

**SURVEY PLAT**  
**E. 8' OF 7,14,15,16,17 & 18 J.A. MEHRING'S ADD.**  
**& PARCEL OF LAND IN NE 1/4, NE 1/4, SEC. 14, T5N, R6E**  
**NAPOLION TWR, CITY OF NAPOLION, HENRY CO., OH.**  
**ZONING PLAN BUSINESS**

Owner: Mark D. Ricker

OWNER: Tile Yard Properties Inc.

NE 1/4 SEC 14

**N**  
Scale: 1" = 30'

**SURVEYOR'S CERTIFICATE**  
November 18, 2002

This survey is made for the benefit of:  
 New Plan Excavators, Inc. its direct and indirect subsidiaries and affiliates and their successors and assigns, Federal National Title Insurance Company, the mortgage lenders with respect to the project Protective Life Insurance Co.

I, Anthony H. Hoeftel, Professional Land Surveyor do hereby certify to the abovesaid parties, as of the date set forth above that I have made a careful survey of a tract of land described as follows:

**DESCRIPTION:**

A tract of land located in the Northeast Quarter (1), Northeast Quarter (1), Section Fourteen (14), Town Five (5) North, Range Six (6) East, Napoleon Township, City of Napoleon, Henry County, Ohio, and more particularly described as follows:

Commencing at the northeast corner of the Northeast Quarter (1), Section Fourteen (14), Town Five (5) North, Range Six (6) East, Napoleon Township, City of Napoleon, Henry County, Ohio, thence along the North 1/4 of State Route 408 and North Scott Street, S. 70° 00' 00" W. 325.25 feet to a point, said point being at the Northeast corner of Lot No. Eighteen (18), J.A. Mehring's Addition to the City of Napoleon, Ohio, thence continuing along the West line of Scott Street and the East line of Lots 18, 17, 16, 15, and 14, J.A. Mehring's Addition, thence S. 70° 00' 00" W. 289.00 feet to a point, said point being at the Southeast corner of Lot No. Fourteen (14), J.A. Mehring's Addition, thence S. 70° 00' 00" W. 30.00 feet to a point, said point being at the center line of a 51' x 160.00 feet vacated street, thence S. 89° 17' 49" W. 150.00 feet to a point, said point being on the East line of a 51' x 160.00 feet North-South alley, thence along said East line Southwest corner of Lot No. Fourteen (14), J.A. Mehring's Addition, thence S. 89° 17' 49" W. 16.00 feet to a point, said point being on the West line of a 51' x 160.00 feet North-South alley, thence along the West line S. 89° 00' 00" W. 201.73 feet to a point, said point being on the North line of a 51' x 160.00 feet East-West alley, thence across said sixteen (16.00) feet East-West alley, and continuing along the West line of said Sixteen (16.00) feet North-South alley, thence along the West line S. 89° 00' 00" W. 16.00 feet to a point, said point being at the Northeast corner of Lot No. Seven (7), J.A. Mehring's First Addition, thence S. 89° 00' 00" W. 142.00 feet to a point, said point being on the South line of a 51' x 160.00 feet East-West alley, thence across said East-West alley, thence S. 89° 00' 00" W. 16.00 feet to a point, thence S. 89° 00' 00" W. 351.49 feet to a point, thence S. 89° 00' 00" W. 16.00 feet to a point, said point being the true corner of beginning containing 4.796 acres and subject to all legal easements and mortgages. The above description is intended to include a Sixteen (16.00) feet wide East-West alley lying immediately North of and adjacent to the North line of the East line of Lot No. Seven (7), J.A. Mehring's First Addition.

Together with a permanent non-exclusive easement for ingress and egress as described in Instrument recorded in Volume 240, Pages 399-405 of the Henry County, Ohio deed records, granted by instrument recorded in said records in Volume 240, Page 877.

I further certify that:

- The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises, that there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown hereon.
- This map or plat and the survey on which it is based were made in accordance with laws regulating surveying in the State of Ohio, and with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1999 and includes Items 1, 2, 3, 4, 6, 7, 8, 9, 10, 11(a) and 14 in Table A contained therein. Pursuant to the Accuracy Standards adopted by ALTA, NSPS, and ACSM and in effect on the date of this certificate, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."
- The property described hereon is the same as the property described in Commitment No. 01-12150 with an effective date of October 3, 2002, and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me, have been plotted hereon or otherwise noted as to their effect on the subject property.
- Said described property is located within an area having a Zone Designation, X Outside 500 Year Flood by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 39024-0005(1) with a date of identification of November 2, 1995, for Community No. Napoleon in Henry County, State of Ohio, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- The property has direct access to Scott Street (State Route 410R) and Lagrange Street, dedicated public street or highway.
- The total number of striped parking spaces on the subject property is 286, including 6 designated handicap spaces.
- Except as shown all visible utilities serving the subject property enter through adjoining public streets and/or easements of record.

*Anthony H. Hoeftel*  
 Professional Land Surveyor No. 6149

Revised Dates  
 9/4/01  
 9/30/91  
 Tenant Name Added 1/23/92  
 2/26/93 - Added Tenant  
 Fee Schedule  
 Rev 10/17/02

**SITE NO 32**  
**NAPOLION CENTER**  
**NAPOLION, OHIO**

**SURVEY PLAT**  
 1247 Scott St

SCALE: 1" = 30' DATE: 11/02 DWN BY: JWB  
 BRYAN ENGINEERING & SURVEYING  
 ANTHONY H. HOEFTEL  
 128 S. LYNN STREET BRYAN, OHIO 43506

NOTE: Variance from Setback Granted per Zoning Permit 0016 & 89/15 & Board of Zoning Appeals Meeting 89/08 & City Council Meeting 5/15/89

286 Parking Spaces Available

LAGRANGE STREET (40' R/W)  
Asphalt Pvt.

N. SCOTT ST. (60' R/W)  
Asphalt Pvt.

- LEGEND**
- 1) Fd. Pin or Pipe
  - 2) Fd. R.R. Spike
  - 3) Fd. Pin 0.07' E
  - 4) Fd. Pin 0.20' E
  - 5) Fd. PK. 0.22' N & 166.27' W Of E.P.L.
  - 6) Fd. PK.-6.00' W Of E
  - 7) Found PK
  - 8) Fd. PK
  - 9) Fd. Pin 0.09' E
  - 10) Fd. PK.-0.25' E
  - 11) Fd. Iron Pin
  - 12) Pt. Established

M = measured distance  
 R = recorded distance

"I hereby certify that I have surveyed the premises and prepared the attached plat and that the plat is correct."  
 "All dimensions are shown in feet and decimal parts thereof. Dimensions on curves are cord measurements. This survey has been recorded in Henry County Records of Surveys."

*Anthony H. Hoeftel*  
 S-6149  
 BRYAN ENGINEERING & SURVEYING  
 11/18/02 419-636-2060

BM E. bonnet bolt F Hyd. W side of Scott St E. Of Chief Elev. 685.12

BM Top sidewalk S. side laundromat at West end of walk next to bldg Elev. 677.74