

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS
C1	S05°36'12\"W	32.64'	60.00'
C2	S11°16'53\"W	14.03'	40.00'
C3	N11°16'53\"E	21.05'	60.00'
C4	N05°36'12\"E	21.76'	40.00'

LINE	BEARING	DISTANCE
L1	N79°49'18\"E	18.80'
L2	N79°49'18\"E	20.00'
L3	S10°10'42\"E	3.05'
L4	S21°23'07\"W	39.54'
L5	S01°10'39\"W	21.94'
L6	S79°49'18\"W	20.40'
L7	N01°10'39\"E	25.96'
L8	N21°23'07\"E	39.54'
L9	N10°10'42\"W	3.05'

**GLOBAL POSITIONING SYSTEMS NOTE**

1. RANDOM TRAVERSE CONTROL MONUMENTS WERE SET USING GPS METHODS. THE TYPE OF GPS UTILIZED WAS NETWORK ADJUSTED REAL TIME KINEMATIC (ODOT VRS NETWORK), NAD 83 OHIO NORTH ZONE WITH THE ORTHOMETRIC HEIGHT COMPUTED USING GEOID12A. RELATIVE POSITIONAL ACCURACY VARIED FROM 0.03' TO 0.07' HORIZONTALLY.
2. SPECTRA PRECISION EPOCH 50 DUAL FREQUENCY RECEIVERS WERE USED TO PERFORM THE SURVEY. SERIAL NUMBER: 5325400009

**FAA COORDINATE POINT**  
 NAD 83  
 LATITUDE: 41°34'46.06"  
 LONGITUDE: 84°36'30.75"  
 NAVD 88  
 ELEVATION: 863 +/- AMSL  
 NORTHING: 703863.520  
 EASTING: 1391667.561

**TEMPORARY BENCHMARK**  
 NORTHING: 703839.901  
 EASTING: 1391716.323  
 ELEVATION: 863.85'  
 LOCATION: FOUND 5/8" REBAR CAPPED "A.H. HOEFFEL PS 6149" N79°49'18"E 15.22' FROM THE SOUTHEAST LEASE AREA CORNER

**OHIO Utilities Protection SERVICE**  
 Call Before You Dig  
 1-800-362-2764  
 AT LEAST 48 HOURS PRIOR TO EXCAVATING

S. JONESVILLE STREET  
 60' PUBLIC RIGHT OF WAY

P.O.C.  
 FOUND RAILROAD SPIKE

N01°13'14"E 169.80'

FOUND RAILROAD SPIKE  
 S76°25'24"W 1.91' FROM DEED CORNER

EX. BUILDING

PARCEL ID: 072-110-56-008.001  
 SEE & DOO CLUB, INC.  
 O.R. 260, PAGE 1831

PARCEL ID: 072-110-62-900.000  
 NORFOLK SOUTHERN RAILWAY COMPANY  
 (D.B. 1, PG. 153 & D.B. 1, PG. 155)

DEPOT STREET  
 60' PUBLIC RIGHT OF WAY

PROPOSED 20' ACCESS AND UTILITY EASEMENT  
 (2,234.428 S.F.)  
 PARCEL ID: 072-110-56-008.000  
 VILLAGE OF MONTPELIER  
 BOOK 306, PAGE 610  
 0.326 ACRES  
 14,184.95 S.F.

P.O.B. ESMT

N79°49'18"E 85.22'

PROPOSED LEASE AREA  
 (4,460.881 S.F.)

P.O.B. LEASE AREA

PARCEL ID: 072-110-62-900.000  
 NORFOLK SOUTHERN RAILWAY COMPANY  
 (D.B. 1, PG. 153 & D.B. 1, PG. 155)

FOUND 5/8" REBAR CAPPED "A.H. HOEFFEL PS 6149"

BURIED TELEPHONE CABLE MARKER

**GENERAL NOTES**

POD GROUP, LLC HAS RELIED ON THE TITLE COMMITMENT FROM STEWART TITLE GUARANTY COMPANY, FILE NO. 01353-9704, PREPARED FOR STC TOWERS, LLC AND LAKE CITY BANK, DATED JUNE 8, 2016 AT 8:00 AM TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN THE TITLE OF THE SUBJECT PROPERTY.

THIS PROPERTY IS SUBJECT TO ANY RECORDED EASEMENTS AND/OR RIGHTS OF WAY SHOWN HEREON.

A PORTION OF THIS SURVEY WAS CONDUCTED BY THE METHOD OF RANDOM TRAVERSE WITH SIDE SHOTS AND HAS NOT BEEN ADJUSTED FOR CLOSURE. UNADJUSTED CLOSURE FOR THIS TRACT EQUALS 0.03', FOR A PRECISION OF 1:32,566.

THE SUBJECT PARCEL, THE PROPOSED LEASE AREA AND THE PROPOSED ACCESS & UTILITY EASEMENT SHOWN HEREON ARE NOT LOCATED IN A 100-YEAR FLOOD PLAIN (ZONE C) PER FLOOD HAZARD BOUNDARY MAP, COMMUNITY-PANEL NUMBER 390581C, DATED JUNE 4, 1987.

THERE ARE NO COUNTY DITCH EASEMENTS UNDER ORC 6137.12 WHICH WOULD AFFECT THE SUBJECT PROPERTY OR THE PROPOSED LEASE AREA. NO DITCH PLOTTED HEREON (IF ANY) IS INVOLVED IN A COUNTY DITCH MAINTENANCE PROGRAM.

THIS SURVEY WAS PREPARED FOR TIGER TRUST, LLC.

DATE OF SURVEY: NOVEMBER 20, 2015

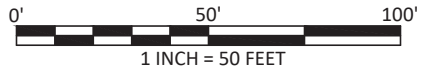
PLAT DATE: AUGUST 8, 2016

VOLUME 9V, PAGE 346

PART OF OUTLOT 61, IN THE SW 1/4 OF SECTION 11

**LEGEND**

- UTILITY POLE
- GUY ANCHOR
- CATCH BASIN
- ⊕ YARD INLET
- ⊕ STORM MANHOLE
- x-x-x- EX. FENCE LINE
- OHE-OHE- EX. OVERHEAD ELECTRIC
- OHT-OHT- EX. TELEPHONE
- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR 30" LONG CAPPED "PATTERSON PLS 8617"
- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- - - EOP EDGE OF PAVEMENT



**LAND SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO TIGER TRUST, LLC, STC TOWERS, LLC, STEWART TITLE GUARANTY CORPORATION, LAKE CITY BANK AND VILLAGE OF MONTPELIER THAT THE SURVEY OF THE AREA AS DEPICTED BY THIS PLAT WAS PERFORMED BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE WITH SIDE SHOTS. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE EXCEEDED 1:10,000 AND WAS NOT ADJUSTED FOR CLOSURE.

*Mark E. Patterson* 10-6-16  
 MARK E. PATTERSON, PS #8617 DATE



**POD**  
 POWER OF DESIGN  
 11490 BLUEGRASS PARKWAY  
 LOUISVILLE, KY 40299  
 502-437-5252  
 FIRM #04445

PREPARED FOR:  
**NEW PAR D/B/A**  
**verizon**

PREPARED FOR:  
  
 STC TOWERS, LLC  
 3311 N 100 E  
 WARSAW, IN 46582

**SURVEY**

REV.	DATE	DESCRIPTION
A	9.27.16	OLC COMMENTS
B	9.30.16	OLC COMMENTS
0	10.5.16	ISSUED AS FINAL

**SITE INFORMATION:**  
 MONTPELIER DOWNTOWN  
 202 DEPOT STREET  
 MONTPELIER, OH 43543  
 WILLIAMS COUNTY  
 TAX PARCEL NUMBER:  
 072-110-56-008.000  
 PROPERTY OWNER:  
 VILLAGE OF MONTPELIER  
 211 NORTH JONESVILLE STREET  
 MONTPELIER, OH 43543  
 SOURCE OF TITLE:  
 BOOK 306, PAGE 610

SITE NUMBER:  
 STC291-OH

VERIZON WIRELESS SITE ID:

POD NUMBER: 16-10904  
 DRAWN BY: TMD  
 CHECKED BY: MEP  
 DATE: 9.8.16

SHEET TITLE:  
**BOUNDARY SURVEY**

SHEET NUMBER:  
**B-1**