGES

NO EVIDENCE OF PROPOSED STREET CHANGES IN STREET RIGHT OF WAY LINES OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED AT THE TIME OF THIS SURVEY.

WETLANDS

THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING SYSTEM WAS RESEARCHED ON DECEMBER 1, 2021 FOR THE AREA OF THE SUBJECT PROPERTY OF THIS SURVEY. NO WETLANDS WERE SHOWN ON EITHER PARCEL 3 OR PARCEL 4.

CEMETERIES OR BURIAL GROUNDS

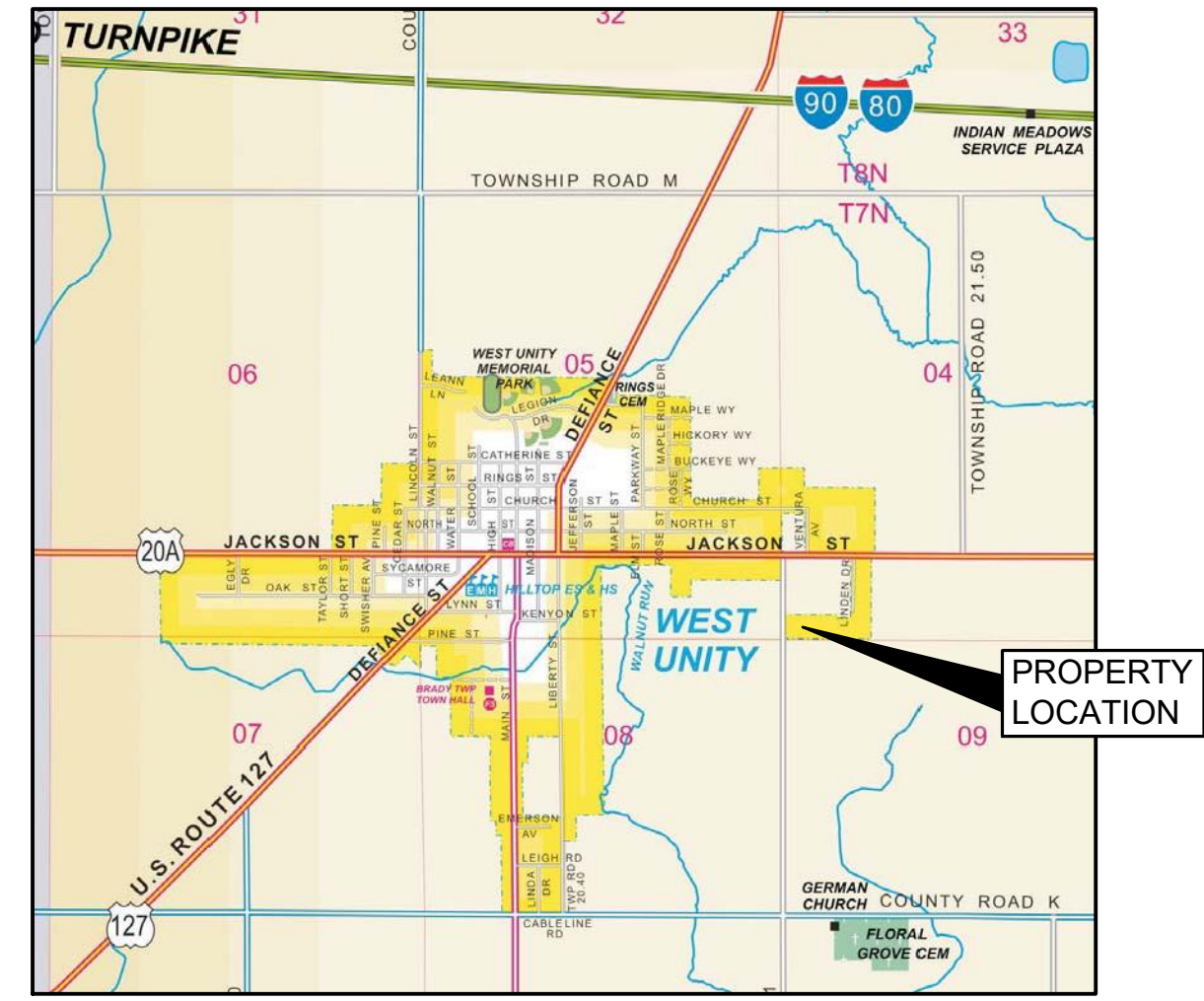
NO CEMETERIES OR BURIAL GROUNDS WERE OBSERVED ON THE PROPERTY AT THE TIME OF THIS SURVEY.

ACCESS TO PUBLIC ROADS:

THE SUBJECT PROPERTY ABUTS AND HAS DIRECT PHYSICAL ACCESS TO TOWNSHIP ROAD 21. TOWNSHIP ROAD 21 IS A PUBLIC ROAD WITH A RIGHT OF WAY OF 60 FEET (30 FEET ON SUBJECT PROPERTY).

ENCROACHMENTS

THE EXISTING CHAIN LINK FENCE THAT RUNS NORTH & SOUTH ADJACENT TO THE EASTERLY PROPERTY LINE EXTENDS INTO THE WILLIAMS COUNTY BOARD OF COUNTY COMMISSIONERS PROPERTY TO THE APPROXIMATELY 6 FEET AT THE SOUTH END. A CONCRETE SLAB AND SWING SET ENCROACH ONTO THE WYSE PROPERTY TO THE NORTH. THIS IS SHOWN ON THE PLAT.



VICINITY MAP

NTS

TO FOUR LEAF PROPERTIES, WEST UNITY PARTNERS LLC, AN OHIO LIMITED LIABILITY COMPANY AND FIRSTBANK, AND THEIR 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 2021 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, 13, 14, 15, 16, 17, 18 AND 19 OF TABLE A THEREOF.

NO CONSTRUCTION ACTIVITIES WERE OBSERVED AT THE TIME OF THIS SURVEY.

NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

THE FIELDWORK WAS COMPLETED ON OCTOBER 14, 2021.

THE BASIS OF THE BEARINGS FOR THIS SURVEY ARE OHIO STATE PLAIN COORDINATES, NAD 83, OHIO ZONE NORTH, US FEET.

DATE OF PLAT: 11-01-2021 (REVISED 12-01-2021).

Dennis M. Bell

DENNIS M. BELL
REGISTERED SURVEYOR NO. 6717

THIS SURVEY HAS BEEN FILED IN VOL. 10V, PAGE 163 OF THE WILLIAMS COUNTY SURVEY RECORDS.



REVISED: 12-02-2021

JOB NO: 21-088 | DATE: 11-01-2021



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