

ALTA/ACSM LAND TITLE SURVEY

A PARCEL OF LAND BEING SITUATED IN THE SOUTHWEST QUARTER, SECTION 32, TOWNSHIP 8 NORTH, RANGE 3 EAST, VILLAGE OF HOLIDAY CITY, JEFFERSON TOWNSHIP, WILLIAMS COUNTY, OHIO.

LEGEND

- PLACE $\frac{5}{8}$ " REBAR W/CAP (BELL 6717)
- X FOUND P.K. NAIL
- POINT ESTABLISHED THIS SURVEY
- (R) RECORDED DISTANCE FROM PREVIOUS SURVEY OR DEED
- ⊗ FOUND RAILROAD SPIKE
- FOUND STEEL PIN OR PIPE
- A FOUND STEEL PIN 0.78' SOUTH & 2.01' WEST OF CALCULATED LOCATION
- FOUND MONUMENT
- (M) MEASURED DISTANCE FROM PREVIOUS SURVEY OR DEED
- Ⓟ POWER POLE
- ⚑ FLAG POLE
- Ⓛ LIGHT POLE
- CB STORM SEWER CATCH BASIN
- SANITARY CLEANOUT
- 🌳 TREE
- Ⓜ WATER VALVE

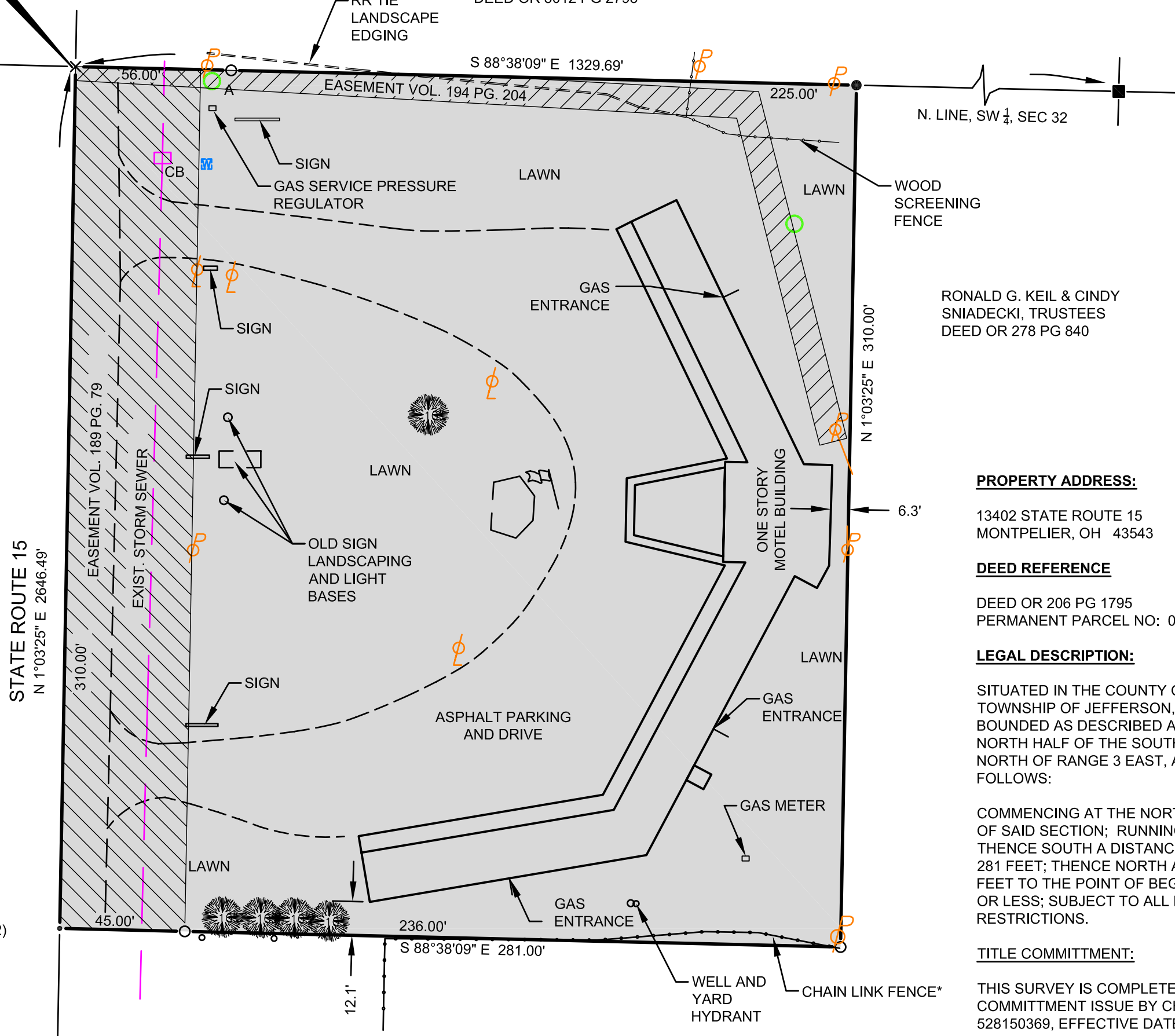
NW CORNER, SW $\frac{1}{4}$, SEC 32, T8N, R3E

TOWNSHIP ROAD M.50



0 20 40
1" = 40'

SLATTERY REALTY, LLC
DEED OR 3012 PG 2793



S 88°38'09" E 1329.69'

EASEMENT VOL. 194 PG. 204

225.00'

N. LINE, SW $\frac{1}{4}$, SEC 32

WOOD SCREENING FENCE

LAWN

SIGN

GAS SERVICE PRESSURE REGULATOR

LAWN

RR TIE LANDSCAPE EDGING

56.00'

310.00'

EASEMENT VOL. 189 PG. 79

EXIST. STORM SEWER

STATE ROUTE 15
N 1°03'25" E 2646.49'

310.00'

SIGN

SIGN

SIGN

OLD SIGN LANDSCAPING AND LIGHT BASES

LAWN

ASPHALT PARKING AND DRIVE

ONE STORY MOTEL BUILDING

6.3'

GAS ENTRANCE

GAS ENTRANCE

GAS METER

LAWN

WELL AND YARD HYDRANT

CHAIN LINK FENCE*

236.00'

S 88°38'09" E 281.00'

12.1'

HUTCH'S TOWING & RECOVERY, INC
DEED OR 249 PG 1045

*NOTE: THE BOTTOM OF SOME OF THE FENCE POSTS ARE ON THE PROPERTY LINE. THE FENCE TOP OF THE FENCE IS LEANING OVER THE PROPERTY LINE AS SHOWN.

N 1°03'25" E 310.00'

RONALD G. KEIL & CINDY SNIADOCKI, TRUSTEES
DEED OR 278 PG 840

PROPERTY ADDRESS:

13402 STATE ROUTE 15
MONTPELIER, OH 43543

DEED REFERENCE

DEED OR 206 PG 1795
PERMANENT PARCEL NO: 083-320-00-015.000

LEGAL DESCRIPTION:

SITUATED IN THE COUNTY OF WILLIAMS, IN THE STATE OF OHIO AND IN THE TOWNSHIP OF JEFFERSON, AND IN THE VILLAGE OF HOLIDAY CITY, AND BOUNDED AS DESCRIBED AS FOLLOWS: A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32 IN TOWN 8 NORTH OF RANGE 3 EAST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION; RUNNING THENCE EAST, A DISTANCE OF 281 FEET; THENCE SOUTH A DISTANCE OF 310.00 FEET; THENCE WEST A DISTANCE OF 281 FEET; THENCE NORTH ALONG THE SECTION LINE A DISTANCE OF 310 FEET TO THE POINT OF BEGINNING, CONTAINING 2 ACRES OF LAND, MORE OR LESS; SUBJECT TO ALL LEGAL HIGHWAYS, SUBSISTING EASEMENTS AND RESTRICTIONS.

TITLE COMMITMENT:

THIS SURVEY IS COMPLETED IN CONJUNCTION WITH THE TITLE COMMITMENT ISSUE BY CHICAGO TITLE INSURANCE COMPANY, TITLE NO.: 528150369, EFFECTIVE DATE: OCTOBER 15, 2015.

SCHEDULE B - SECTION II, EXCEPTIONS

EASEMENT FROM SHORT MOTEL COMPANY TO OHIO GAS COMPANY, DEED VOL 210 PG 214 IS A BLANKET EASEMENT THAT COVERS THIS ENTIRE PARCEL.

EASEMENT FROM ALBERT SCHEGEL & WIFE TO LAKE SHORE POWER COMPANY IS A BLANKET EASEMENT THAT LIES NORTH OF THIS PROPERTY AND DOES NOT ENCOMPASS ANY PORTION OF THE SURVEYED PROPERTY.

ALL OTHER EASEMENTS LISTED ARE SHOWN ON THE DRAWING.

GROSS AREA OF PROPERTY SURVEYED:

2.00 ACRES

CURRENT ZONING:

THE VILLAGE OF HOLIDAY CITY NOR JEFFERSON TOWNSHIP ARE ZONED.

FLOOD HAZARD ZONE:

THIS PROPERTY IS SHOWN IN ZONE C (UNSHADED) ON FIRM PANEL 390785 0100B, EFFECTIVE DATE AUGUST 19, 1987. ZONE C IS AN AREA OF MINIMAL FLOODING.

REFERENCE SURVEYS:

VOL. 9R PG. 86
VOL. 5R PG. 28
VOL. 6R PG. 264
VOL. 16R PG. 107
PLANS FOR ICH 306, DATED 1917
PLANS FOR
WIL-15(2.53-5.84)(6.50)-(8.47-15.22)

NW CORNER, SEC 5, T7N, R3E

SW CORNER, SW $\frac{1}{4}$, SEC 32, T8N, R3E

N $\frac{1}{4}$ CORNER, SEC 5, T7N, R3E

SURVEYOR CERTIFICATION:

TO RAINBOW MOTEL LLC, ITS SUCCESSORS AND ASSIGNS, STATE BANK OF TEXAS AND CHICAGO TITLE INSURANCE COMPANY :

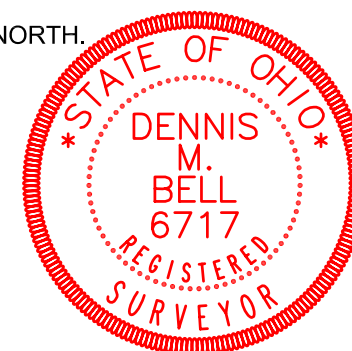
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 6(a), 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 21, 2015.

THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL PRECISION FOR THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF 2 CM (0.07 FEET) PLUS 50 PARTS PER MILLION, AS LISTED IN THE ALTA/ACSM LAND TITLE SURVEY STANDARDS.

THE BEARINGS AND DISTANCES SHOWN ON THE PLAT ABOVE ARE BASED ON STATE PLANE COORDINATES, SPC83, ZONE-OHIO NORTH. THIS SURVEY HAS BEEN RECORDED IN VOL. 9V PAGE 329 OF THE WILLIAMS COUNTY SURVEY RECORDS.

Dennis M. Bell

DENNIS M. BELL
REGISTERED SURVEYOR NO. 6717



JOB NO: 15-113

DATE: 1-2-2016



Bell Engineering Limited Inc.

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