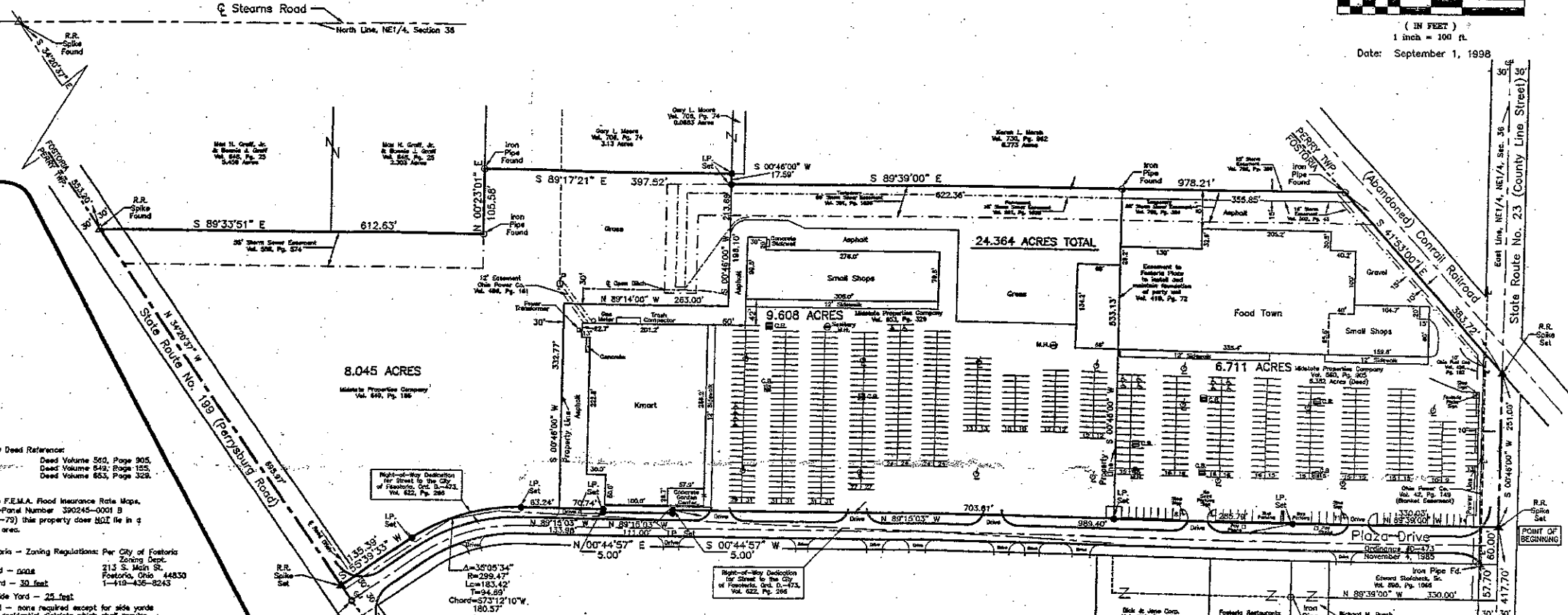


NOTES FOR THE SURVEYED TRACT

- There are no encroachments or projections unless otherwise shown on this plat.
- There are not observed evidences of easements and/or servitudes of any kind except as shown.
- EASEMENT TO OHIO POWER COMPANY (VOLUME 42, PAGE 149) - BLANKET EASEMENT
- EASEMENT TO FOSTORIA PLAZA (VOLUME 419, PAGE 472) - EASEMENT FOR PARTY WALL
- EASEMENT TO SEAWAY FOOD TOWN, INC. (VOLUME 421, PAGE 658)
- EASEMENT TO THE OHIO FUEL GAS COMPANY (VOLUME 422, PAGE 42) - ASSIGNED TO COLUMBIA GAS OF OHIO, INC. (VOLUME 426, PAGE 162) (As Shown)
- EASEMENT TO THE OHIO FUEL GAS COMPANY (VOLUME 422, PAGE 40) - ASSIGNED TO COLUMBIA GAS OF OHIO, INC. (VOLUME 426, PAGE 162) - MODIFICATION OF RIGHT-OF-WAY (VOLUME 513, PAGE 363)
- RECIPROCAL EASEMENT AGREEMENT BETWEEN HERBERT GLUMCHER AND FOSTORIA PLAZA, INC. (VOLUME 472, PAGE 91)
- EASEMENT TO THE CITY OF FOSTORIA (VOLUME 476, PAGE 665)
- EASEMENT TO THE OHIO POWER COMPANY (VOLUME 479, PAGE 40) - BLANKET EASEMENT
- EASEMENT TO THE OHIO POWER COMPANY (VOLUME 486, PAGE 161) (As Shown)
- EASEMENT AGREEMENT BETWEEN FOSTORIA UNITED LABOR HALL BUILDING CORPORATION AND THIRD FOSTORIA CORPORATION (VOLUME 449, PAGE 61)
- EASEMENT TO BILL O'DONNELL (VOLUME 556, PAGE 574) - STORM SEWER EASEMENT (As Shown)
- EASEMENT TO THE CITY OF FOSTORIA (VOLUME 560, PAGE 521) - SANITARY SEWER EASEMENT
- EASEMENT TO THE CITY OF FOSTORIA (VOLUME 560, PAGE 531) - SANITARY SEWER EASEMENT
- EASEMENT TO THE CITY OF FOSTORIA (VOLUME 591, PAGE 1020) - TEMP STORM SEWER EASEMENT (As Shown)
- EASEMENT TO THE CITY OF FOSTORIA (VOLUME 591, PAGE 1028) - STORM SEWER EASEMENT (As Shown)
- EASEMENT TO THE CITY OF FOSTORIA (VOLUME 592, PAGE 43) - STORM SEWER EASEMENT (As Shown)
- EASEMENT TO THE CITY OF FOSTORIA (VOLUME 705, PAGE 324) - TEMP STORM SEWER EASEMENT (As Shown)
- EASEMENT TO THE CITY OF FOSTORIA (VOLUME 708, PAGE 326) - STORM SEWER EASEMENT (As Shown)

- Wood County Deed Reference:
Deed Volume 560, Page 905;
Deed Volume 549, Page 155;
Deed Volume 653, Page 329.
- According to F.E.M.A. Flood Insurance Rate Maps, Community - Flood Number 390245-0001 B (Dated 6-22-73) this property does NOT lie in a flood hazard area.
- City of Fostoria - Zoning Regulations: Per City of Fostoria Zoning Dept.
213 S. Main St.
Fostoria, Ohio 44830
1-419-436-9243
Rear Yard - none
Front Yard - 30 feet
Corner Side Yard - 25 feet
Side Yard - none required except for side yards adjoining residential districts which shall require 5 feet. This requirement shall be increased by one-half foot for each foot the structure exceeds 25 feet in height.
(Best available information)
- Current Zoning:
Use District: B-2 (General Business)
Height District: 45 feet
- No error in closure
- No ponds or cemeteries per visual inspection
- Total number of parking spaces: 706
(Of these spaces there are 14 handicapped)



LEGAL DESCRIPTION

24.364 Acres

Situated in the City of Fostoria, County of Wood, State of Ohio and being a part of the NE1/4 of the NE1/4 of Section 36, T 3 N, R 12 E, a tract of land bounded and described as follows:

Beginning at a railroad spike set on the east line of the NE1/4 of the NE1/4 of Section 36 and described as being N00°46'00" E, a distance of 417.70 feet from an iron stake found marking the southeast corner of the NE1/4 of the NE1/4 of said Section 36; thence along the north right-of-way line of Pizzeria Drive, N89°39'00" W, a distance of 330.03 feet to an iron pin set;

thence continuing along said north right-of-way line of Pizzeria Drive, N89°15'03" W, a distance of 989.40 feet to an iron pin set;

thence of right angles, S00°44'57" W, a distance of 5.00 feet to an iron pin set;

thence of right angles, N89°15'03" W, a distance of 111.00 feet to an iron pin set;

thence of right angles, N00°44'57" E, a distance of 5.00 feet to an iron pin set;

thence of right angles and continuing along said north right-of-way line, N89°15'03" W, a distance of 133.95 feet to an iron pin set marking the P.C. of a curve to the left;

thence along said curve to the left having a central angle of 33°05'34", a radius of 289.47 feet and a length of curve of 183.42 feet, the chord of said curve bearing, S73°12'10" W, a distance of 180.57 feet to an iron pin set;

thence S55°36'33" W, a distance of 135.39 feet to a railroad spike set on the centerline of State Route Number 199 (Perryburg Road);

thence along said centerline, N34°20'37" W, a distance of 665.97 feet to a railroad spike found;

thence along the south line of a 5.459 acre tract of land and a 2.303 acre tract of land, as described in Deed Volume 648, Page 25 of the Wood County Deed Records, S89°33'51" E, a distance of 612.63 feet to an iron pipe found;

thence along the east line of said 2.303 acre tract, N00°23'01" E, a distance of 105.58 feet to an iron pipe found;

thence along the south line of a 3.13 acre tract of land, as described in Deed Volume 706, Page 74 of the Wood County Deed Records, S89°17'21" E, a distance of 397.52 feet to an iron pin set;

thence along the west line of a 5.773 acre tract of land, as described in Deed Volume 730, Page 902 of the Wood County Deed Records, S00°46'00" W, a distance of 17.59 feet to an iron pin set;

thence along the south line of said 5.773 acre tract, S89°39'00" E, a distance of 978.21 feet to an iron pin found on the southwestern right-of-way line of the Abandoned Conrail Railroad;

thence along said right-of-way line, S47°23'00" E, a distance of 383.72 feet to a railroad spike set marking the intersection of said right-of-way line with the centerline of State Route Number 23 (County Line Street);

thence along said centerline, also being the east line of the NE1/4 of said Section 36, S00°46'00" W, a distance of 251.00 feet to the point of beginning and containing 24.364 acres of land, more or less, subject however to all legal highways and prior easements of record.

Wood County Deed Reference: Deed Volume 560, Page 905;
Deed Volume 549, Page 155;
Deed Volume 653, Page 329.

NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurements.
I.P. set = 1/2" x 30" Rubber with Peterman Associates' Cap.

SURVEYOR'S CERTIFICATE

This is to certify that this map or plat and the survey on which it is based were made (1) in accordance with minimum standard detail requirements for ALTA/ACSM land title surveys jointly established and adopted by ALTA and ACSM in 1992, and includes 1-4, 6-11 & 13 (less and underground utilities) of Table A thereof, and (2) pursuant to the accuracy standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an urban survey.

Date: _____

Signed: _____ (Seal)
Registration No. _____

UTILITY COMPANY

Columbia Gas of Ohio, Inc. 1303 Broad Avenue Findlay, Ohio 45840 (419)422-3565	Media One 119 North Main St. Fostoria, Ohio 44830 (419)435-8565
American Electric Power 71 S. Washington St. Tiffin, Ohio 44883 (800)672-2231	City of Fostoria Engineer's Office 213 South Main St. Fostoria, Ohio 44830 (419)435-9775
Ameritech 130 N. Erie Toledo, Ohio 43624 (419)245-7589	Ohio Utilities Protection Service (800)362-2764

PETERMAN ASSOCIATES, INC.
ENGINEERS - PLANNERS - SURVEYORS
438 Carnahan Avenue
Findlay, Ohio 45840
(419) 422-6872

Scale 1"=100'	Revisions	By	Date
Date 9-1-98			
Drawn By TLP			
Approved By			

TITLE ALTA/ACSM Survey For:
STEVE NIKSA
Being part of the NE1/4 of Section 36, T.3N., R.12E.,
City of Fostoria, County of Wood, State of Ohio.

Job No. 98-1058
DWG No. 49-60