

**MISCELLANEOUS NOTES**

- MN1 Some improvements or details shown hereon may be shown out of scale for the purpose of clarity.
- MN2 ● Denotes iron pin or pipe found as noted.  
○ Denotes iron pin set unless otherwise noted.  
All iron pins set are 5/8" diameter x 30" length rebar with a plastic cap bearing the name of the company that prepared this plat.
- MN3 Reference survey documents used for this survey:  
Survey prepared by Lewandowski Engineers, dated February/March 1982.  
Survey prepared by Bryan Engineering and Surveying, dated April 7, 1989.  
Record plat of J. A. Mehrling's first addition, as recorded on Slide No. 53.
- MN4 The basis of bearings for this survey is the centerline bearing of Scott Street (N. 00°0'0" E. 18' 00" W.), taken from current subject property deed.

**NOTES CORRESPONDING TO SCHEDULE B-SECTION II**

- 9 The Plat of J. A. Mehrling's First Addition, recorded on Slide No. 53. (Plotted and shown hereon.)
- 10 Easement for Highway Purposes granted to The State of Ohio and recorded in Volume 187 of Deeds, page 29. (Plotted and shown hereon.)
- 11 Deed in Volume 242 of Deeds, page 240, conveying the premises in question, contains the following reservation: (Plotted and shown hereon, document describes Parcel II of Schedule A of current title commitment.)  
  
Excepting therefrom and reserving unto Grantor, its successors and assigns, all buildings, structures and improvements of any kind (whether or not classified as real property) and all personal property of whatsoever nature located on the premises.
- 12 Memorandum of Lease between Service Station Holdings, Inc., as Lessor, and BP Oil Company, an Ohio Corporation, as Lessee, in Volume 20 of Leases, page 666. (Plotted and shown hereon, document describes Parcel II of Schedule A of current title commitment.)

**STATEMENT OF ABOVE GROUND VISIBLE ENCROACHMENTS**

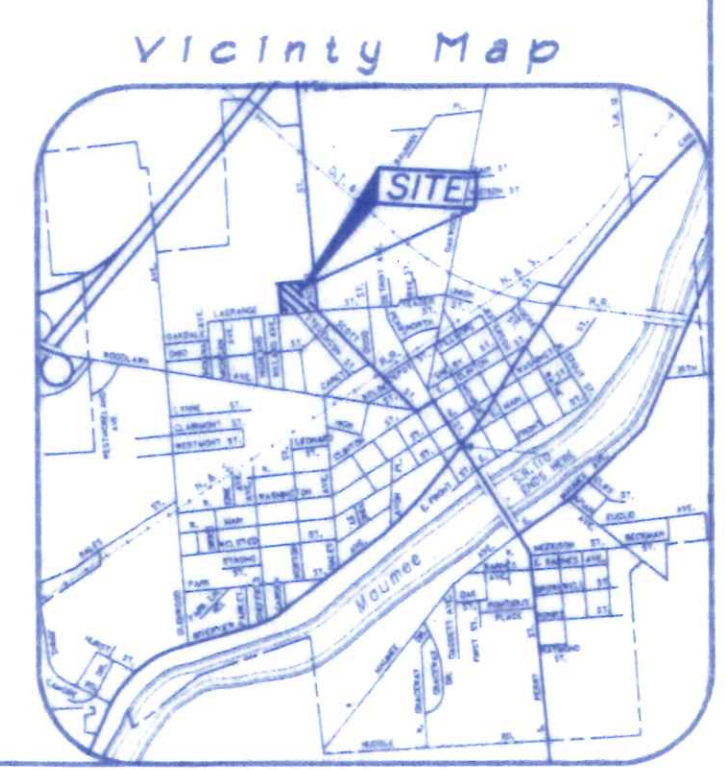
- A Concrete curb and gutter and other improvements of Lagrange Street encroach onto subject property. The maximum extent of encroachment is 9.2 feet.
- B Public telephones and overhead wires are located on subject property without the benefit of a known easement or agreement.
- C Overhead electric wires cross through subject property without the benefit of a known easement or agreement.

**ZONING INFORMATION**

According to the City of Napoleon (Brent N. Danman) (Phone No. (419) 592-4010) Zoning Department, the subject property is zoned "LB" Local Business District. The following minimum and maximums for an "LB" district are as follows:

Front Yard Setback:	15 Feet Minimum
Side Yard Setback:	5 Feet Minimum
Rear Yard Setback:	5 Feet Minimum
Building Height:	35 Feet Maximum (Principal Building)
	18 Feet Maximum (Accessory Building)
Maximum Lot Coverage:	60%

Because there may be a need for an interpretation of the applicable zoning codes we refer you to The City of Napoleon Zoning and Planning Department and the pertinent sections of the zoning codes.



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**SURVEY DESCRIPTION**

**Legal Description Parcel I**

Beginning at the southeast corner of Lot eight (8) of J. A. Mehrling's First Addition in the northeast quarter (1/4) of Section 14, Town 5 North, Range 6 East in the City of Napoleon, Henry County, Ohio; thence running south eighty-nine (89) degrees, one (01) minute, thirty (30) seconds west on and along the south line of said Section 8 for a distance of thirty and six hundredths (30.06) feet to a point; thence running north fifty-nine (59) degrees, forty-two (42) minutes east for a distance of thirty-four and seventy-one hundredths (34.71) feet to a point on the east line of said Lot eight (8); thence running south zero (0) degrees, eighteen (18), for a distance of seventeen and zero hundredths (17.00) feet to the place of beginning.

**Legal Description Parcel II**

That part of Lot number eight (8) and all of Lots numbered nine (9) and ten (10) in J. A. Mehrling's First Addition to the City of Napoleon, Henry County, Ohio, bounded and described as follows:

Beginning at a point on the south line of said Lot number eight (8) which is thirty and six hundredths (30.06) feet west of the southeast corner of said Lot number eight (8); thence north fifty nine (59) degrees, forty-two (42) minutes, zero (00) seconds east a distance of thirty-four and seventy-one hundredths (34.71) feet to a point on the east line of said Lot number eight (8) which is seventeen and zero hundredths (17.00) feet north of the southeast corner of said Lot number eight (8); thence north zero (00) degrees, eighteen (18) minutes, zero (00) seconds west, along the east line of Lots numbered eight (8), nine (9) and ten (10), a distance of one hundred thirty-three and zero hundredths (133.00) feet to the northeast corner of said Lot number ten (10); thence south eighty-nine (89) degrees, one (01) minute, thirty (30) seconds west, along the north line of said Lot number ten (10), a distance of one hundred fifty and zero hundredths (150.00) feet to the southwest corner of said Lot number ten (10); thence south zero (00) degrees, eighteen (18) minutes, zero (00) seconds east along the west line of said Lots numbered eight (8), nine (9) and ten (10), a distance of one hundred fifty and zero hundredths (150.00) feet to the southwest corner of said Lot number eight (8); thence north eighty-nine (89) degrees, one (01) minute, thirty (30) seconds east along the south line of said Lot number eight (8), a distance of one hundred nineteen and ninety-four hundredths (119.94) feet to the place of beginning. Subject to restrictions and to easements of record or now in use.

Note: The above description is the same description that appears in Schedule A of First American Title Insurance Company's Title Commitment No 22915-3 bearing an effective date of February 23, 1994 at 7:30 AM.

**ALTA/ACSM LAND TITLE SURVEY**

for  
**B.P. Exploration and Oil, Inc.**  
Site No. 1936  
1201 Scott Street, Township of Napoleon  
City of Napoleon, County of Henry  
State of Ohio

**Surveyor's Certification**

To: Lassus Bros. Oil, Inc.; BP Exploration and Oil, Inc.; BankOne Indianapolis N.A.; First American Title Insurance Company; and Bock & Clark.

The undersigned certifies that to the best of his professional knowledge, information and belief, this map or plat and the Survey on which it is based were made on the date shown below of the premises specifically described in First American Title Insurance Company Commitment No. 22915-3 dated February 23, 1994 at 7:30 A.M., and were made (i) in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1992; (ii) in accordance with the "AGREEMENT and Survey Requirements for Lassus Bros. Oil, Inc. Surveys dated February 22, 1994 and includes Items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11 and 13 of Table A as specifically defined therein, and (iii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey.

Kevin J. Clark  
Registration No. 6498  
within the State of Ohio  
Date of Survey 3-29-94  
Date of Last Revision \_\_\_\_\_

Survey Performed By:  
**Bock & Clark**  
537 North Cleveland-Massillon Road  
Akron, Ohio 44333  
Phone: 216-666-7578  
Fax: 216-666-3608

Network Project No. 94517/1936  
E. & S. PROJECT No. 94062

**BOCK & CLARK'S NATIONAL SURVEYORS NETWORK**  
ENGINEERS & SURVEYORS (800-781-8397) (FAX: 216-666-3608)  
537 N. CLEVELAND - MASSILLON RD., AKRON, OHIO 44333

List of Symbols & Abbreviations

N	North	■	Storm Catch Basin
S	South	⊗	Water Valve
E	East	○	Monitoring Well
W	West	---	Water Line
Min	Minutes	---	18" S.W. Line
Sec	Seconds	---	Storm Sewer Line
Deg	Degrees	---	Gas Line
Ovhd	Overhead		
Conc	Concrete		
BP	British Petroleum		
M.H.	Manhole		
Bldg	Building		
Hght	Height		
Sq	Square		
Ft.	Feet		
Vol.	Volume		
Pg.	Page		
Found	Found		
Mon	Monument	*	Indicates as shown on a Survey Performed by Lewandowski Engineers Dated March 1982
S.R.	State Route		
R/W	Right of Way		
C.L.	Centerline		
M	Miscellaneous Note		
Meas	Measured		

**FLOOD NOTE:**  
By graphic plotting only, this property is in Zone 19925-0005 of the Flood Insurance Rate Map, Community Panel No. 19925-0005, which bears an effective date of MARCH 4, 1985 and is not in a Special Flood Hazard Area. By telephone call dated 3-24-1994 to the National Flood Insurance Program (800-638-6620), we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

*201 SFH SF*

*Home inspection  
Doug Hoagrefe-*