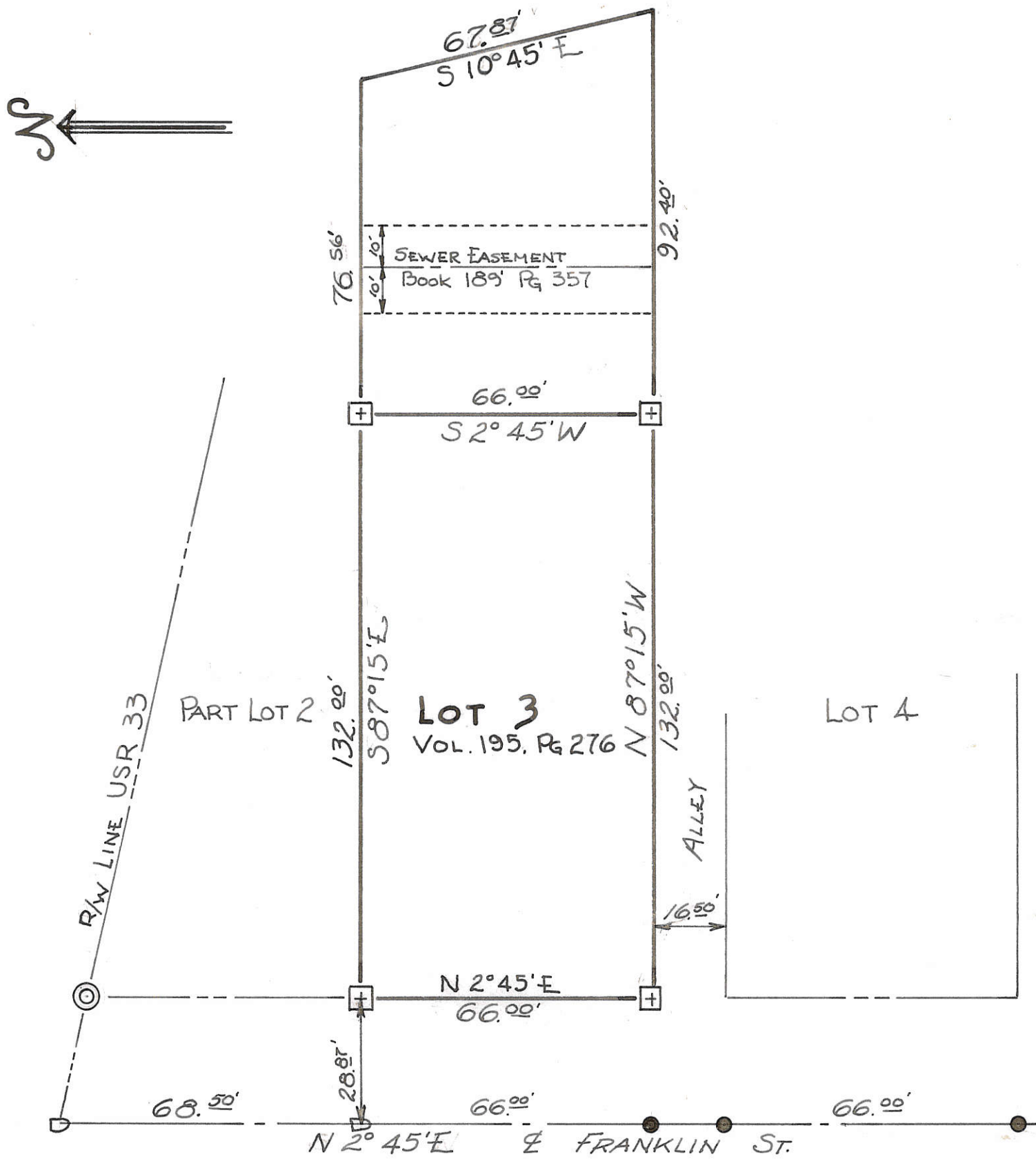


# HOFFHINES SURVEY

1634 02-16A

BEING THE DIVISION OF LOT No. 3, AS SHOWN ON THE OLD TOWN PLAT OF THE TOWN OF SHANESVILLE (BK 1, PG 49) THEN CALLED SHANES CROSSING & NOW CALLED ROCKFORD, MERCER COUNTY, OHIO AND THE REVISED NUMBERING BEING LOT No. 3 OF SAID VILLAGE OF ROCKFORD, OHIO, AS SHOWN ON THIS PLAT AS RECORDED IN THE MERCER COUNTY ENGINEERS RECORD OF SURVEYS BOOK 4, PAGE 245.

0216-151-002



**LEGEND:**

- ⊙ HIGHWAY R/W MONUMENT
- MASONRY NAIL
- ▣ RAILROAD SPIKE
- 4" x 4" x 30" REINF. CONC. MONUMENT

**SCALE:** 1" = 30'

**CERTIFICATION:**

I HEREBY CERTIFY THIS PLAT TO BE TRUE BY SURVEY MADE THIS 19<sup>TH</sup> DAY OF SEPTEMBER 1970.

*Roy F. Thompson Jr.*  
ROY F. THOMPSON JR. REG SUR# 5370

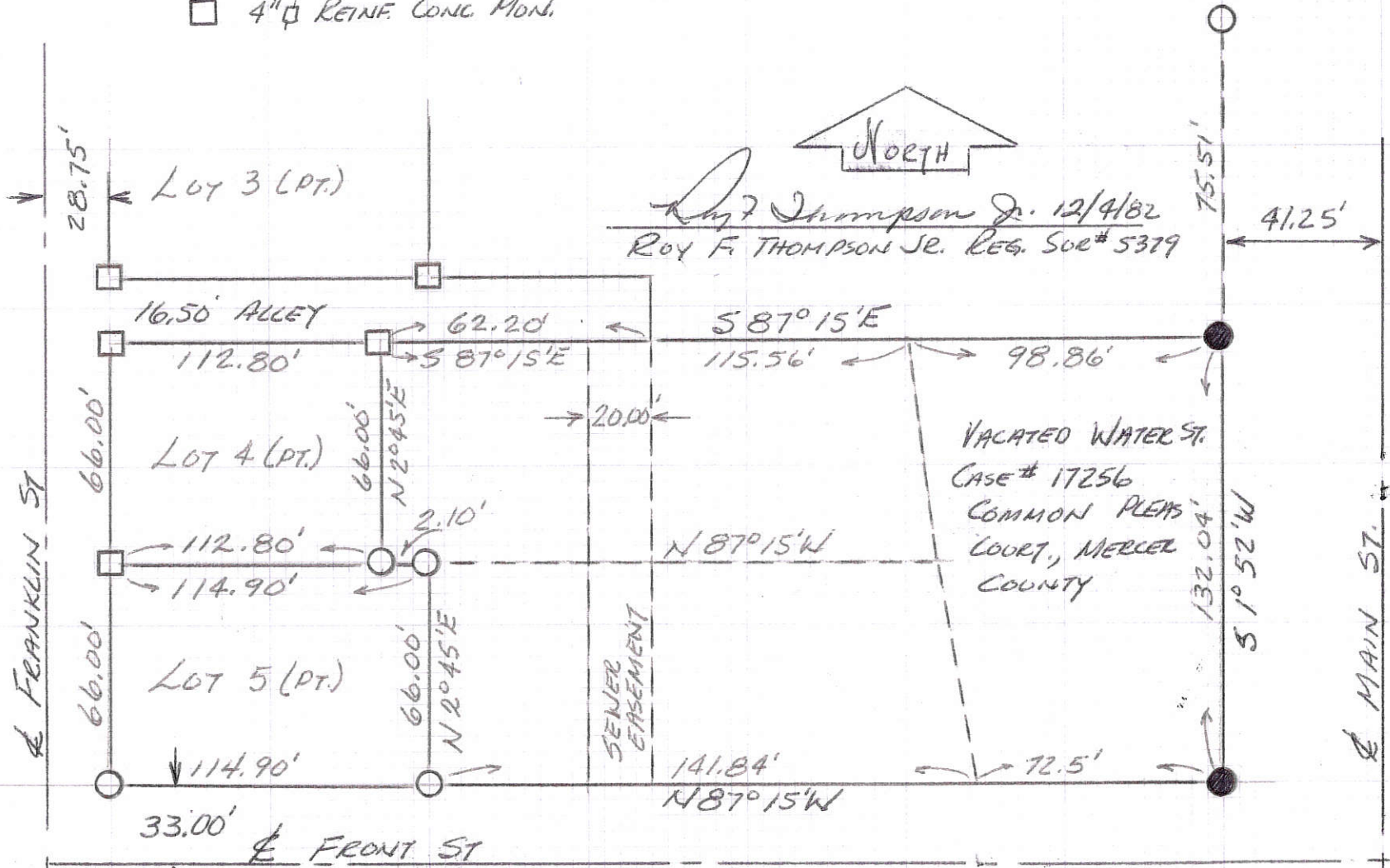
# BARNA SURVEY

PART LOT # 4, PART LOT # 5 & A PORTION OF VACATED  
WATER STREET, VILLAGE OF ROCKFORD, MERCER CO., OHIO

1623  
02-16-151-003  
-004  
-005

- LEGEND
- 1/2"  $\phi$  IRON PIN
  - RAILROAD SPIKE
  - 4"  $\phi$  REINF. CONC. MON.

REFER TO COUNTY ENGINEERS  
RECORD OF SURVEYS BOOK 5, PAGE 68.



ENGLS. SURVEY BOOK 13, PG 36

02-16-151-003

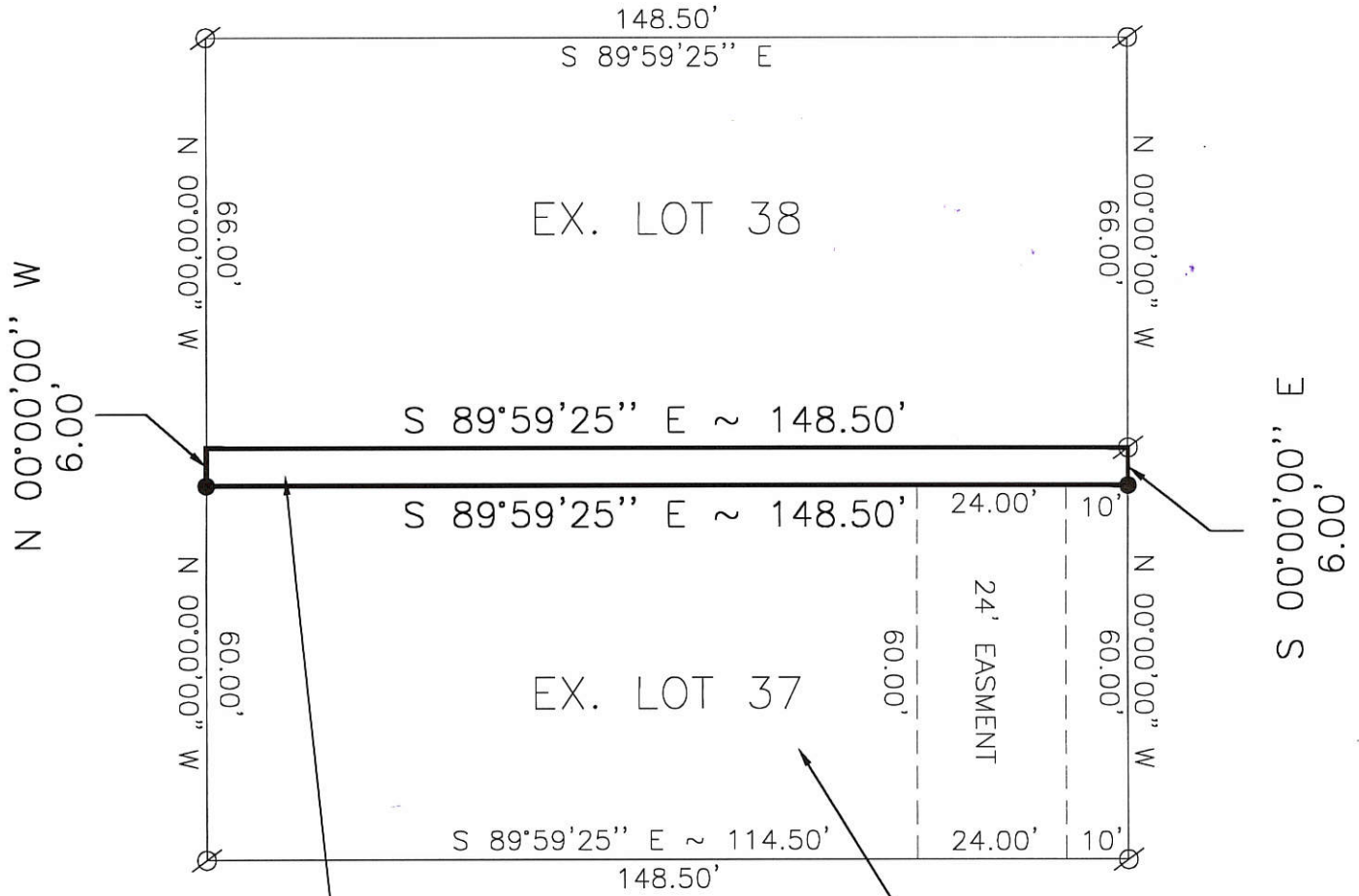


02-16A

02-16-153-005

# SURVEY FOR INVESTACORR INC.

BEING PART OF A LOT NUMBER 37 OF THE REVISED NUMBERING OF THE ORIGINAL PLAT OF THE VILLAGE OF ROCKFORD, DUBLIN TOWNSHIP, MERCER COUNTY, OHIO

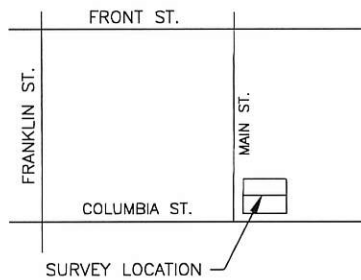


AREA SURVEYED  
 0.020 TOTAL ACRES  
 0.000 R/W ACRES  
 -----  
 0.020 NET ACRES

REMAINING ACRES  
 0.205 ACRES



### VICINITY MAP

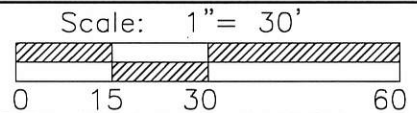


Surveyed By: *Eric C. Thomas*  
 Eric C. Thomas Reg. Surveyor No. 7236  
 Date: 8-24-99

### LEGEND

- ⊘ Iron Pin Found
- Iron Pin Set

References: Bearings from previous survey by Roy F. Thompson



PROJECT # 99807.33

Fanning/Howey Associates, Inc.

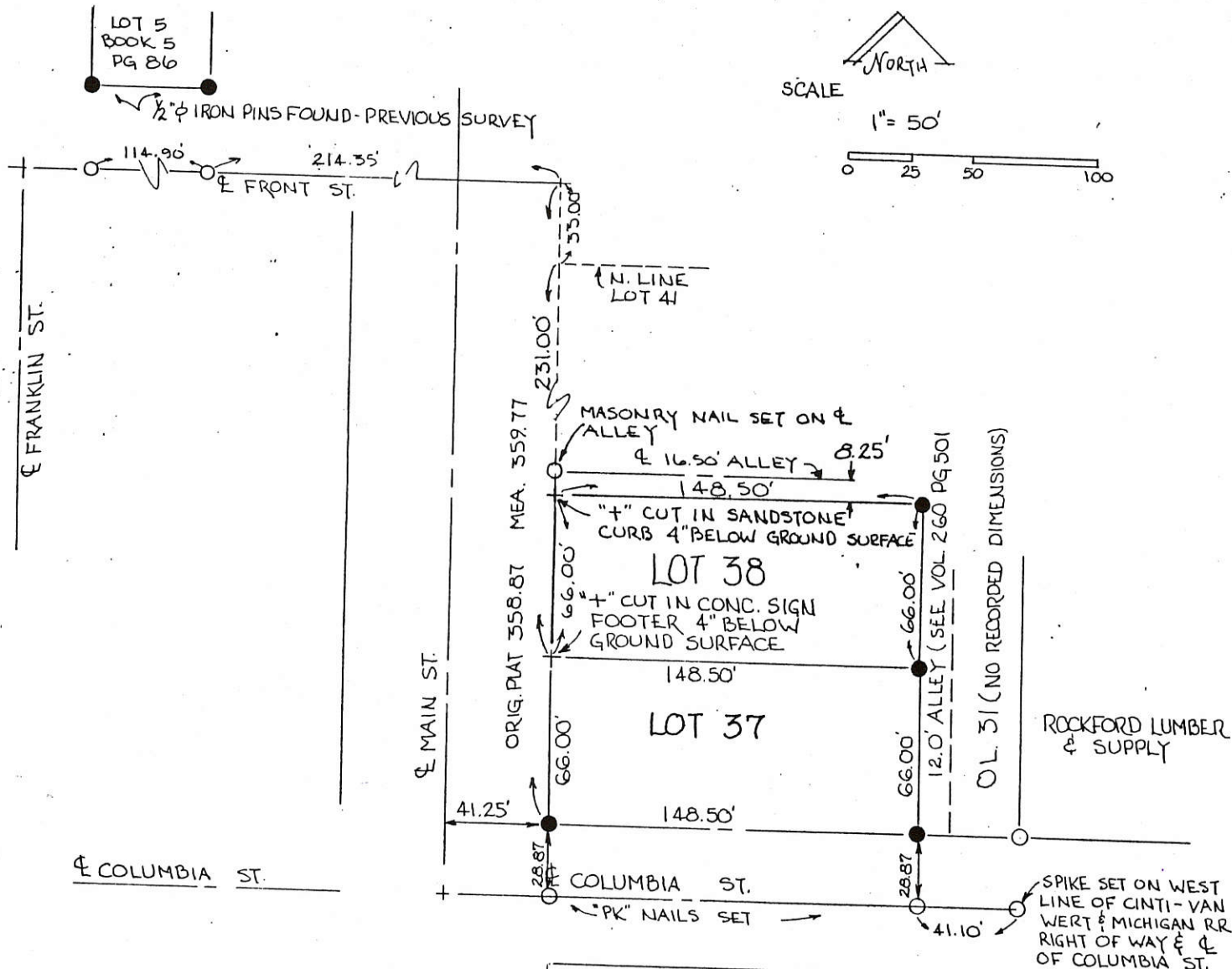


Part of \_\_\_\_\_ Sec. 16 T. 4-S R. 2-E Dublin Twp., Mercer Co., OH  
 Grantor: \_\_\_\_\_ Deeds: \_\_\_\_\_ Area Retained \_\_\_\_\_ Ac.  
 Grantee: \_\_\_\_\_ Area \_\_\_\_\_ Ac.

Approvals: \_\_\_\_\_  
 Agency: Bd. of Health Co. San. Eng Co. Engineer Permanent Parcel No.  
 Date: \_\_\_\_\_

LOTS 37 & 38 - REVISED NUMBERING  
OF ORIGINAL PLAT  
VILLAGE OF ROCKFORD  
DUBLIN TWP., MERCER CO., OHIO

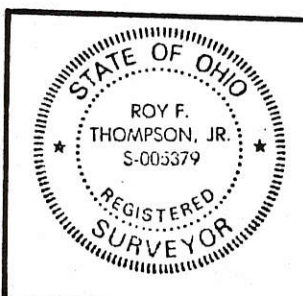
02-16-153-005



LEGEND:  
 ○ MASONRY NAIL SET  
 ● IRON PIN SET

**FILED IN SURVEY BOOK**

PLAT BY SURVEY NOV. 1988 (LOT 37)  
 APR 1989 (LOT 38)  
 Roy F. Thompson, Jr.  
 ROY F. THOMPSON JR. REG. SUR. 5379

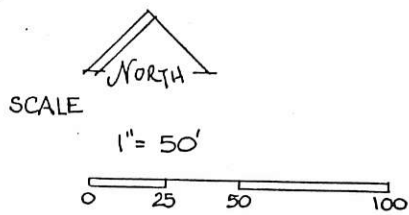
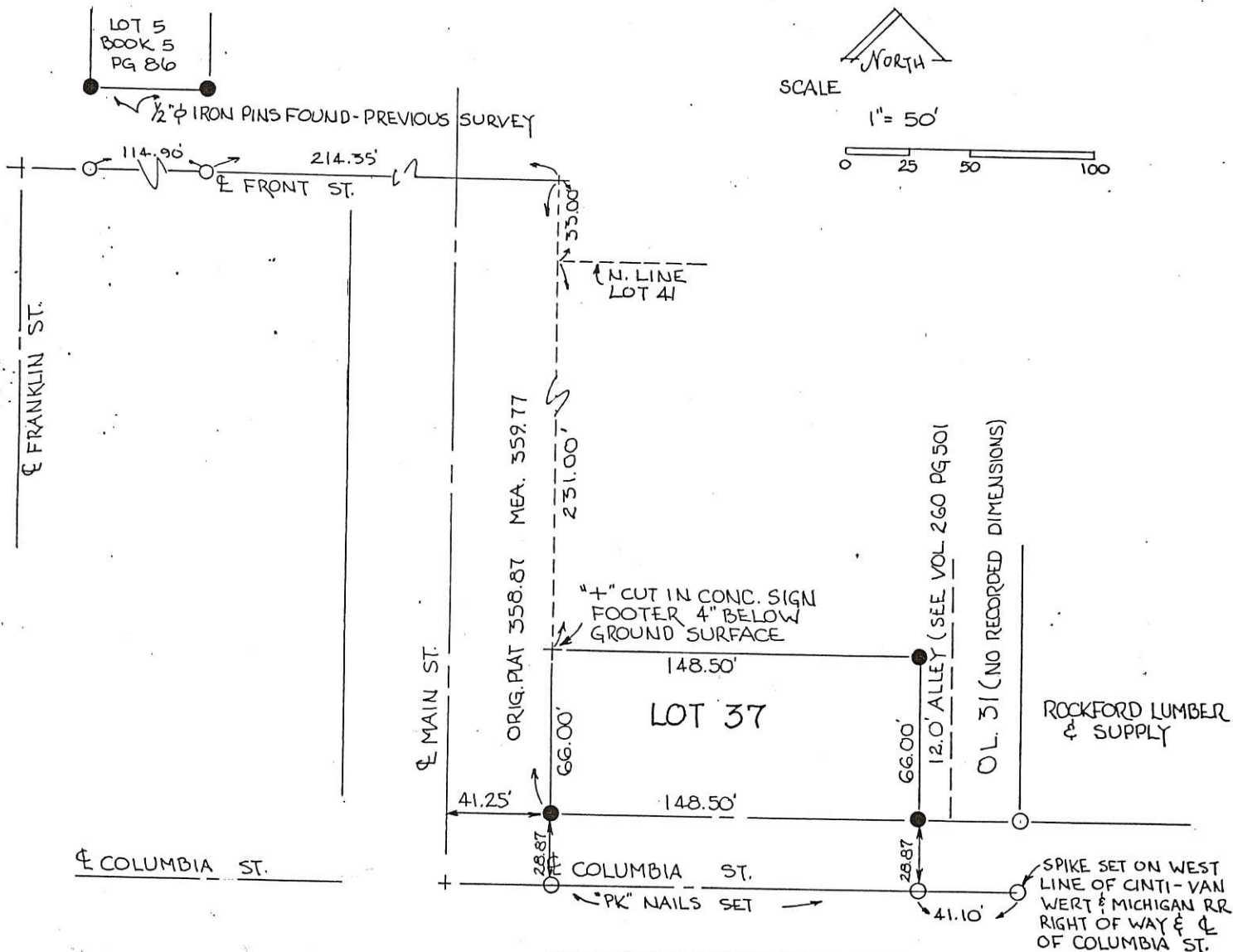


PERMANENT PARCEL No. _____		
VILLAGE OF ROCKFORD		
Part of:	Sec. T 45	R 2E DUBLIN Township
Grantor:	Area Retained: _____ Acres	
Grantee: ROCKFORD LBR.	Area Transferred: _____ Acres	
Deed References: _____		
APPROVALS:	Board of Health	County Sanitary Engineer
AGENCY:		County Engineer
DATE:		

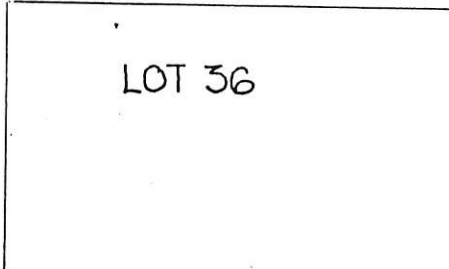


LOT 37-REVISED NUMBERING  
OF ORIGINAL PLAT  
VILLAGE OF ROCKFORD  
DUBLIN TWP., MERCER CO., OHIO

1623  
02-161A  
02-16-153-006

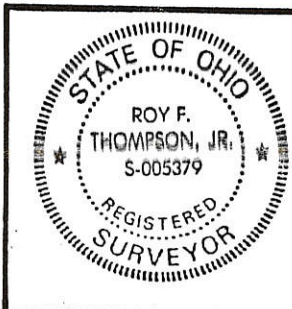


LEGEND:  
○ MASONRY NAIL SET  
● IRON PIN SET



PLAT BY SURVEY NOV. 1988

*Roy F. Thompson, Jr.*  
ROY F. THOMPSON JR. REG. SURV. 5379



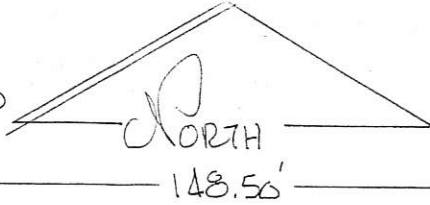
PERMANENT PARCEL No.	-----	
VILLAGE OF ROCKFORD	Part of: _____ Sec. T 4S R 2E DUBLIN Township	
Grantor: DAVIS	Area Retained: _____ Acres	
Grantee: ROCKFORD LBR.	Area Transferred: _____ Acres	
Deed References:	-----	
APPROVALS:	Board of Health	County Sanitary Engineer
AGENCY:		County Engineer
DATE:		





02-16A  
02-16-154-013

MUHLENKAMP SURVEY  
PART LOT 26 (ORIG. PLAT), VILLAGE OF ROCKFORD  
DUBLIN TOWNSHIP, MERCER CO., OHIO



PLAT BY SURVEY MARCH 1998

*Roy F. Thompson, Jr.*  
ROY F THOMPSON, JR. REG. SUR # 5379



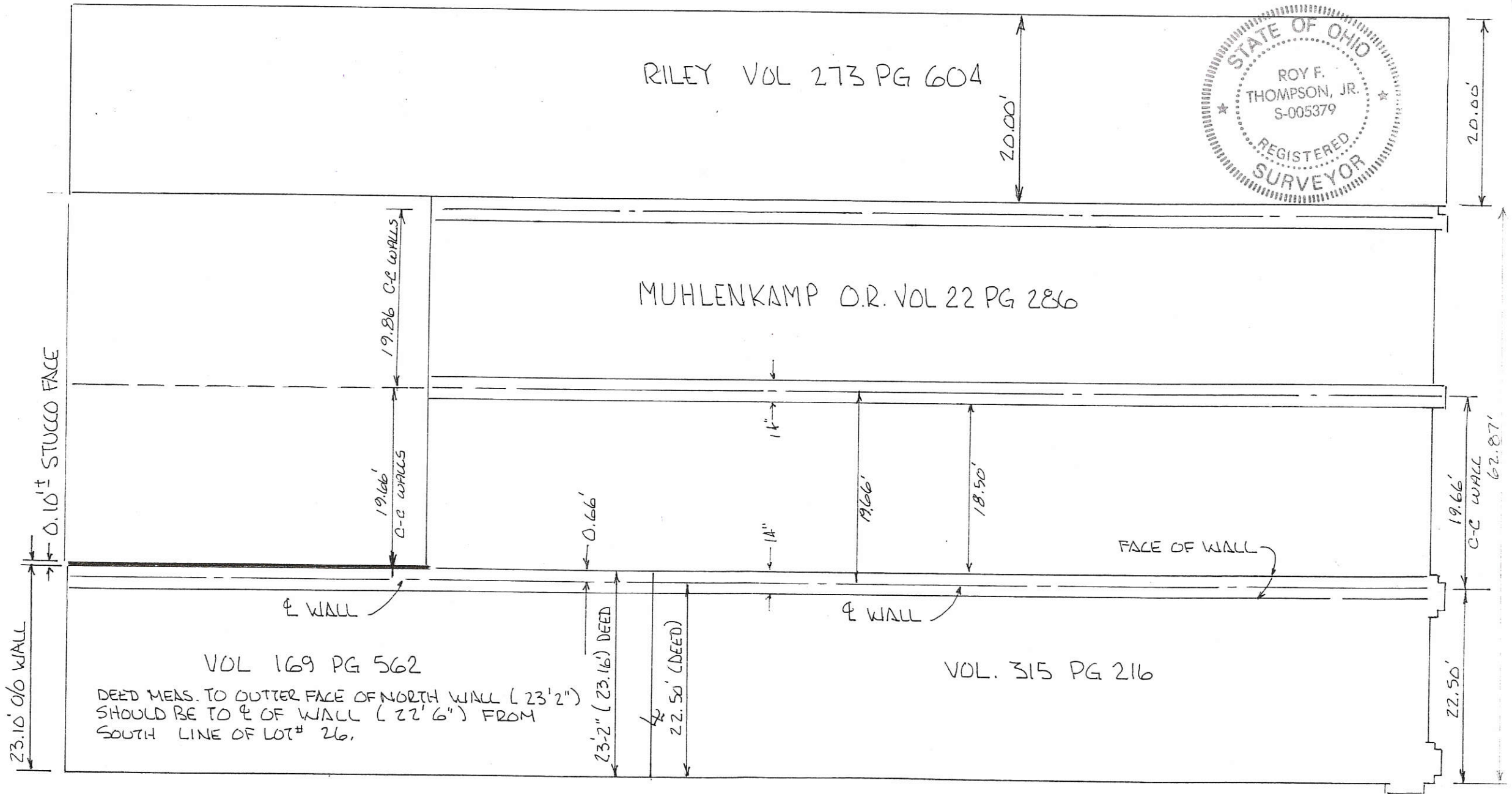
RILEY VOL 273 PG 604

MUHLENKAMP O.R. VOL 22 PG 286

VOL 169 PG 562

VOL. 315 PG 216

DEED MEAS. TO OUTER FACE OF NORTH WALL (23'2")  
SHOULD BE TO  $\phi$  OF WALL (22'6") FROM  
SOUTH LINE OF LOT# 26.



23.10' O/O WALL  
0.10' STUCCO FACE

19.86' C-C WALLS

19.66' C-C WALLS

0.66'

14"

19.66'

18.50'

FACE OF WALL

19.66' C-C WALL

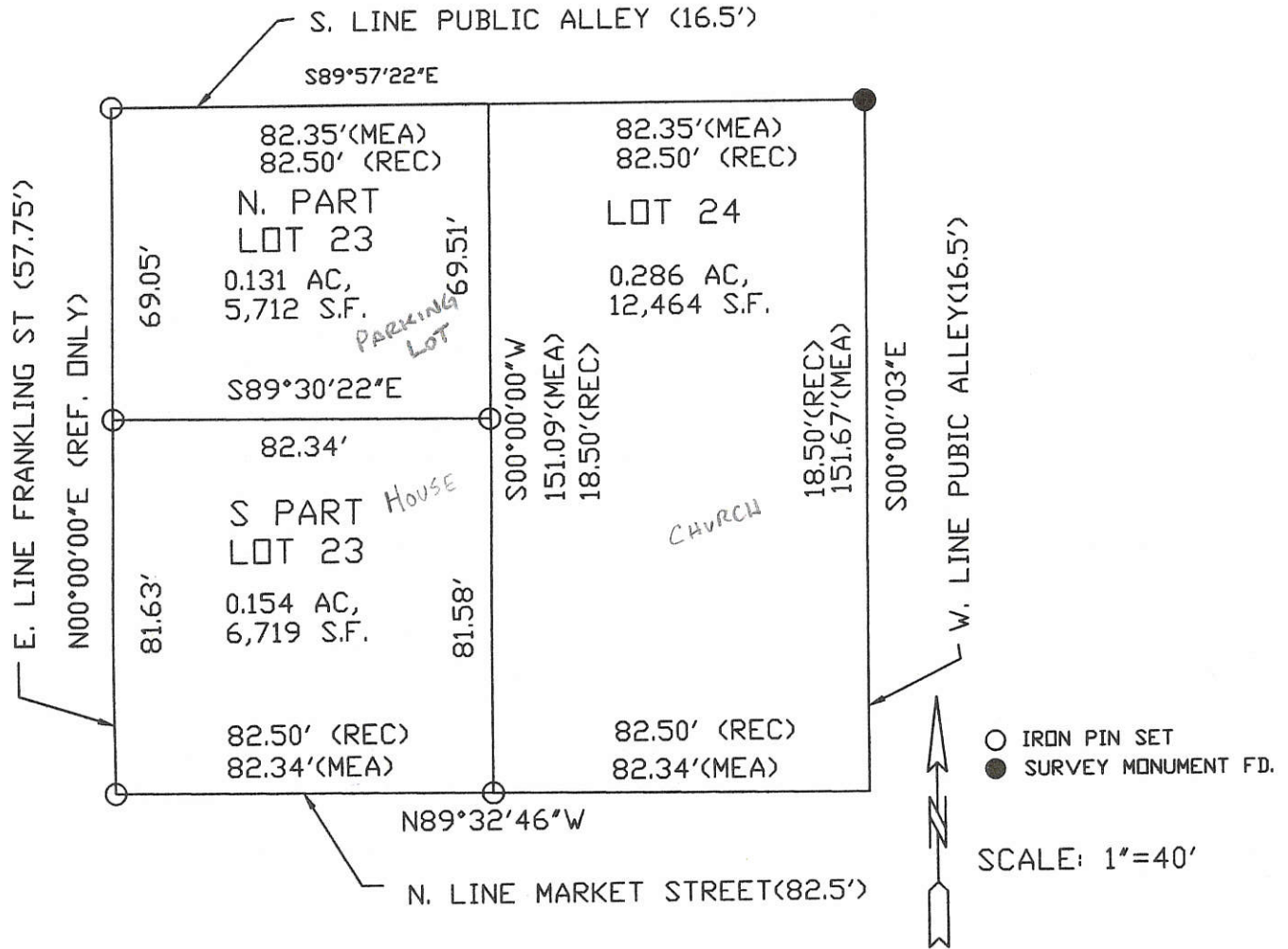
22.50'

62.87'

20.00'

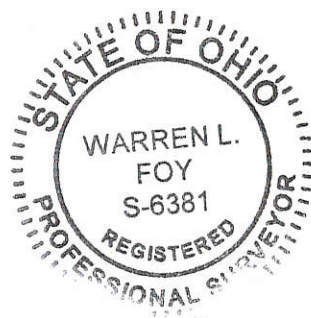
0216154017  
 0216154003  
 0216154004

PLAT OF SURVEY  
 LOT 23 & 24  
 REVISED NUMERING OF THE PLAT OF  
 VILLAGE OF ROCKFORD, OHIO



W. L. FOY CO., PA 120 Sibley Street Van Wert, Ohio 45891  Warren L. Foy S-6381 5/8/09	PRESBYTERIAN CHURCH SURVEY (BG REALTY)						
	APPROVALS  <table border="0"> <tr> <td>           BOARD OF HEALTH            DATE:         </td> <td>           TWP ZONING INSPECTOR            DATE:         </td> <td>           VILLAGE OF ROCKFORD, OH            DATE:         </td> </tr> <tr> <td></td> <td></td> <td>             7-8-2009         </td> </tr> </table>		BOARD OF HEALTH DATE:	TWP ZONING INSPECTOR DATE:	VILLAGE OF ROCKFORD, OH DATE:		
BOARD OF HEALTH DATE:	TWP ZONING INSPECTOR DATE:	VILLAGE OF ROCKFORD, OH DATE:					
		 7-8-2009					

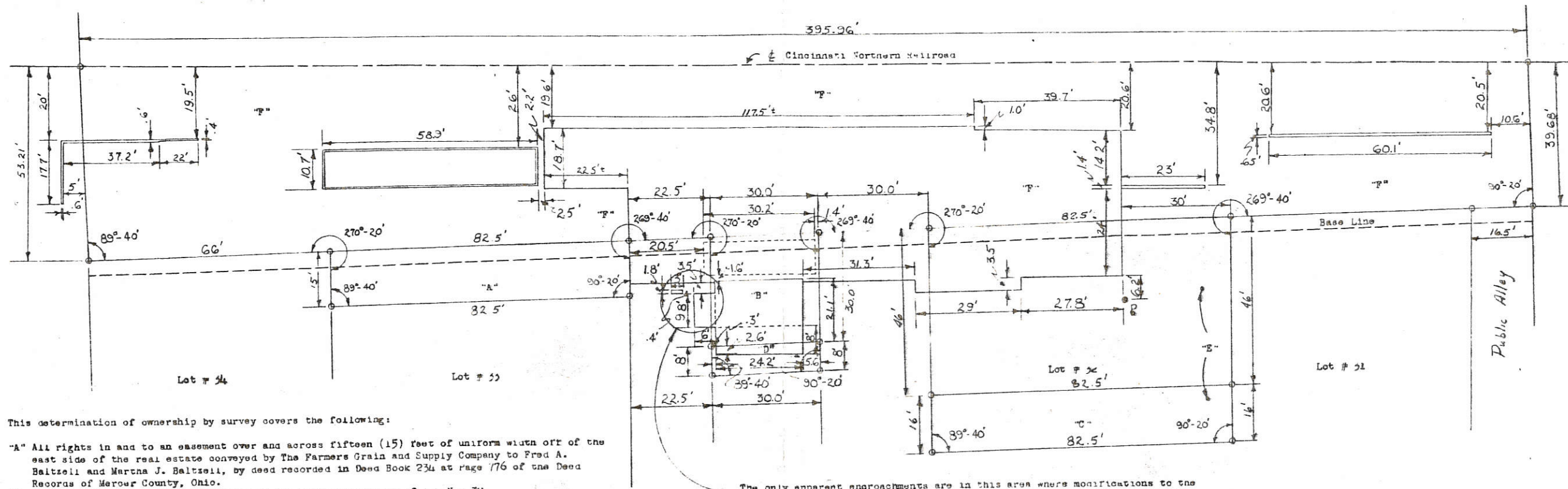
I CERTIFY THIS PLAT IS TRUE AND CORRECT AND  
 BASED UPON A SURVEY PERFORMED BY ME.



02-16A



22



This determination of ownership by survey covers the following:

- "A" All rights in and to an easement over and across fifteen (15) feet of uniform width off of the east side of the real estate conveyed by The Farmers Grain and Supply Company to Fred A. Baltzell and Martha J. Baltzell, by deed recorded in Deed Book 234 at page 176 of the Deed Records of Mercer County, Ohio.
- "B" Beginning for the same 30 feet North of the Northeast corner of lot No. 32  
Thence West 30 feet  
Thence North 30 feet  
Thence East 30 feet  
Thence South 30 feet to the place of beginning containing 900 feet with all the privileges and appurtenances belonging thereto, have and to hold the same to the lessees, their heirs and assigns for the period of 99 years as fully and completely as said Village acting by its officers as aforesaid by virtue of the proceedings herein before set forth may, can or should lease the same.
- "C" Commencing for the same on the North line of Lot No. 32 in the Village of Rockford, State of Ohio, 46 feet West of the Northeast corner of said lot.  
Thence South five rods to the South line of said lot No. 32  
Thence West sixteen feet or to the east line of the parcel of land owned by Kate Frysinger being a part of Lot 32  
Thence North five rods or to the North line of said lot No. 32  
Thence East sixteen feet, or to the place of beginning.  
The same to be used for the purpose of a public alley only. The same to be leased forthwith by Jason Mosier and William Frysinger, the receipt and acceptance of which is hereby acknowledged, does hereby lease, let, bargain demise and convey unto the said Jason Mosier and William Frysinger their heirs and assigns for the period of 99 years beginning the 20th day of July, A.D. 1909, renewable forever at the same terms and conditions the following described real estate situated in the Village of Rockford in the County of Mercer, State of Ohio, to wit (same as "B" above)
- "D" A parcel of real estate located on E. Market St. in the Village of Rockford, Ohio, beginning at the south west corner of the 30 x 30 foot parcel heretofore leased by said village to Mosier and Frysinger and as same is recorded in Vol. 23, Page 157 of the Mercer County, Ohio, Records of Leases and Agreements and by subsequent assignments to the lessee herein; thence north on and along the west line of the parcel heretofore leased a distance of thirty (30) feet; thence west eight (8) feet; thence south thirty (30) feet; thence east eight (8) feet to the place of beginning.
- "E" Being the property known as the Rockford Milling Company property, sixty-two (62) feet off of the east end of lot number thirty-three (33), in the Old Plat of the Town of Snanesville, now called Rockford; commencing for the same at the northeast corner of said lot number thirty-three (33), revised number being thirty-two (32); thence west on the north line of said lot sixty-two (62) feet, thence south at right angles with Main and Market Street five (5) rods; thence east on the south line of said lot sixty-two (62) feet; thence north on the east line of said lot five (5) rods to the place of beginning.
- "F" Beginning at the northeast corner of lot number thirty-four (34), this being the revised number in said Village; thence east to the center of the Old Cincinnati and Mackinaw Railroad bed; thence south on said railroad bed to a point one (1) rod south of the southeast corner of lot number thirty-one (31), this being the revised number in said Village; thence west to the northeast corner of lot number fifty-nine (59); thence north along the east line of lots number thirty-one (31), thirty-two (32), thirty-three (33), and thirty-four (34), revised numbers, to the place of beginning.

The only apparent encroachments are in this area where modifications to the original structure indicates that additions were made without respect for the existing property and right of way lines.

Attest: *William H. Stimmler*  
Reg. Surveyor # 4300



REVISIONS			Landmark's North Rockford Elevator Purchase Survey from Little Elev. Co.	
NO	DATE	BY	Part of Lots 32 and 33 (New Numbers) Rockford Ohio and pt. of railroad and St. Property	
1				
2				
3				
4				
5				

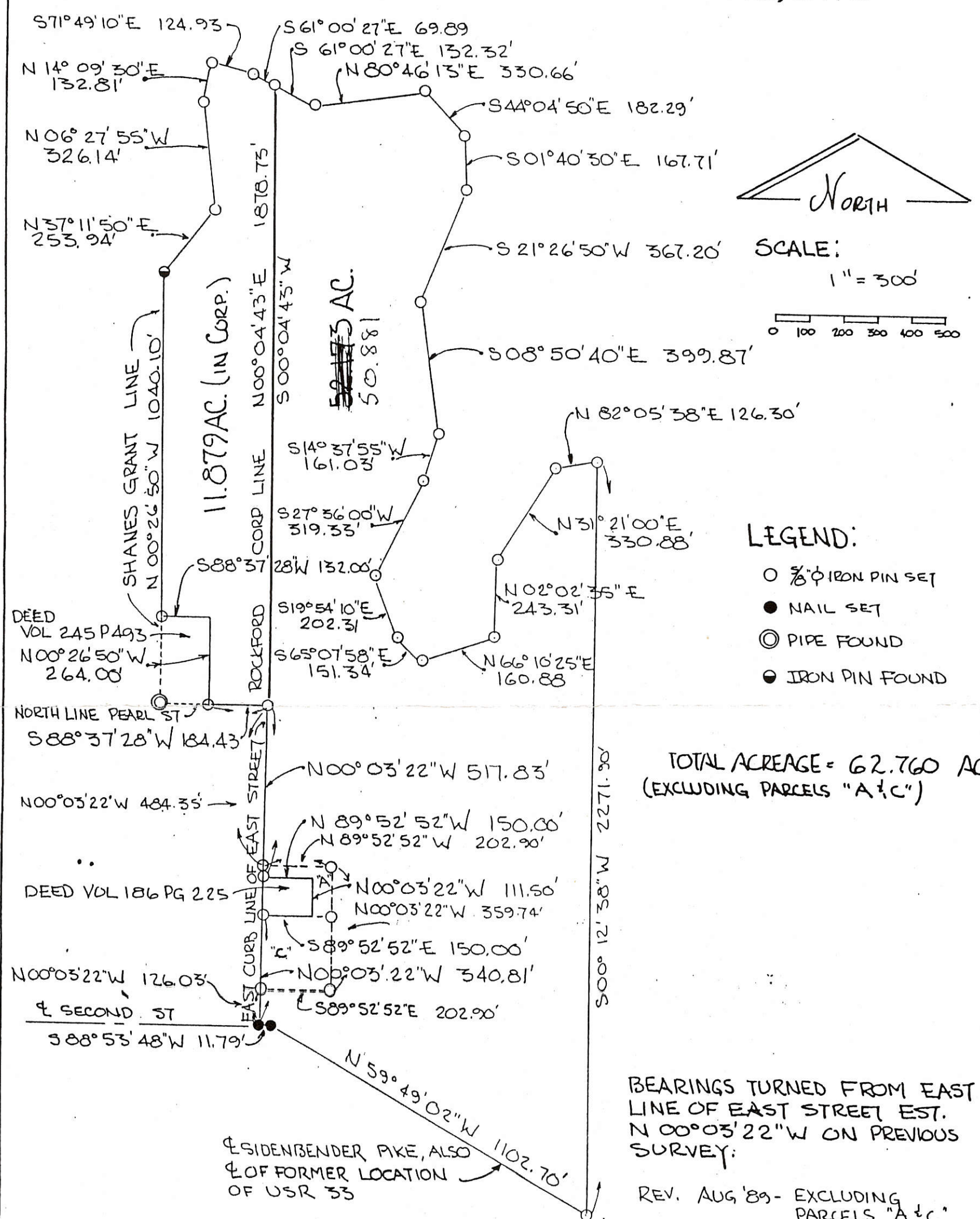
DRAWN BY Pe Ciapandio	SCALE 1" = 20'	MATERIAL
CHK'D SKLO Stimmler	DATE 8-16-09	DRAWING NO.
TRACED	APP'D	02-16/55-B



02-16 C  
02-16 A

02-16-328-001  
02-16-176-001

ROBBINS ESTATE SURVEY  
PART FRACTIONAL SECTION 16, T4S, R2E, DUBLIN TWP.  
ALSO KNOWN AS O.L. 38 - PORTIONS OF WHICH  
ARE WITHIN THE VILLAGE OF ROCKFORD, OHIO



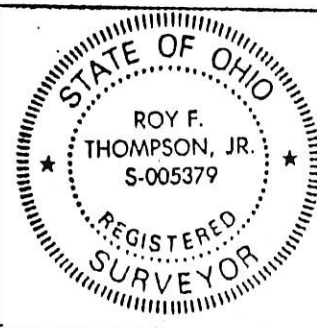
- LEGEND:
- 3/8" IRON PIN SET
  - NAIL SET
  - ⊙ PIPE FOUND
  - IRON PIN FOUND

TOTAL ACREAGE = 62.760 AC.  
(EXCLUDING PARCELS "A & C")

BEARINGS TURNED FROM EAST  
LINE OF EAST STREET EST.  
N 00°03'22"W ON PREVIOUS  
SURVEY:

REV. AUG '89 - EXCLUDING  
PARCELS "A & C"

PAT BY SURVEY 1989  
*Roy F. Thompson Jr.*  
ROY F. THOMPSON JR. SUR# 5379



PERMANENT PARCEL No. _____		
Part of: _____	Sec. _____	T _____ R _____ Township _____
Grantor: _____	Area Retained: _____	Acres _____
Grantee: _____	Area Transferred: _____	Acres _____
Deed References: _____		
APPROVALS:	Board of Health	Co. Sanitary Engineer
AGENCY:	_____	County Engineer
DATE:	_____	_____

FILED IN SURVEY BOOK

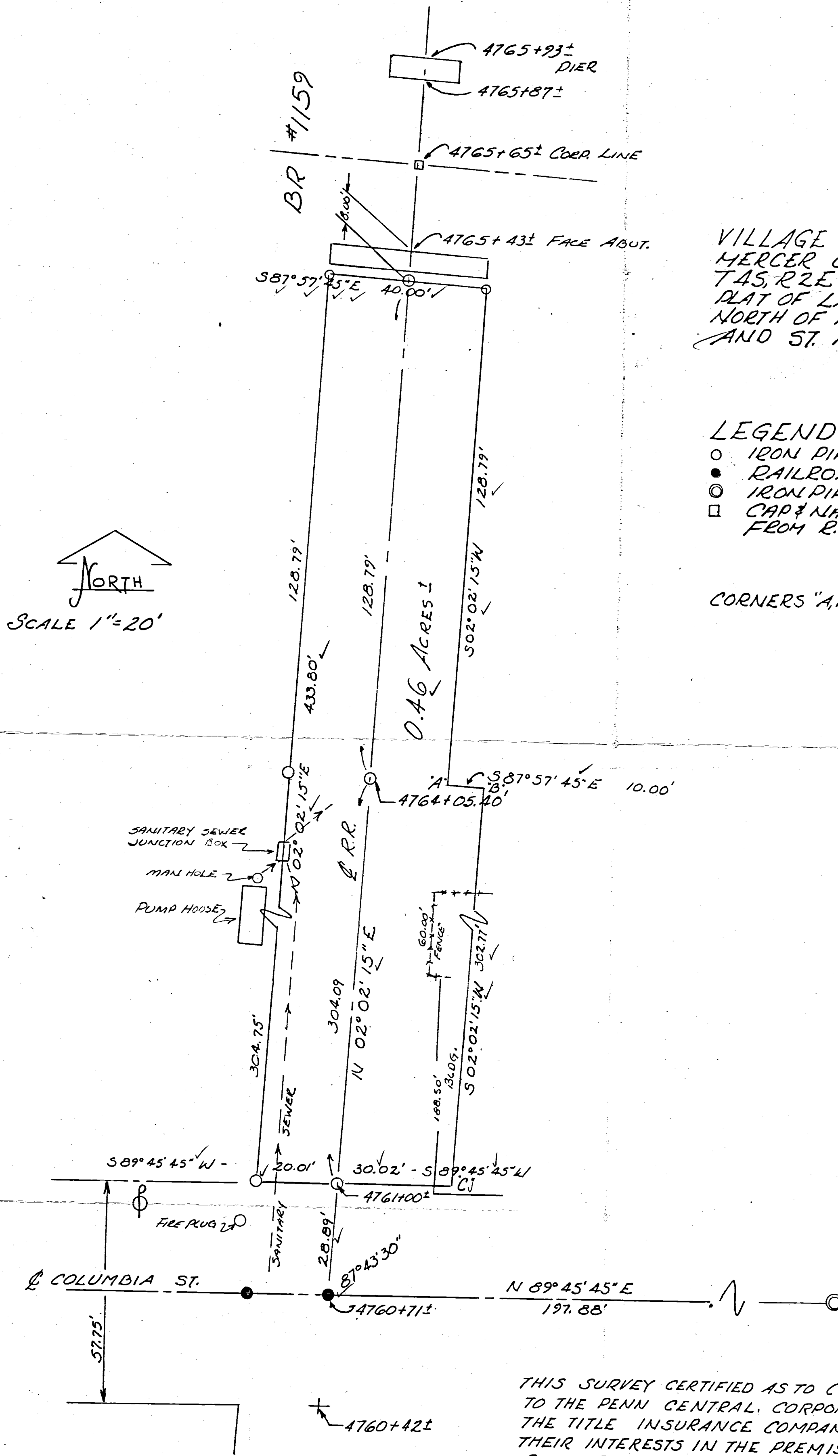


THE PENN CENTRAL CORPORATION

1714

~~02-16A~~  
02-16A

02-16-53-011



VILLAGE OF ROCKFORD, OHIO  
MERCER COUNTY, DUBLIN TWP.  
T4S, R2E  
PLAT OF LAND OF PENN CENTRAL CORP  
NORTH OF NORTH LINE OF COLUMBIA ST.  
AND ST. MARYS RIVER.

LEGEND

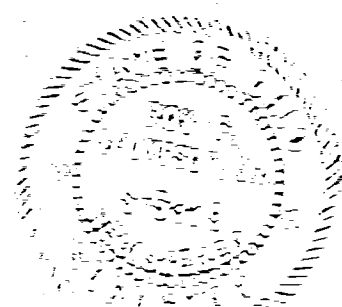
- IRON PIPE SET
- RAILROAD SPIKE SET
- ⊙ IRON PIPE FOUND BY BR GEBHART, AUG. 1963
- CAP & NAIL SET ON CRR & CORE LINE FROM R.R. R/W TRACK MAP DTD JUNE 1918

CORNERS "A,B,C" INACCESSIBLE FOR MONUMENTS-  
NO OFF SET POSSIBILITY?

Lot #2 Page 31

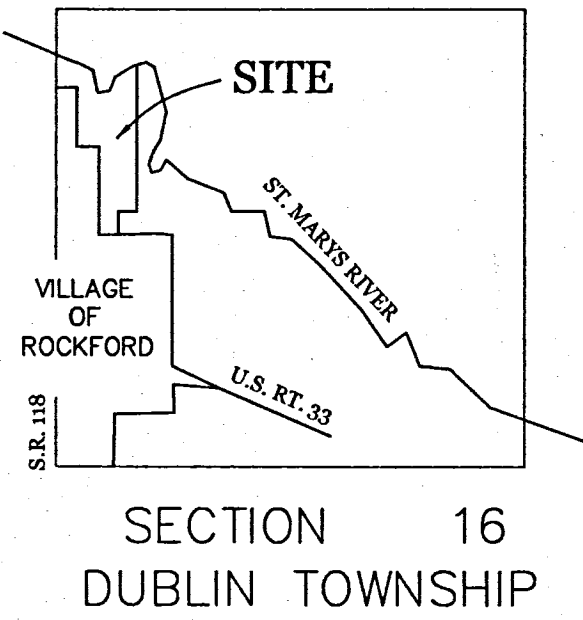
THIS SURVEY CERTIFIED AS TO CORRECTNESS  
TO THE PENN CENTRAL CORPORATION AND  
THE TITLE INSURANCE COMPANY INSURING  
THEIR INTERESTS IN THE PREMISES.  
PLAT TRUE BY SURVEY 11-3-84.  
Roy F Thompson Jr.  
ROY F. THOMPSON JR. REG. SUR. # 5379.

BEARING REFERENCE - GEESLIN SURVEY  
70-WAY PRODUCTS - FEB '83 -  
& COLUMBIA ST. AS N 89° 45' 45" E



0216155011  
 #7: 0216153012  
 #9: 0216153014

LOCATION SKETCH



LEGEND

- = IRON PIPE FOUND.
- = P.K. NAIL FOUND.
- △ = I.P. SHOWN ON G. GEESLIN SURVEY, 2/83.
- ▲ = POST SHOWN ON G. GEESLIN SURVEY, 2/83.
- = 5/8 INCH IRON BAR FOUND.

NOTES:

- \* THE HEREIN SURVEYED PARCEL IS IN THE VILLAGE OF ROCKFORD, OF WHICH AREA IS NOT INCLUDED IN THE FLOOD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM - COMMUNITY PANEL # 390392 0025 B.
- \* THE HEREIN SURVEYED PARCEL IS ZONED I-1 (RESTRICTED INDUSTRIAL). THERE ARE NO RESTRICTIONS WITH REGARD TO BUILDING SETBACKS, HEIGHT, FLOOR SPACE AREA, PARKING, OR ANY OTHER SUCH RESTRICTION.
- \* NO BUILDING HEIGHT MEASUREMENTS WERE TAKEN. NO SUCH RESTRICTIONS APPLY. ALL BUILDING ARE ONE STORY.
- \* EASEMENT TO D.P.L. RECORDED AT VOL. 291 PG. 602 DOES NOT AFFECT THE SUBJECT PROPERTY. SAID EASEMENT LIES NORTH OF THE 0.310 ACRE PARCEL.

VILLAGE OF ROCKFORD  
 1,354 AC. BY DEED

EASEMENT TO THE VILLAGE OF ROCKFORD TO CONSTRUCT AND MAINTAIN A SEWER (DEED VOL. 164, PG. 585). THE EASEMENT WAS AMENDED BY DEED VOL. 263, PG. 296. THE AMENDMENT STATES THAT NO REPAIRS WOULD BE DONE THAT WOULD AFFECT THE BUILDING. INSTEAD THE SEWER WOULD BE RE-ROUTED.

TUWAY AMERICAN GROUP SURVEY DESCRIPTION

Being a parcel of land situated in Outlots 35 and 36 in the Village of Rockford, Dublin Township, Mercer County, Ohio, in the northwest quarter of Section 16, Township 4 South, Range 2 East. Being more particularly described as follows:

Commencing for reference at an iron pipe at the southeast corner of Outlot 37 in the Village of Rockford -

Thence, South 88°37'30" West, along the south line of Outlot 37 and the north line of Pearl Street, a distance of 417.83 feet to a 5/8 inch iron bar. Said point being the place of beginning for the parcel of land to be conveyed by this instrument -

Thence, continuing, South 88°37'30" West, along the last described line, a distance of 107.72 feet to a 5/8 inch iron bar -

Thence, North 00°31'00" East, a distance of 400.00 feet to a 5/8 inch iron bar -

Thence, South 88°37'30" West, a distance of 71.00 feet to a 5/8 inch iron bar -

Thence, North 00°35'45" East, a distance of 358.10 feet to a 5/8 inch iron bar -

Thence, South 89°54'30" West, a distance of 37.79 feet to an iron pipe -

Thence, North 03°17'37" East, a distance of 29.40 feet to a P.K. nail -

Thence, North 89°53'47" East, a distance of 140.07 feet to a P.K. nail -

Thence, North 00°56'05" East, a distance of 236.64 feet to a 5/8 inch iron bar -

Thence, North 89°21'53" East, a distance of 56.55 feet to a 5/8 inch iron bar -

Thence, North 00°07'55" East, a distance of 160.52 feet to an iron pipe -

Thence, North 54°50'46" East, a distance of 169.05 feet to a steel post -

Thence, North 86°58'27" East, a distance of 165.59 feet to a point -

Thence, North 76°17'00" East, a distance of 112.56 feet to an iron pipe -

Thence, South 00°30'00" East, a distance of 1088.70 feet to a 5/8 inch iron bar -

Thence, South 88°37'30" West, a distance of 417.83 feet to a 5/8 inch iron bar -

Thence, South 00°30'00" East, a distance of 215.16 feet to the place of beginning.

Containing 12.828 acres of land more or less.  
 Subject to all easements and right-of-way of record.

The herein described parcel of land is intended to contain all the lands described in Deed Volume 289, page 224; and Official Record 193, page 1223 of the Mercer County Deed Records.

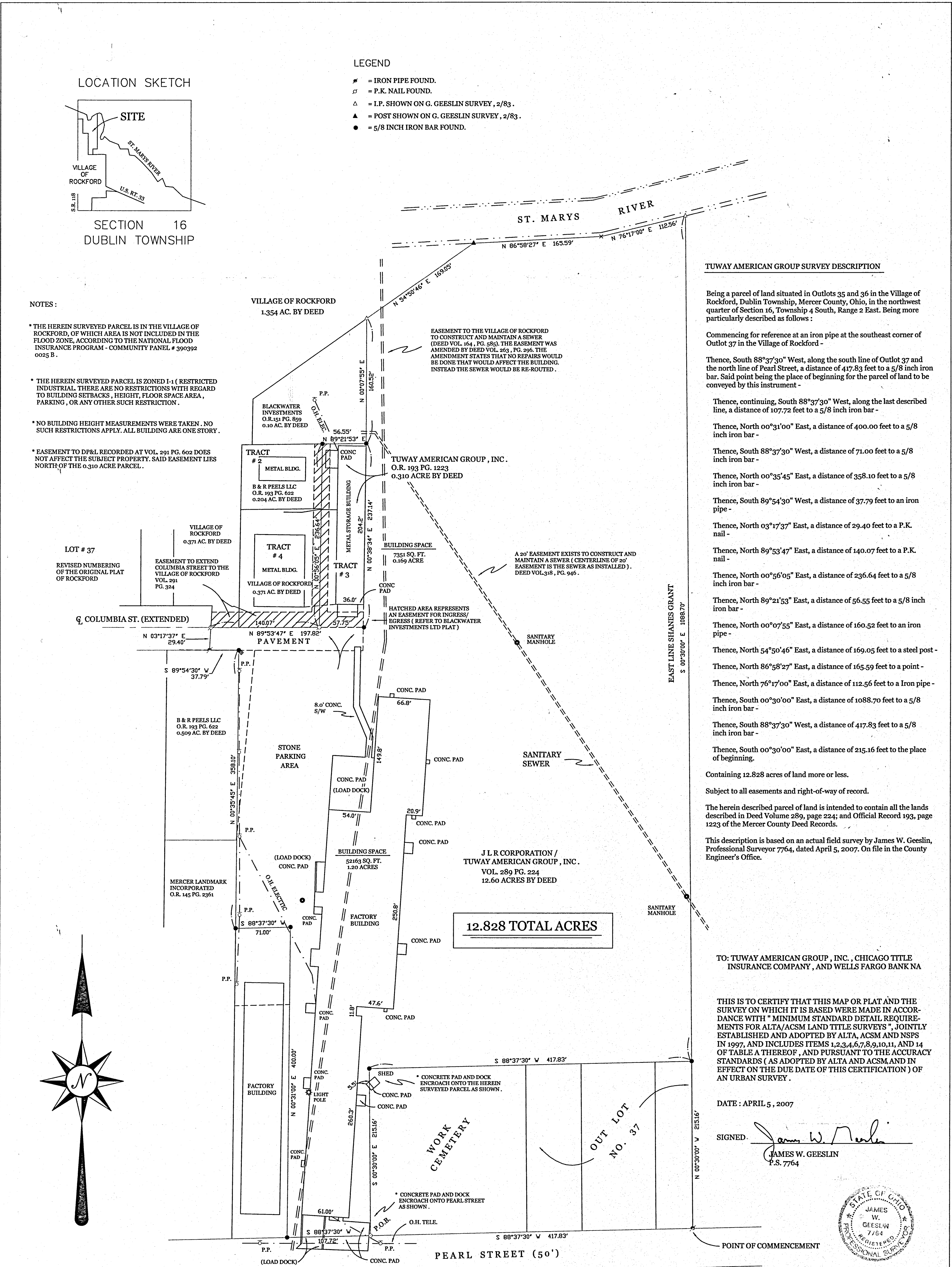
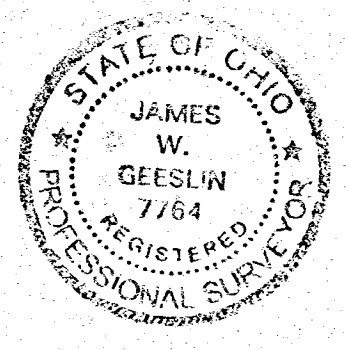
This description is based on an actual field survey by James W. Geeslin, Professional Surveyor 7764, dated April 5, 2007. On file in the County Engineer's Office.

TO: TUWAY AMERICAN GROUP, INC., CHICAGO TITLE INSURANCE COMPANY, AND WELLS FARGO BANK NA

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997, AND INCLUDES ITEMS 1,2,3,4,6,7,8,9,10,11, AND 14 OF TABLE A THEREOF, AND 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: APRIL 5, 2007

SIGNED: *James W. Geeslin*  
 JAMES W. GEESLIN  
 P.S. 7764



12.828 TOTAL ACRES

PEARL STREET (50')

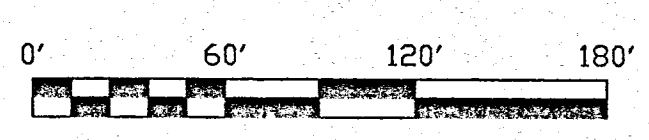
ALEXANDER'S  
 PLAT BOOK 1

ADDITION  
 PAGE 29

TUWAY AMERICAN GROUP ALTA/ACSM LAND TITLE SURVEY

PART OF OUTLOTS 35 AND 36 IN THE VILLAGE OF ROCKFORD, DUBLIN TOWNSHIP, MERCER COUNTY, OHIO.

**GEESLIN LAND SURVEYING**  
 107 N. CEDAR ST.  
 COLDWATER, OHIO  
 PHONE (419) 678-7232  
 FAX (419) 678-9332



SCALE 1" = 60'



NOTES

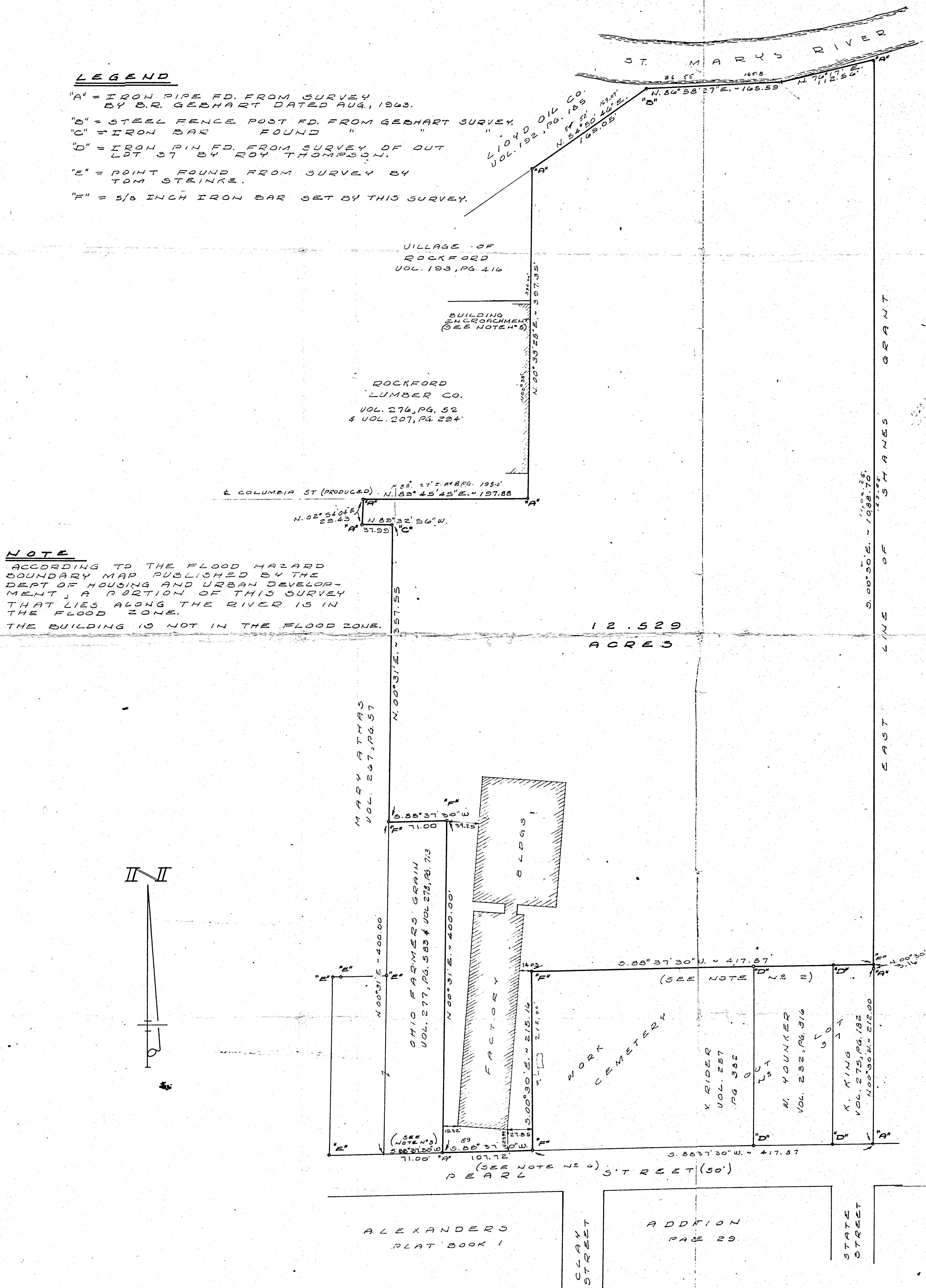
- 1) THIS SURVEY IS BASED UPON AND REFERENCE IS MADE TO THE FOLLOWING:
  - A) THE DEED FROM THE ROCKFORD INDUSTRIAL DEVELOPMENT ASSOCIATION TO TU-WAY PRODUCTS CO. (VOL. 238, PG. 851)
  - B) A SURVEY BY B. R. GEBHART DATED AUGUST, 1963
  - C) THE PLAT OF STREETS ADDITION (PLAT BOOK 2, PAGE 9)
  - D) THE PLAT OF ALEXANDER'S ADDITION (PLAT BOOK 1, PAGE 29)
  - E) A SURVEY OF OUT LOT 37 BY ROY THOMPSON
  - F) THE DEEDS OF ALL SURROUNDING PROPERTY OWNERS
- 2) THIS SURVEY ACCEPTS ROY THOMPSON'S LOCATION OF THE NORTH LINE OF OUT LOT 37, WHICH IS 3.16' FURTHER NORTH THAN GEBHART'S LOCATION.
- 3) THIS SURVEYOR DOES NOT AGREE WITH A SURVEY BY TOM STEINKE MADE FOR OKY CHEMICAL COMPANY AND FEELS THAT STEINKE'S SURVEY ENCRACHES ON THIS SURVEY BY 0.98' AT HIS SOUTHEAST CORNER.
- 4) THE EAST LINE OF SHANES GRANT WAS ASSUMED TO BEAR SOUTH 00°30' EAST. ALL OTHER BEARINGS WERE CALCULATED FROM ANGLES TURNED.
- 5) THE NORTHEAST CORNER OF THE ROCKFORD LUMBER COMPANY'S BUILDING ENCRACHES ON THIS SURVEY BY 0.36'.
- 6) IT IS UNCLEAR TO THIS SURVEYOR AS TO WHETHER ALEXANDER'S ADDITION DEDICATED PEARL STREET TO BE 66 FEET WIDE OR NOT ALL RECENT SURVEYING HAS DEFINED IT TO HAVE A 50 FOOT RIGHT-OF-WAY AS DOES THIS SURVEY; HOWEVER, TU-WAY'S DEED WAS DRAWN TO THE NORTH LINE OF A 40 FOOT RIGHT-OF-WAY. IT IS RECOMMENDED THAT BEFORE ANY BUILDING BE PLACED WITHIN 16 FEET OF THE RIGHT-OF-WAY AS DEFINED BY THIS SURVEY, LEGAL ACTION BE TAKEN TO CLARIFY THE PROBLEM OR TO ASK THE VILLAGE COUNCIL TO VACATE THE 16 FEET.

LEGEND

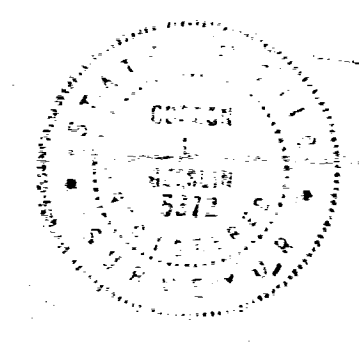
- "A" = IRON PIPE FD. FROM SURVEY BY B.R. GEBHART DATED AUG, 1963.
- "B" = STEEL FENCE POST FD. FROM GEBHART SURVEY.
- "C" = IRON BAR FOUND
- "D" = IRON PIN FD. FROM SURVEY OF OUT LOT 37 BY ROY THOMPSON.
- "E" = POINT FOUND FROM SURVEY BY TOM STEINKE.
- "F" = 5/8 INCH IRON BAR SET BY THIS SURVEY.

NOTE

ACCORDING TO THE FLOOD HAZARD BOUNDARY MAP PUBLISHED BY THE DEPT. OF HOUSING AND URBAN DEVELOPMENT, A PORTION OF THIS SURVEY THAT LIES ALONG THE RIVER IS IN THE FLOOD ZONE. THE BUILDING IS NOT IN THE FLOOD ZONE.



SURVEYED BY *Gordon L. Geeslin*  
GORDON L. GEESLIN  
REGISTERED SURVEYOR  
NO. 5372  
540 E. MARKET ST.  
CELINA, OHIO



SURVEY FOR TU-WAY PRODUCT CO.  
PART OF OUT LOTS 35 AND 36 IN THE  
VILLAGE OF ROCKFORD, MERCER  
COUNTY, OHIO.

FEBRUARY, 1983 SCALE 1" = 40'

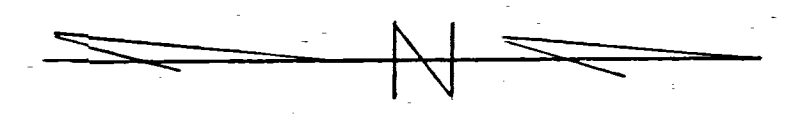






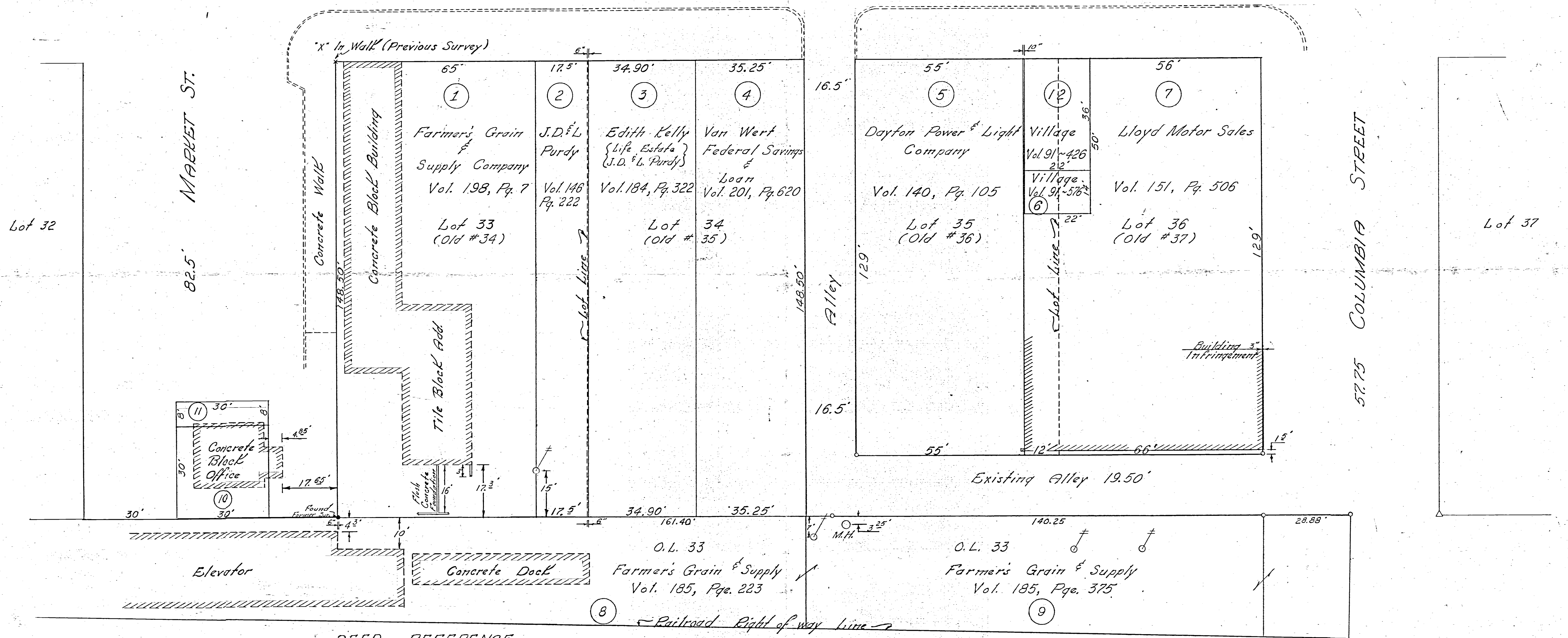
PROPERTY LOCATION PLAT  
 LOTS 33-34-35 & 36 REVISED PLAT  
 VILLAGE OF ROCKFORD, OHIO  
 JUNE 1962

MAIN STREET (S.R. 118 & U.S. 33) 82.5'



SCALE: 1" = 15'  
 LEGEND:

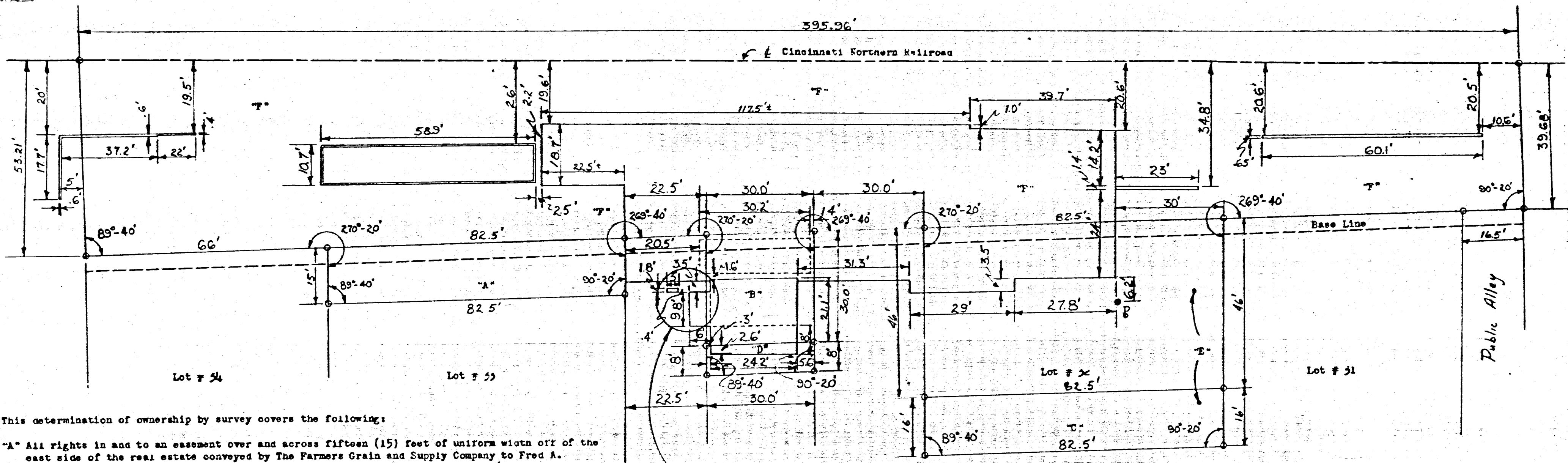
- △ Corner Stone
- 1" x 30" Iron pipe
- Brass Cap Survey Stake



DEED REFERENCE

Tract No.	Present Owner	Recorder's Record	Tract No.	Present Owner	Recorder's Record
①	Farmer's Grain & Supply	Volume 198, Page 7	⑦	Lloyd Motor Sales	Volume 151, Page 506
②	J. Dolan & L. Purdy	Volume 146, Page 222	⑧	Farmer's Grain & Supply Co.	Volume 185, Page 223
③	Edith Kelly (Life Estate)	Volume 184, Page 322	⑨	Farmer's Grain & Supply Co.	Volume 185, Page 375
④	Van Wert Federal Savings & Loan Co.	Volume 201, Page 620	⑩	Farmer's Grain & Supply Co.	Lease Book 38, Page 230
⑤	Dayton Power & Light Co.	Volume 140, Page 105	⑪	Farmer's Grain & Supply Co.	Lease Book 38, Page 230
⑥	Village of Rockford	Volume 91, Page 576	⑫	Village of Rockford	Volume 91, Page 426

Note: Actual distance from SW corner of Lot 33 to face of alley curb is 153.15'. This is an average of 4.65 feet more than the plotted distance in this half block. Tracts numbered 1, 2 and 4 have definite dimensions and starting points on deeds and existing structures fit well as such. Tract number 3 (Edith Kelly) did not state a definite dimension on the deed and all average was placed on this tract. Pro-rating this average would not fit the existing buildings on deeded parcels.

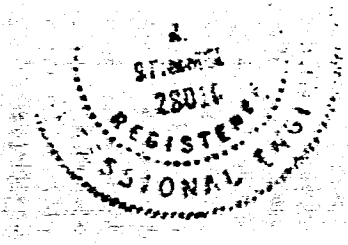
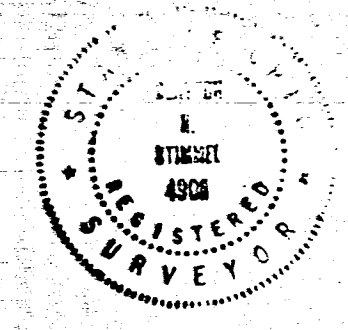


This determination of ownership by survey covers the following:

- "A" All rights in and to an easement over and across fifteen (15) feet of uniform width off of the east side of the real estate conveyed by The Farmers Grain and Supply Company to Fred A. Baltzell and Martha J. Baltzell, by deed recorded in Deed Book 234 at Page 776 of the Deed Records of Mercer County, Ohio.
- "B" Beginning for the same 30 feet North of the Northeast corner of lot No. 32  
Thence West 30 feet  
Thence North 30 feet  
Thence East 30 feet  
Thence South 30 feet to the place of beginning containing 900 feet with all the privileges and appurtenances belonging thereto, have and to hold the same to the lessees, their heirs and assigns for the period of 99 years as fully and completely as said Village acting by its officers as aforesaid by virtue of the proceedings herein before set forth may, can or should lease the same.
- "C" Commencing for the same on the North line of Lot No. 32 in the Village of Rockford, State of Ohio, 46 feet West of the Northeast corner of said lot.  
Thence South five rods to the South line of said lot No. 32  
Thence West sixteen feet or to the East line of the parcel of land owned by Kate Frysinger being a part of Lot 32  
Thence North five rods or to the North line of said lot No. 32  
Thence East sixteen feet, or to the place of beginning.  
The same to be used for the purpose of a public alley only. The same to be leased forwith by Jason Mosier and William Frysinger, the receipt and acceptance of which is hereby acknowledged, does hereby lease, let, bargain demise and convey unto the said Jason Mosier and William Frysinger their heirs and assigns for the period of 99 years beginning the 10th day of July, A.D. 1909, renewable forever at the same terms and conditions the following described real estate situated in the Village of Rockford in the County of Mercer, State of Ohio, to wit (same as "B" above)
- "D" A parcel of real estate located on E. Market St. in the Village of Rockford, Ohio, beginning at the south west corner of the 30 x 30 foot parcel heretofore leased by said village to Mosier and Frysinger and as same is recorded in Vol. 23, Page 157 of the Mercer County, Ohio, Records of Leases and Agreements and by subsequent assignments to the lessee herein; thence north on and along the west line of the parcel heretofore leased a distance of thirty (30) feet; thence west eight (8) feet; thence south thirty (30) feet; thence east eight (8) feet to the place of beginning.
- "E" Being the property known as the Rockford Milling Company property, sixty-two (62) feet off of the east end of lot number thirty-three (33), in the Old Plat of the Town of Shanesville, now called Rockford; commencing for the same at the northeast corner of said lot number thirty-three (33), revised number being thirty-two (32); thence west on the north line of said lot sixty-two (62) feet, thence south at right angles with Main and Market Street five (5) rods; thence east on the south line of said lot sixty-two (62) feet; thence north on the east line of said lot five (5) rods to the place of beginning.
- "F" Beginning at the northeast corner of lot number thirty-four (34), this being the revised number in said Village; thence east to the center of the Old Cincinnati and Mackinaw Railroad bed; thence south on said railroad bed to a point one (1) rod south of the southeast corner of lot number thirty-one (31), this being the revised number in said Village; thence west to the northeast corner of lot number fifty-nine (59); thence north along the east line of lots number thirty-one (31), thirty-two (32), thirty-three (33), and thirty-four (34), revised numbers, to the place of beginning.

The only apparent encroachments are in this area where modifications to the original structure indicates that additions were made without respect for the existing property and right of way lines.

Attest: *Elverson H. Stimmel*  
Reg. Surveyor # 4306

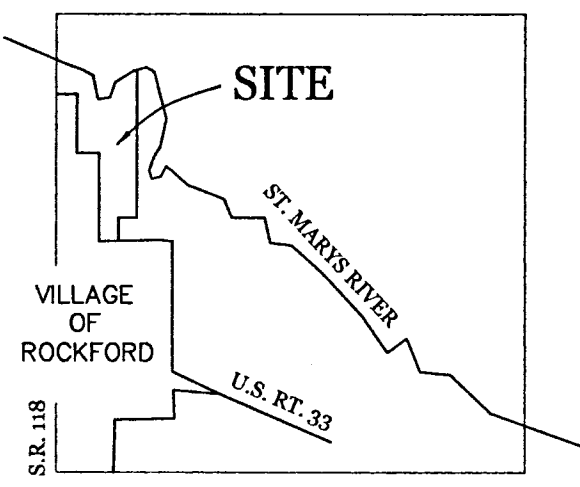


REVISIONS			Landmark's North Rockford Elevator Purchase Survey from Little Elev. Co		
NO	DATE	BY	Part of Lots 32 and 33 (New Numbers) Rockford Ohio and pt. of railroad and St. property		
1					
2					
3			DRAWN BY P. Clapsadie	SCALE 1" = 20'	MATERIAL
4			CHK'D Skip Stimmel	DATE 8-4-69	DRAWING NO.
5			TRACED	APP'D	02-16-155-009



0216155011  
 #7: 0216153012  
 #4: 0216153014

LOCATION SKETCH



SECTION 16  
 DUBLIN TOWNSHIP

LEGEND

- ✕ = IRON PIPE FOUND.
- ⊙ = P.K. NAIL FOUND.
- △ = I.P. SHOWN ON G. GEESLIN SURVEY, 2/83.
- ▲ = POST SHOWN ON G. GEESLIN SURVEY, 2/83.
- = 5/8 INCH IRON BAR FOUND.

NOTES:

- \* THE HEREIN SURVEYED PARCEL IS IN THE VILLAGE OF ROCKFORD, OF WHICH AREA IS NOT INCLUDED IN THE FLOOD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM - COMMUNITY PANEL # 390392 0025 B.
- \* THE HEREIN SURVEYED PARCEL IS ZONED I-1 (RESTRICTED INDUSTRIAL). THERE ARE NO RESTRICTIONS WITH REGARD TO BUILDING SETBACKS, HEIGHT, FLOOR SPACE AREA, PARKING, OR ANY OTHER SUCH RESTRICTION.
- \* NO BUILDING HEIGHT MEASUREMENTS WERE TAKEN. NO SUCH RESTRICTIONS APPLY. ALL BUILDING ARE ONE STORY.
- \* EASEMENT TO DP&L RECORDED AT VOL. 291 PG. 602 DOES NOT AFFECT THE SUBJECT PROPERTY. SAID EASEMENT LIES NORTH OF THE 0.310 ACRE PARCEL.

TUWAY AMERICAN GROUP SURVEY DESCRIPTION

Being a parcel of land situated in Outlots 35 and 36 in the Village of Rockford, Dublin Township, Mercer County, Ohio, in the northwest quarter of Section 16, Township 4 South, Range 2 East. Being more particularly described as follows:

Commencing for reference at an iron pipe at the southeast corner of Outlot 37 in the Village of Rockford -

Thence, South 88°37'30" West, along the south line of Outlot 37 and the north line of Pearl Street, a distance of 417.83 feet to a 5/8 inch iron bar. Said point being the place of beginning for the parcel of land to be conveyed by this instrument -

Thence, continuing, South 88°37'30" West, along the last described line, a distance of 107.72 feet to a 5/8 inch iron bar -

Thence, North 00°31'00" East, a distance of 400.00 feet to a 5/8 inch iron bar -

Thence, South 88°37'30" West, a distance of 71.00 feet to a 5/8 inch iron bar -

Thence, North 00°35'45" East, a distance of 358.10 feet to a 5/8 inch iron bar -

Thence, South 89°54'30" West, a distance of 37.79 feet to an iron pipe -

Thence, North 03°17'37" East, a distance of 29.40 feet to a P.K. nail -

Thence, North 89°53'47" East, a distance of 140.07 feet to a P.K. nail -

Thence, North 00°56'05" East, a distance of 236.64 feet to a 5/8 inch iron bar -

Thence, North 89°21'53" East, a distance of 56.55 feet to a 5/8 inch iron bar -

Thence, North 00°07'55" East, a distance of 160.52 feet to an iron pipe -

Thence, North 54°50'46" East, a distance of 169.05 feet to a steel post -

Thence, North 86°58'27" East, a distance of 165.59 feet to a point -

Thence, North 76°17'00" East, a distance of 112.56 feet to a Iron pipe -

Thence, South 00°30'00" East, a distance of 1088.70 feet to a 5/8 inch iron bar -

Thence, South 88°37'30" West, a distance of 417.83 feet to a 5/8 inch iron bar -

Thence, South 00°30'00" East, a distance of 215.16 feet to the place of beginning.

Containing 12.828 acres of land more or less.

Subject to all easements and right-of-way of record.

The herein described parcel of land is intended to contain all the lands described in Deed Volume 289, page 224; and Official Record 193, page 1223 of the Mercer County Deed Records.

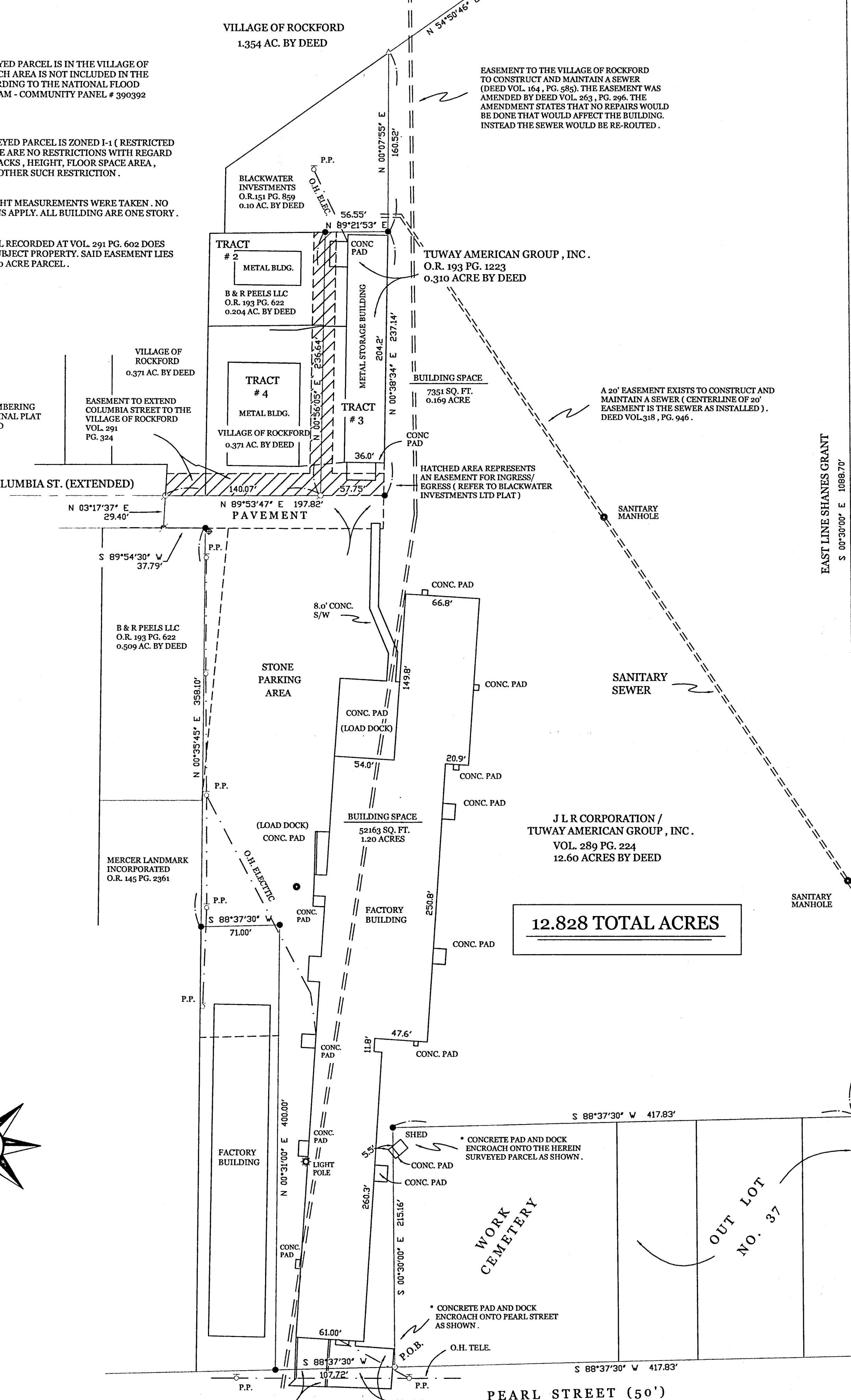
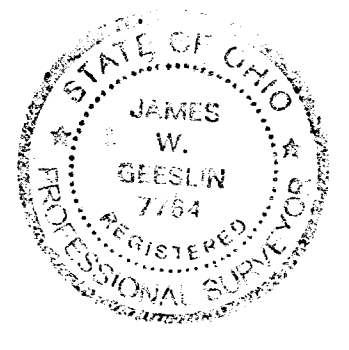
This description is based on an actual field survey by James W. Geeslin, Professional Surveyor 7764, dated April 5, 2007. On file in the County Engineer's Office.

TO: TUWAY AMERICAN GROUP, INC., CHICAGO TITLE INSURANCE COMPANY, AND WELLS FARGO BANK NA

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997, AND INCLUDES ITEMS 1,2,3,4,6,7,8,9,10,11, AND 14 OF TABLE A THEREOF, AND 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: APRIL 5, 2007

SIGNED: *James W. Geeslin*  
 JAMES W. GEESLIN  
 P.S. 7764

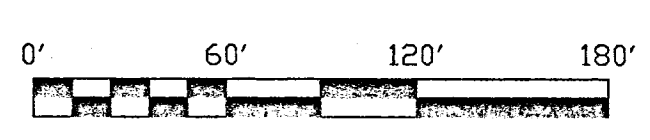


12.828 TOTAL ACRES

ALEXANDER'S PLAT BOOK 1      ADDITION PAGE 29

TUWAY AMERICAN GROUP ALTA/ACSM LAND TITLE SURVEY  
 PART OF OUTLOTS 35 AND 36 IN THE VILLAGE OF ROCKFORD, DUBLIN TOWNSHIP,  
 MERCER COUNTY, OHIO.

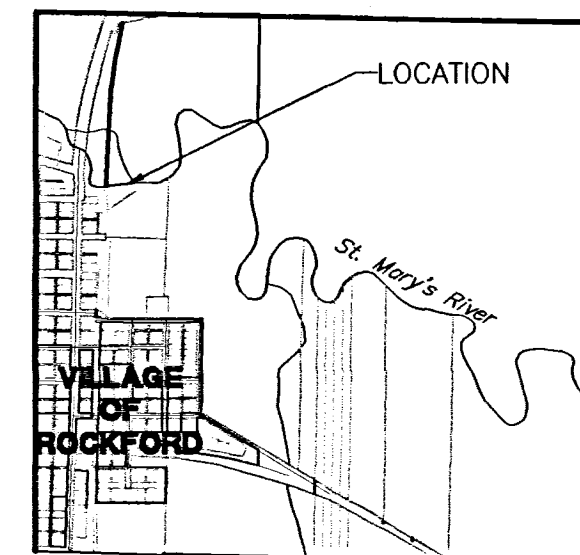
**GEESLIN LAND SURVEYING**  
 107 N. CEDAR ST.  
 COLDWATER, OHIO  
 PHONE (419) 678-7232  
 FAX (419) 678-9332



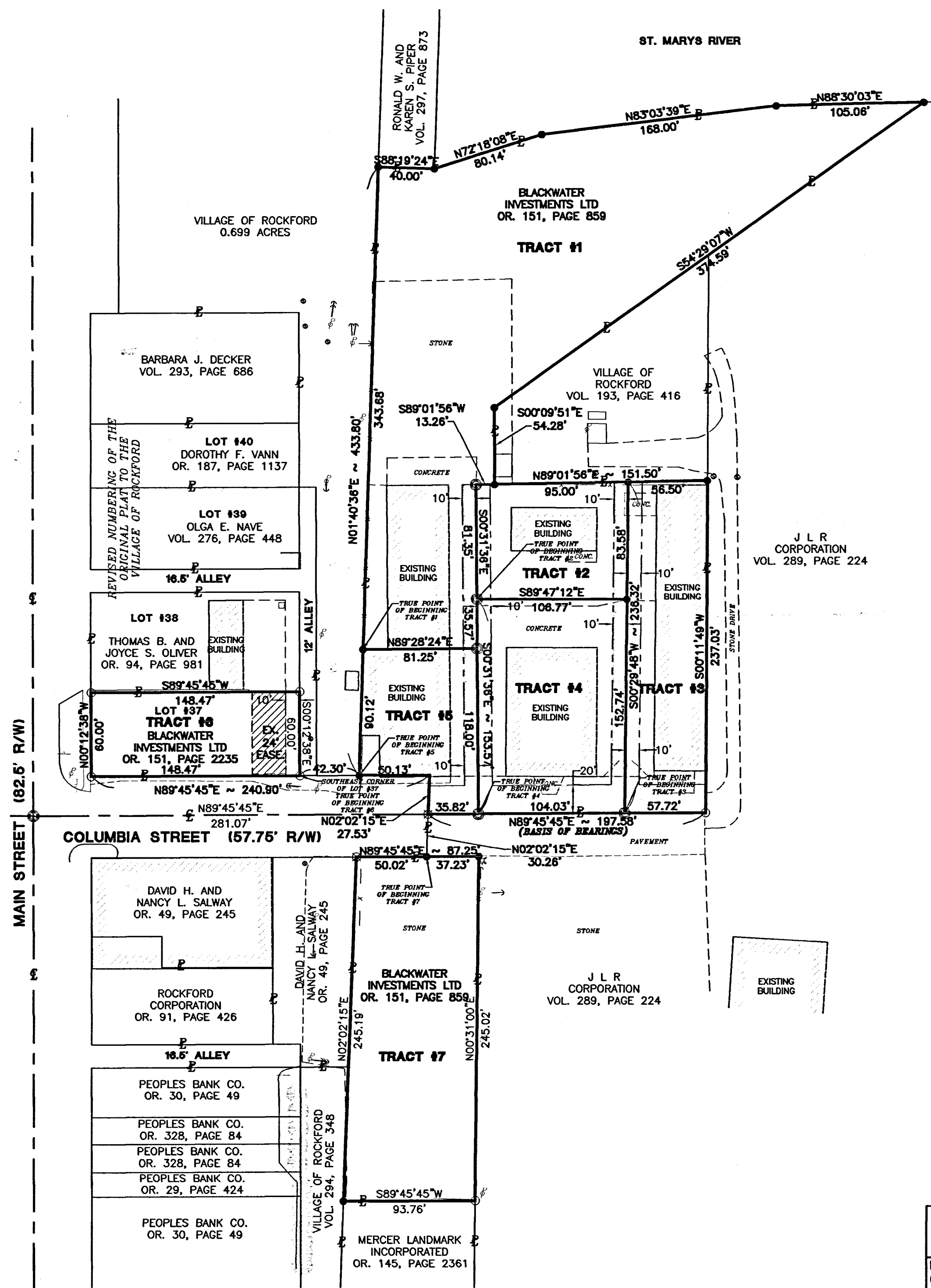
SCALE 1" = 60'

# SURVEY FOR BLACKWATER INVESTMENTS LTD

LOCATED IN THE EAST HALF OF SECTION 16, TOWN 4 SOUTH, RANGE 2 EAST, DUBLIN TOWNSHIP, VILLAGE OF ROCKFORD, MERCER COUNTY, OHIO



SECTION 16



### TRACT ACREAGE

- TRACT #1 - 58976 SQ. FT. = 1.354 ACRES
- TRACT #2 - 8865 SQ. FT. = 0.204 ACRES
- TRACT #3 - 13514 SQ. FT. = 0.310 ACRES
- TRACT #4 - 16142 SQ. FT. = 0.371 ACRES
- TRACT #5 - 8460 SQ. FT. = 0.194 ACRES
- TRACT #6 - 8908 SQ. FT. = 0.205 ACRES
- TRACT #7 - 22173 SQ. FT. = 0.509 ACRES

### NOTES

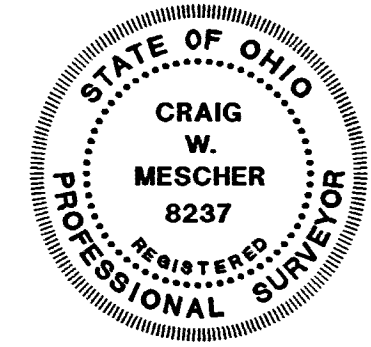
- \*THE TRACTS SURVEYED ARE IN THE VILLAGE OF ROCKFORD, OF WHICH AREA IS NOT INCLUDED IN THE FLOOD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM-COMMUNITY PANEL NUMBER 390392 0025 B, DATED SEPTEMBER 6, 1989.
- \*THE NORTHEAST CORNER OF THE BUILDING ON TRACT #3, ENCROACHES THE PROPERTY TO THE EAST BY 0.36'.
- \*THE SOUTH LINE OF THE BUILDING ON TRACT #5, ENCROACHES THE RIGHT OF WAY OF COLUMBIA STREET BY 1.0'.
- \*EASEMENTS SHOWN ON THIS SURVEY ARE TO BE INGRESS/EGRESS EASEMENTS

Know to all men by these presents, that I, the owner of the land on this survey, understand the conditions and the easements as shown on this survey.

Owner-Blackwater Investments	Date
Village Official	Date
Craig W. Mescher, P.E., P.S. Registered Survey #8237	Date

### Legend

- Iron Pin Found
- Iron Pin Set
- ⊙ P.K. Nail Set
- ⊗ P.K. Nail Found
- PROPOSED 20' INGRESS/EGRESS EASEMENT



**Fanning/Howey**  
Civil Engineering Division

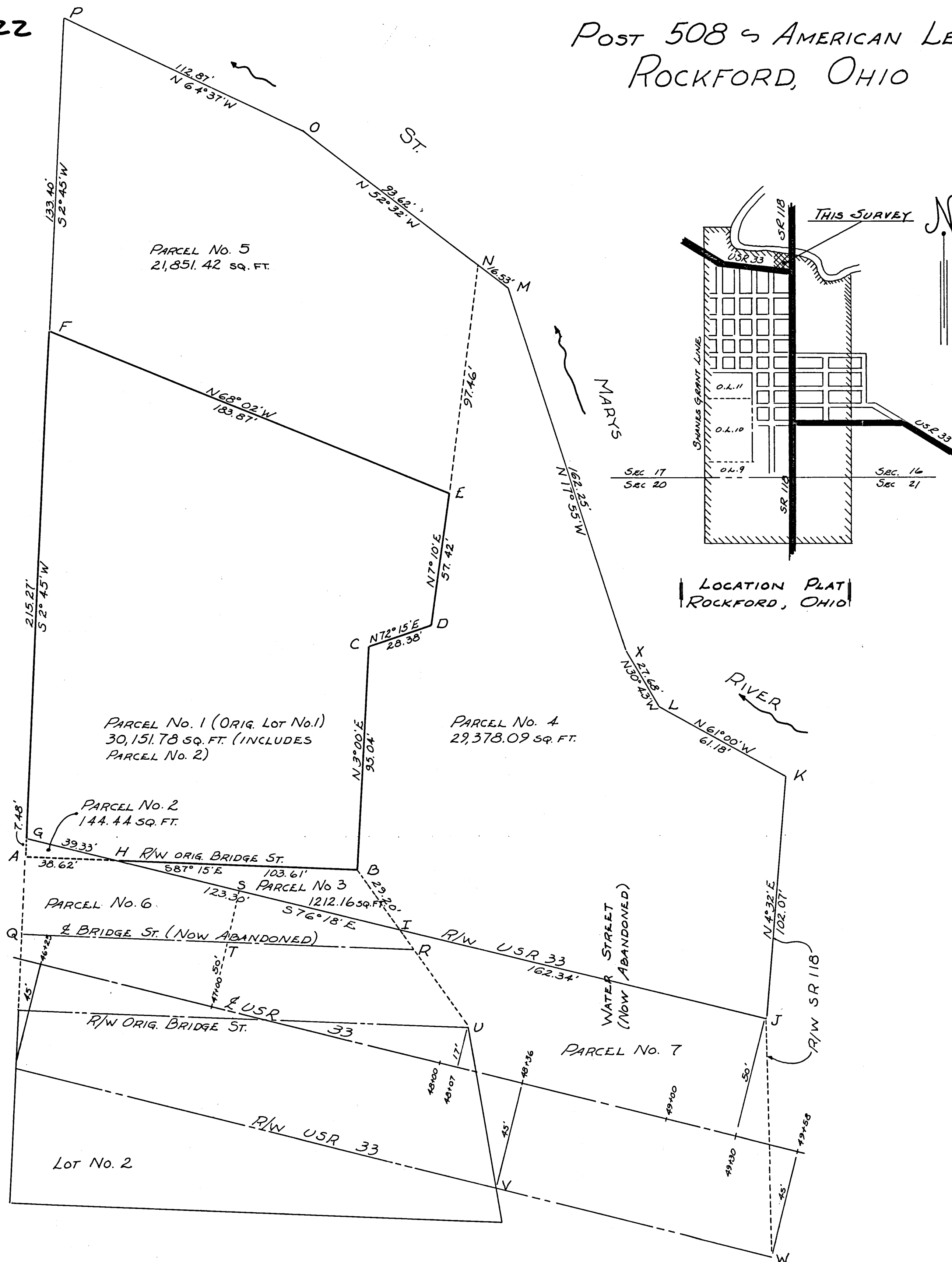
Engineers Surveyors Consultants  
1200 IRMSCHER BOULEVARD, CELINA, OHIO 45822  
PH: (419) 586-2292 FAX: (419) 586-3393  
www.fhai.com/civilengineering

References: Basis of bearings from TU-WAY Product Co. by Gordon Geeslin, P.S. #5372, in February 1983.	Scale: 1" = 60' 0 30 60 120
Part of N.W. 1/4 Sec. 16, T. 4-S. R. 2-E, DUBLIN Twp., Mercer Co., OH	
Grantor: _____ Deeds: _____ Area Retained: _____ Ac.	
Grantee: _____ Area: _____ Ac.	

02-16-153-009-7014  
 02-16-153-006  
 02-16-155-010



# POST 508 & AMERICAN LEGION ROCKFORD, OHIO



### EXPLANATION OF PARCELS:

- PARCEL No. 1- A, B, C, D, E, F ORIGINAL LIMITS OF LOT No. 1 SHANESCROSSING NOW KNOWN AS LOT No. 1, ROCKFORD
- PARCEL No. 2- A, G, H PART LOT No. 1 NOW PART R/W USR 33
- PARCEL No. 3- H, B, I PORTION OF BRIDGE ST. (NOW ABANDONED) BOUNDED ON NORTH BY LOT No. 1, ON SOUTH BY R/W OF USR 33 & ON EAST BY FORMER R/W OF WATER ST. (NOW ABANDONED)
- PARCEL No. 4- B, I, J, K, L, X, M, N, E, D, C PORTION OF WATER ST. (NOW ABANDONED) BOUNDED ON NORTH BY THE ST. MARYS RIVER, ON THE WEST BY LOT No. 1, & PUBLIC LAND, ON THE SOUTH BY USR 33 RIGHT-OF-WAY, & ON THE EAST BY RIGHT-OF-WAY OF SR 118.
- PARCEL No. 5- E, N, O, P, F PUBLIC LAND BOUNDED ON THE SOUTH BY LOT No. 1, ON THE EAST BY WATER STREET (NOW ABANDONED), ON THE NORTH BY THE ST. MARYS RIVER, ON THE WEST BY LANDS NOW OCCUPIED BY THE ROCKFORD, AMERICAN LEGION.
- PARCEL No. 6- A, H, I, R, Q PORTION OF BRIDGE ST. (NOW ABANDONED) AND PRESENTLY PART OF USR 33 RIGHT OF WAY.
- PARCEL No. 7- S, T, R, U, V, W, J, I, S PORTION OF ABANDONED BRIDGE ST. & PORTION OF ABANDONED WATER ST. REFER BOOK 150, PAGE 51.

### SCALE:

ONE INCH = THIRTY FEET

### CERTIFICATION:

I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT BY FIELD SURVEY.

*Roy F. Thompson*  
 ROY F. THOMPSON, REG. SUR. # 5379.

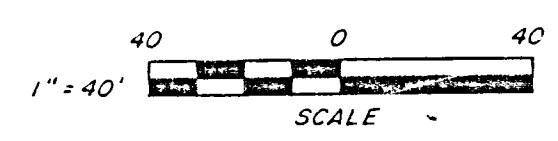
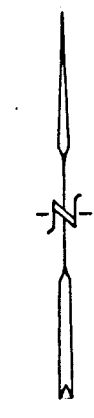
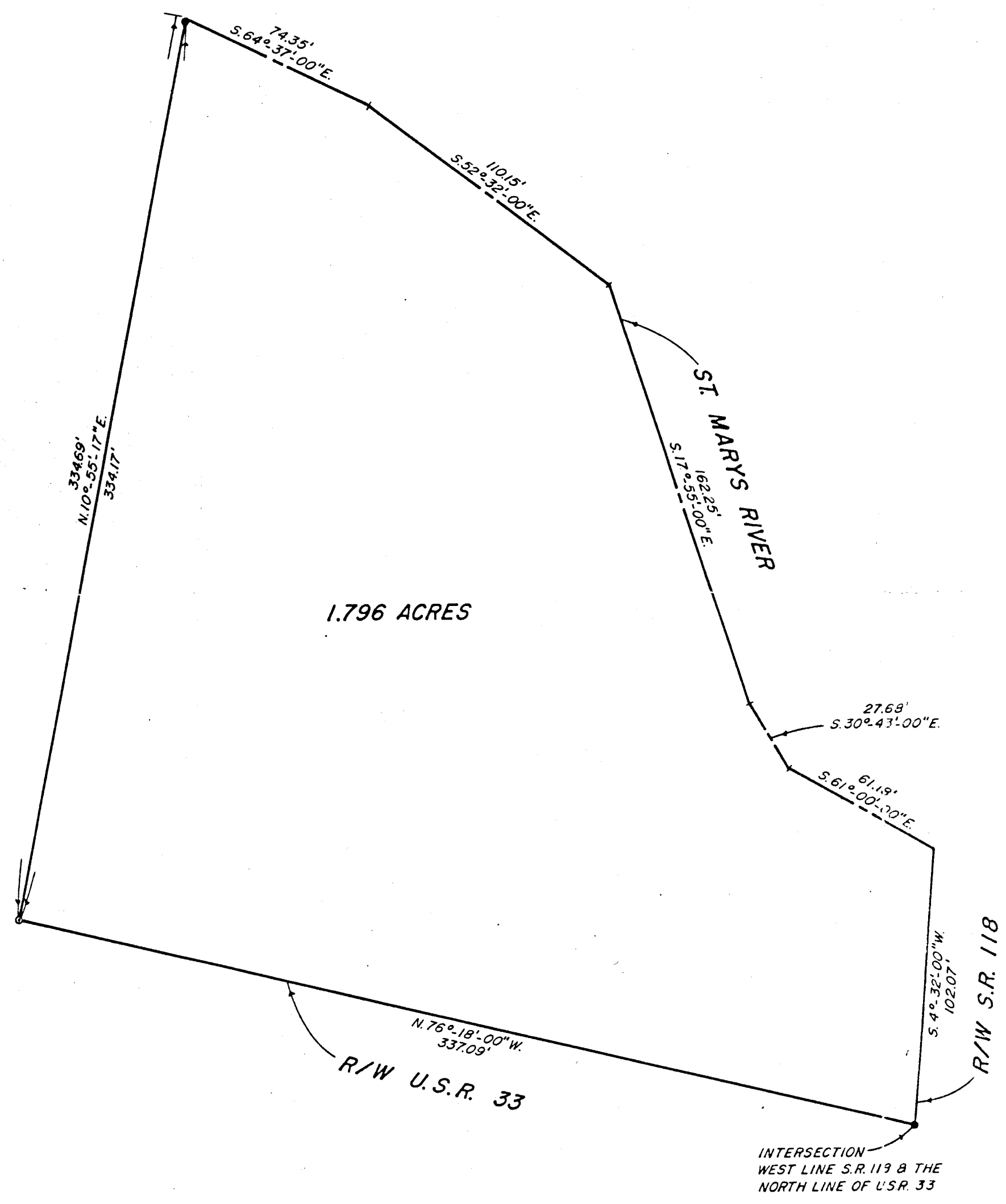
### NET AREA:

TOTAL NET AREA PARCELS No. 1, 3, 4 & 5 = 1.89 AC. (EXCL. ROADWAY R/W)

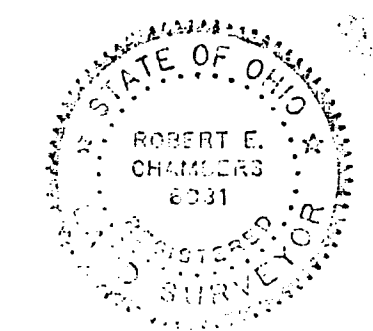
THIS PLAT RECORDED IN THE MERCER COUNTY ENGINEERS RECORD OF SURVEYS, BOOK No 4, PAGE No 296

DRAWN BY: *Roy F. Thompson*  
 ROY F. THOMPSON, REG. SUR. # 5379.

# PLAT OF A SURVEY IN THE VILLAGE OF ROCKFORD MERCER COUNTY, OHIO



ROBERT E. CHAMBERS  
REG. SURVEYOR # 6081



FILED IN SURVEY BOOK

PREPARED: JULY 31, 1990  
BY: SHELDON & ASSOC., INC.  
1280 N. COLE STREET  
LIMA, OHIO

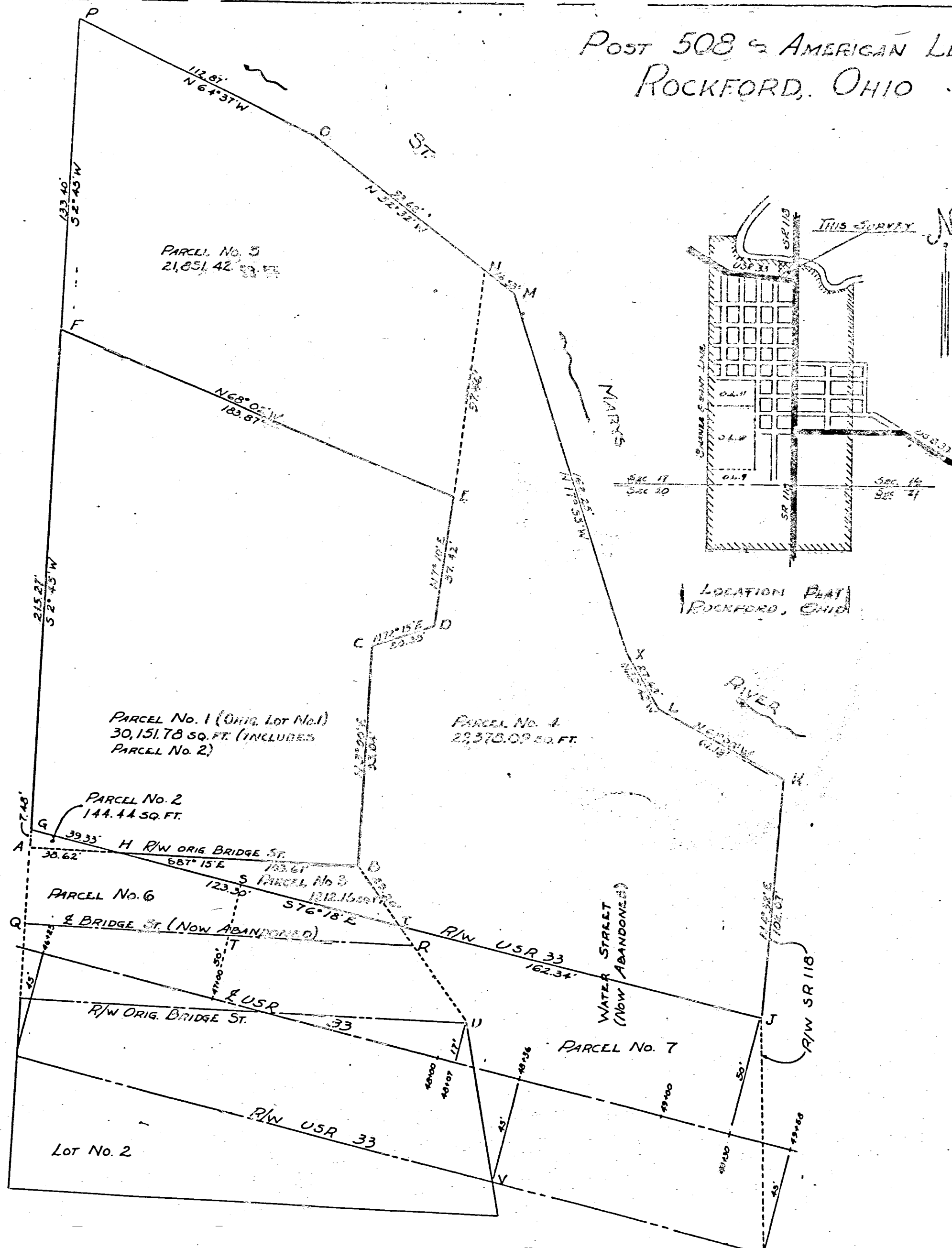
- LEGEND**
- - IRON PIN SET
  - - P.K. NAIL SET



POST 508 AMERICAN LEGION  
ROCKFORD, OHIO

02-16A  
1622

0216101002  
COPY



EXPLANATION OF PARCELS:

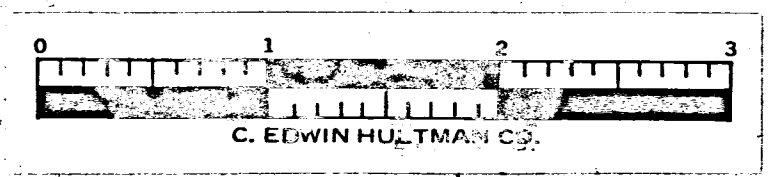
- PARCEL No. 1- A, B, C, D, E, F ORIGINAL LIMITS OF LOT No. 1 SHANESCROSSING NOW KNOWN AS LOT No. 1, ROCKFORD
- PARCEL No. 2- A, G, H PART LOT No. 1 NOW PART R/W USR 33
- PARCEL No. 3- H, D, I PORTION OF BRIDGE ST. (NOW ABANDONED) BOUNDED ON NORTH BY LOT No. 1, ON SOUTH BY R/W OF USR 33 & ON EAST BY FORMER R/W OF WATER ST. (NOW ABANDONED)
- PARCEL No. 4- B, I, J, K, L, X, M, N, E, D, C PORTION OF WATER ST. (NOW ABANDONED) BOUNDED ON NORTH BY THE ST. MARYS RIVER, ON THE WEST BY LOT No. 1, & PUBLIC LAND, ON THE SOUTH BY USR 33 RIGHT-OF-WAY, & ON THE EAST BY RIGHT-OF-WAY OF SR 118.
- PARCEL No. 5- E, N, O, P, F PUBLIC LAND BOUNDED ON THE SOUTH BY LOT No. 1, ON THE EAST BY WATER STREET (NOW ABANDONED), ON THE NORTH BY THE ST. MARYS RIVER, ON THE WEST BY LANDS NOW OCCUPIED BY THE ROCKFORD, AMERICAN LEGION.
- PARCEL No. 6- A, H, I, R, Q PORTION OF BRIDGE ST. (NOW ABANDONED) AND PRESENTLY PART OF USR 33 RIGHT OF WAY.
- PARCEL No. 7- S, T, R, U, V, W, J, I, S PORTION OF ABANDONED BRIDGE ST. & PORTION OF ABANDONED WATER ST. REFER BOOK 150, PAGE 51.

SCALE:  
ONE INCH = THIRTY FEET

CERTIFICATION:  
I HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT BY FIELD SURVEY.

*R. F. Thompson*  
ROY F. THOMPSON, REG. SUR. # 5379

NET AREA:  
TOTAL NET AREA PARCELS No. 1, 3, 4 & 5 = 1.89 AC.  
(EXCL. ROADWAY R/W)



PRESENTED FOR RECORD  
On the 22 day of May 19 86  
at 12:08 o'clock P.M.  
recorded May 22 19 86  
in Mercer Co., Ohio Record of  
Plat Cabinet T pg. 34  
Doris E. Grots  
RECORDER - MERCER CO., OHIO

See Journal Entry Dec. 24, 250  
page 641 Recorder's Office  
Case # 16830

THIS PLAT RECORDED IN THE MERCER COUNTY ENGINEERS  
RECORD OF SURVEYS, BOOK No. 4, PAGE No. 296

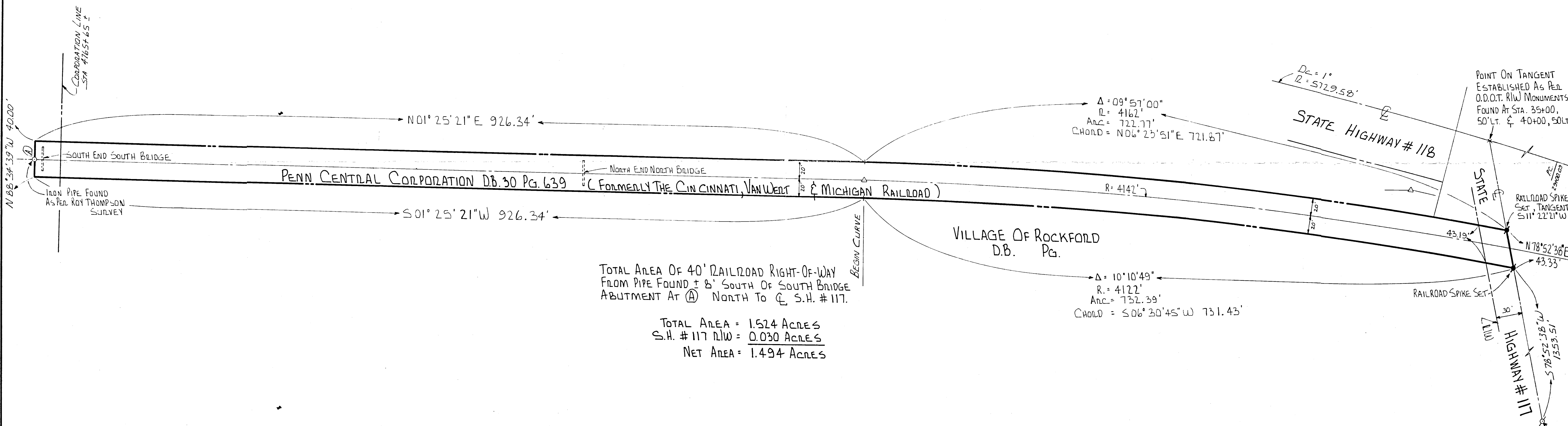
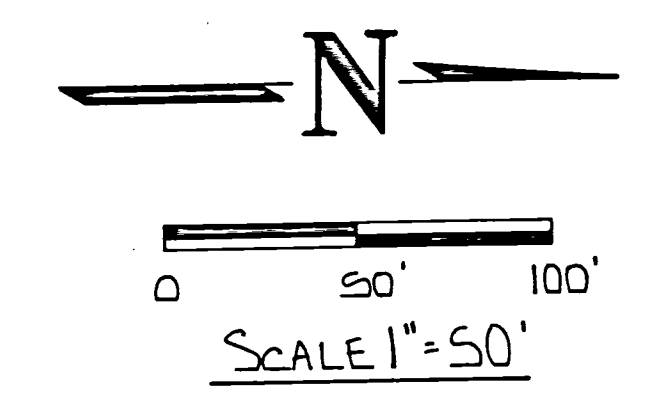
DRAWN BY: *R. F. Thompson*  
ROY F. THOMPSON, REG. SUR. # 5379

BL 4 / 296





SHANE'S RESERVE SECTION 4S. 2E. DUBLIN CIVIL TOWNSHIP MERCEN COUNTY ROCK FORD VILLAGE



TOTAL AREA OF 40' RAILROAD RIGHT-OF-WAY FROM PIPE FOUND ± 8' SOUTH OF SOUTH BRIDGE ABUTMENT AT A NORTH TO C S.H. #117.

TOTAL AREA = 1.524 ACRES  
 S.H. #117 R/W = 0.030 ACRES  
 NET AREA = 1.494 ACRES

REFERENCES  
 SURVEY OF RAILROAD R/W BY ROY THOMPSON, 1984.  
 O.D.O.T. STATE HIGHWAY R/W PLANS S.H. #118 & S.H. #117  
 PENN CENTRAL RAILROAD R/W PLANS.

SURVEYED BY: Richard T. Mote  
 RICHARD T. MOTE  
 REG. SURVEYOR #5552  
 DATE: 5-23-85

	SURVEY OF 1.524 ACRE TRACT RAILROAD SURVEY ROCKFORD, OHIO		
	FOR: DON PIPER		
	MOTE-GARRISON & ASSOCIATES, INC. GREENVILLE, OHIO		
DATE: 5-23-85	DRWN. BY: LJB	DRWG. NO. 1D1092	

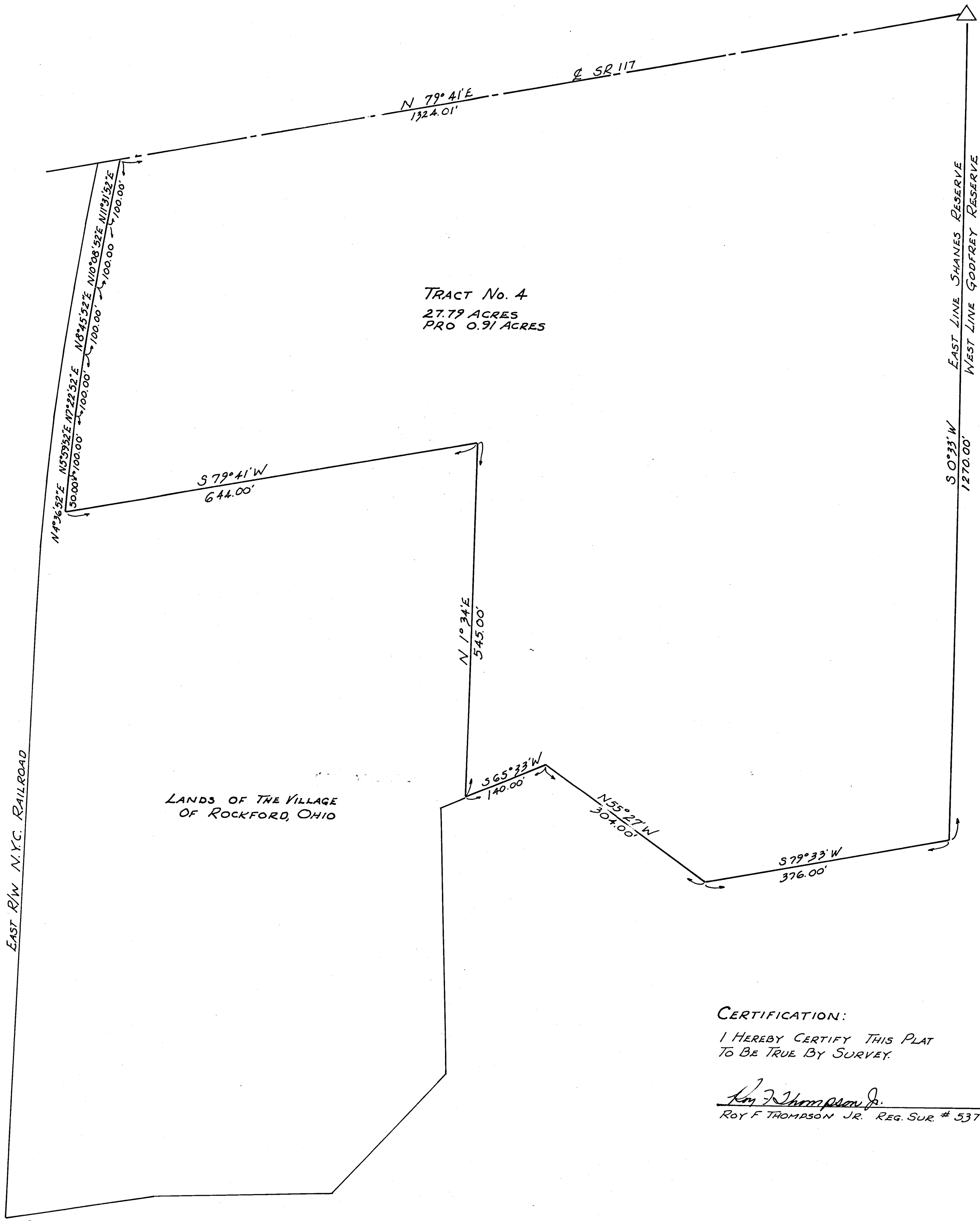
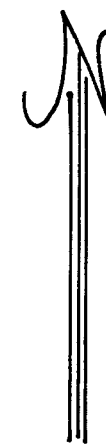
Book 5, Pg 19

WILLIAM BEERBOWER SURVEY

BEING TRACT 4 OF 4 TRACTS OF LAND LOCATED IN DUBLIN TOWNSHIP, TOWN 4 SOUTH, RANGE 2 EAST, MERCER COUNTY, OHIO. TRACT No. 1 BEING LOCATED IN SECTION SIX (6) OF THE LOUIS GODFREY RESERVE, AND TRACTS 2 THRU 4 LOCATED IN THE ANTHONY SHANE RESERVE.

SHEET 3 OF 3

SCALE  
1" = 100'



CERTIFICATION:  
I HEREBY CERTIFY THIS PLAT  
TO BE TRUE BY SURVEY.

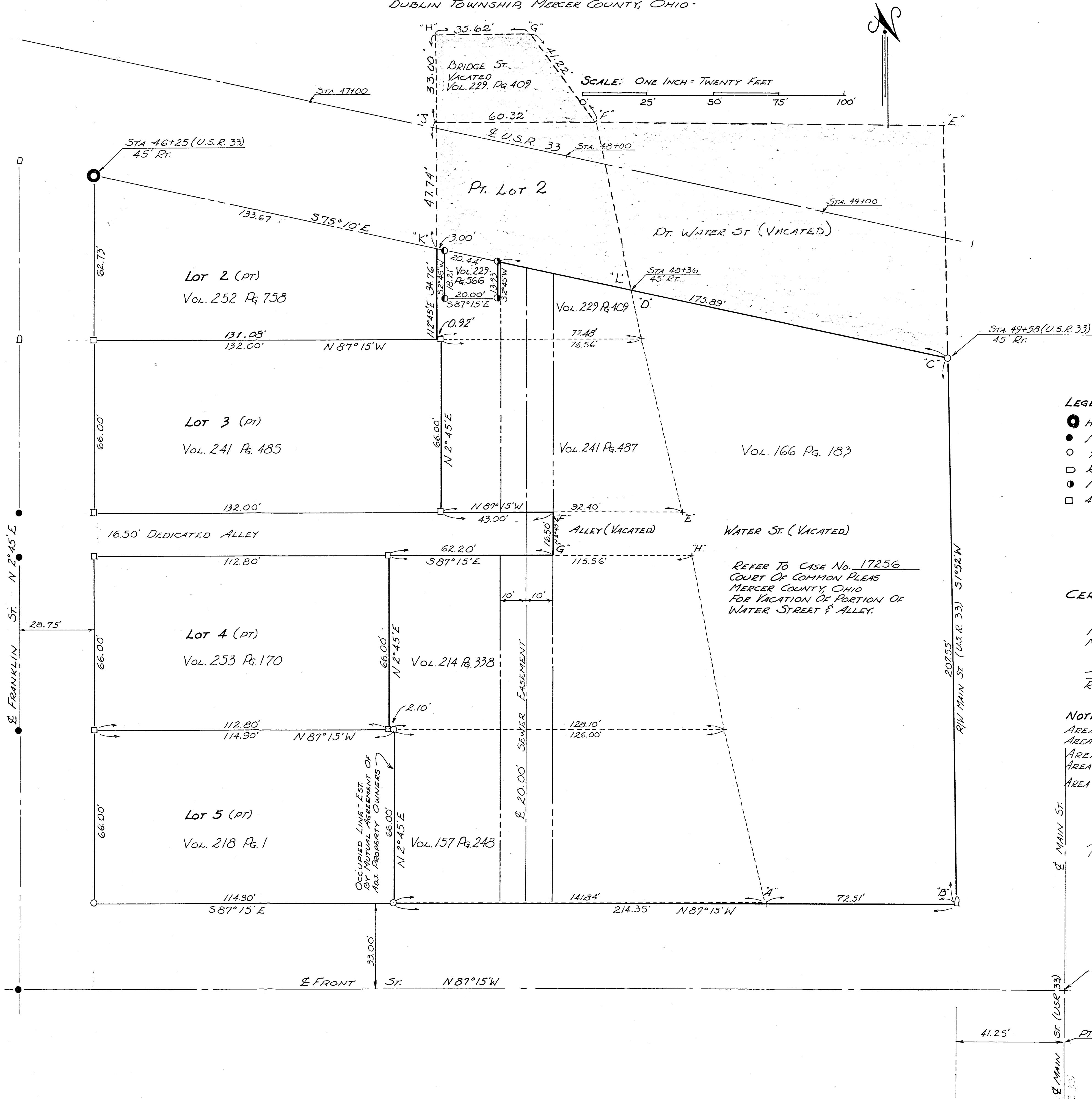
*Roy F. Thompson Jr.*  
ROY F. THOMPSON JR. REG. SUR. # 5379





ANDREWS SURVEY

BEING A PORTION OF WATER STREET (VACATED), PARTS OF LOTS 2, 3, 4 AND 5 (REVISED NUMBERING), VILLAGE OF ROCKFORD, OHIO, AND EASTERN PART OF ALLEY (VACATED) BETWEEN LOTS 3 & 4. ALL AREAS BEING LOCATED IN THE VILLAGE OF ROCKFORD, DUBLIN TOWNSHIP, MERCER COUNTY, OHIO.



- LEGEND:**
- HIGHWAY R/W MONUMENT
  - MASONRY NAIL
  - 1/2" Ø IRON PIN
  - RAILROAD SPIKE
  - 1" Ø IRON PIPE
  - 4" Ø REINF CONC. MONUMENT

**CERTIFICATION:**

I CERTIFY THIS PLAT TRUE BY SURVEY MADE THIS 26<sup>TH</sup> DAY OF OCTOBER 1974.

*Roy F. Thompson Jr.*  
ROY F. THOMPSON JR. SURV. # 5379

**NOTE:**

- AREA A-B-G-D-E-H-A WATER ST. VACATED
- AREA E-F-G-H ALLEY VACATED
- AREA C-E-F-L VACATED WATER ST. IN USR 33 - R/W
- AREA F-J-K-L Pt. LOT 2 IN USR 33 R/W
- AREA F-G-H-J Pt. BRIDGE ST (VACATED) IN USR 33 - R/W

Book 5 Page 68



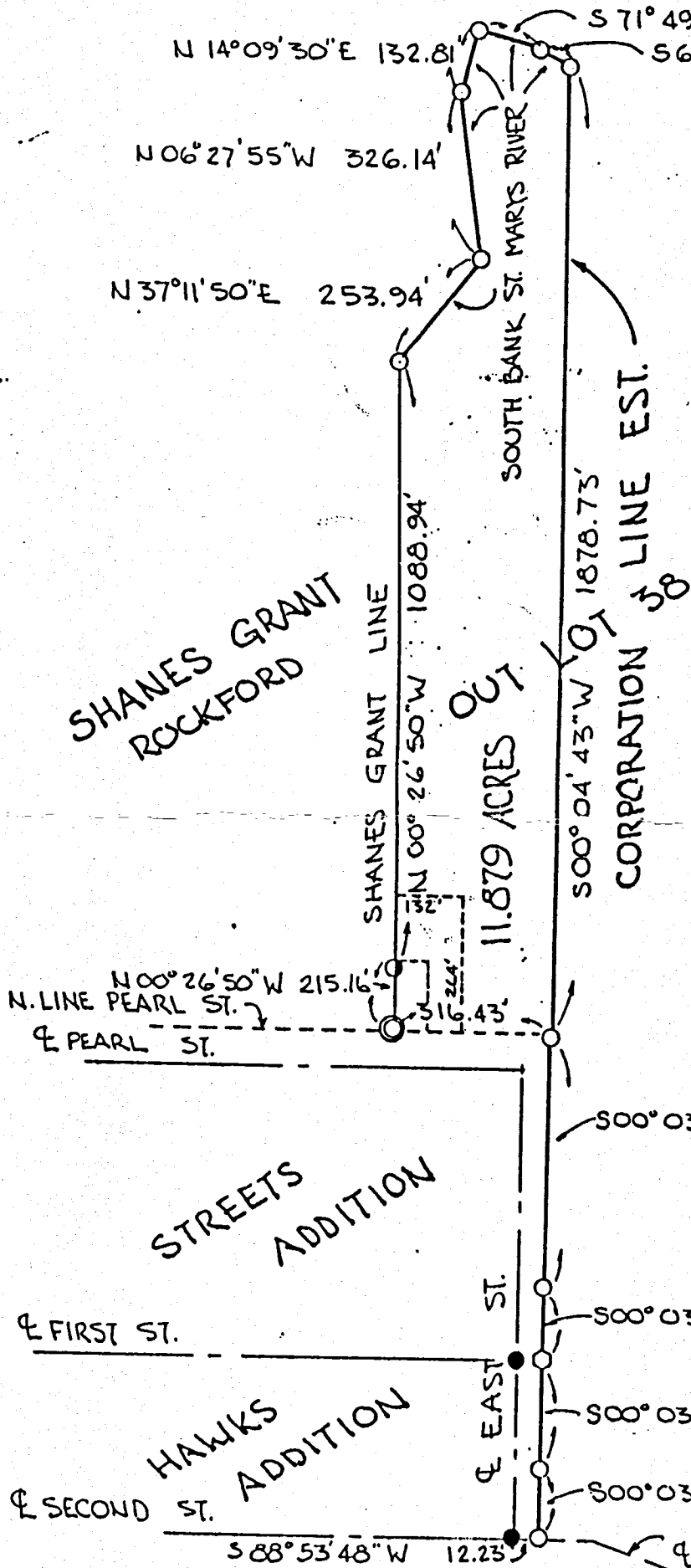
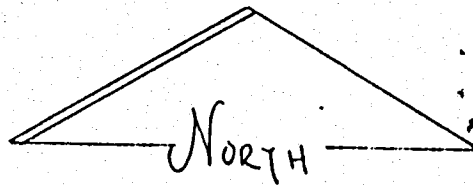








ESTABLISHMENT OF CORPORATION LINE OF ROCKFORD, OHIO  
BETWEEN SECOND ST. AND THE ST. MARYS RIVER - ALONG THE  
EAST CURB LINE OF EAST ST. THRU STREETS ADDITION AND  
PART OF HAWKS ADDITION AND NORTH OF PEARL ST TO THE  
ST. MARYS RIVER THRU OUT LOT 38



SCALE: 1" = 300'

22359

PRESENTED FOR RECORD

On the 24 day of July 1989  
at 1:37 o'clock P.M.  
recorded July 25 1989  
in Mercer Co., Ohio, Record of

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- ⊙ PIPE FOUND
- NAIL SET
- RR SPK SET

*Miscellaneous*

**Patricia E. Grato**

RECORDER - MERCER, CO., OHIO

Fee \$10.00  
Vol. 8 pg. 495-6

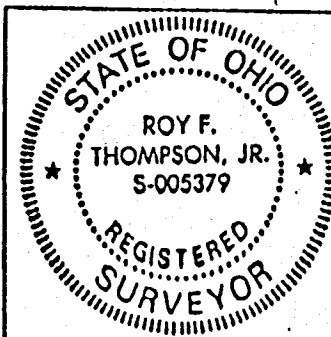
CORPORATION LINE ESTABLISHED BY  
VIRTUE OF VILLAGE ORDANANCE # 10-89  
ENACTED 24 DAY OF June, 1989

Eugene Steiner 6/26/89  
EUGENE STEINER, MAYOR DATE

Tammy Ponteler 6/26/89  
TAMMY PONTELER, CLERK DATE

Dorothy Robbins Rhoades  
Dorothy Robbins Rhoades, Executrix  
of Estate of Oriel B.  
Robbins, deceased  
Case No. 22596-89  
Mercer Co. Probate Court

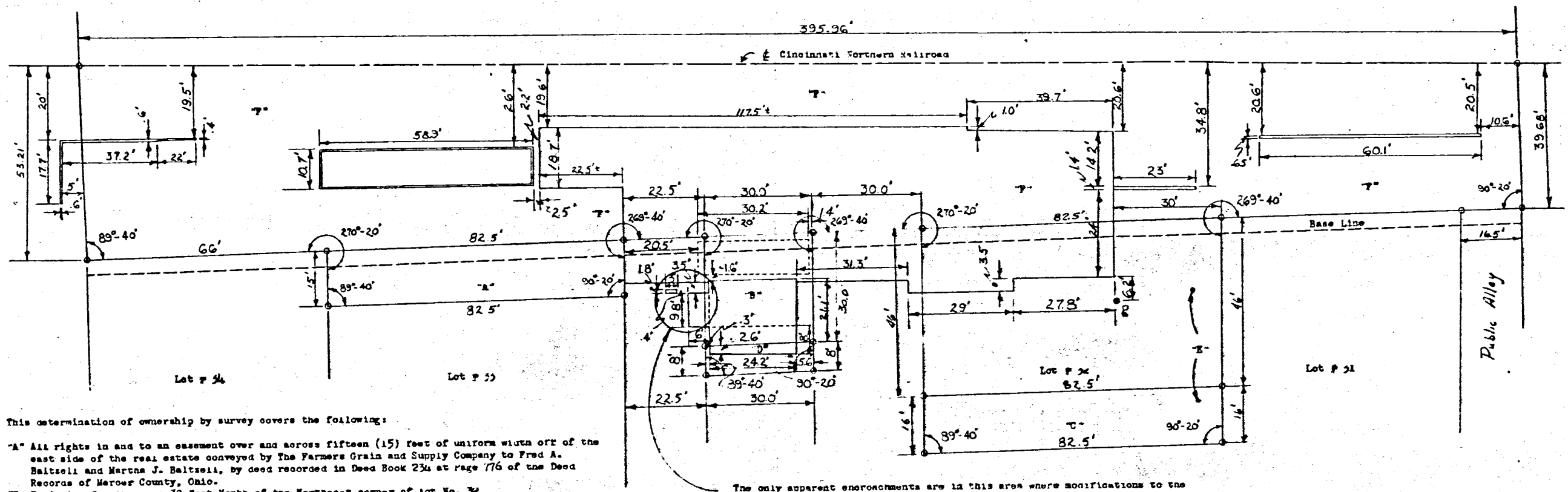
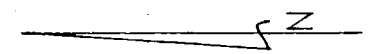
PLAT BY SURVEY MAY 1989  
Roy F. Thompson Jr.  
ROY F. THOMPSON JR. S-005379



PERMANENT PARCEL No.	-----	
Part of:	Sec. <u>16</u> T <u>4S</u> R <u>2E</u>	DUBLIN Township
Grantor:	Area Retained: _____	Acres
Grantee:	Area Transferred: _____	Acres
Deed References:	-----	
APPROVALS:	Board of Health	Co. Sanitary Engineer
AGENCY:		County Engineer
DATE:		



22

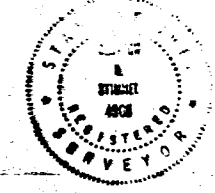


This determination of ownership by survey covers the following:

- "A" All rights in and to an easement over and across fifteen (15) feet of uniform width off of the east side of the real estate conveyed by The Farmers Grain and Supply Company to Fred A. Baltzell and Martha J. Baltzell, by deed recorded in Deed Book 234 at page 176 of the Deed Records of Mercer County, Ohio.
- "B" Beginning for the same 30 feet North of the Northeast corner of lot No. 34  
 Thence West 30 feet  
 Thence North 30 feet  
 Thence East 30 feet  
 Thence South 30 feet to the place of beginning containing 900 feet with all the privileges and appurtenances belonging thereto, have and to hold the same to the lessees, their heirs and assigns for the period of 99 years as fully and completely as said Village acting by its officers as aforesaid by virtue of the proceedings herein before set forth may, can or should lease the same.
- "C" Commencing for the same on the North line of Lot No. 32 in the Village of Rockford, State of Ohio, 16 feet West of the Northeast corner of said lot.  
 Thence South five rods to the South line of said lot No. 32  
 Thence West sixteen feet or to the east line of the parcel of land owned by Kale Frysinger being a part of Lot 32  
 Thence North five rods or to the North line of said lot No. 32  
 Thence East sixteen feet, or to the place of beginning.  
 The same to be used for the purpose of a public alley only. The same to be leased forwith by Jason Mosier and William Frysinger, the receipt and acceptance of which is hereby acknowledged, does hereby lease, let, bargain demise and convey unto the said Jason Mosier and William Frysinger their heirs and assigns for the period of 99 years beginning the 20th day of July, A.D. 1909, renewable forever at the same terms and conditions the following described real estate situated in the Village of Rockford in the County of Mercer, State of Ohio, to wit (same as "B" above)
- "D" A parcel of real estate located on E. Market St. in the Village of Rockford, Ohio, beginning at the south west corner of the 30 x 30 foot parcel heretofore leased by said village to Mosier and Frysinger and as same is recorded in Vol. 23, Page 157 of the Mercer County, Ohio, Records of Leases and Agreements and by subsequent assignments to the lessee herein; thence north on and along the west line of the parcel heretofore leased a distance of thirty (30) feet; thence west eight (8) feet; thence south thirty (30) feet; thence east eight (8) feet to the place of beginning.
- "E" Being the property known as the Rockford Milling Company property, sixty-two (62) feet off of the east end of lot number thirty-three (33), in the Old Plat of the Town of Spangerville, now called Rockford; commencing for the same at the northeast corner of said lot number thirty-three (33), revised number being thirty-two (32); thence west on the north line of said lot sixty-two (62) feet, thence south at right angles with Main and Market Street five (5) rods; thence east on the south line of said lot sixty-two (62) feet; thence north on the east line of said lot five (5) rods to the place of beginning.
- "F" Beginning at the northeast corner of lot number thirty-four (34), this being the revised number in said Village; thence east to the center of the Old Cincinnati and Mackinaw Railroad bed; thence south on said railroad bed to a point one (1) rod south of the southwest corner of lot number thirty-one (31), this being the revised number in said Village; thence west to the northeast corner of lot number fifty-nine (59); thence north along the east line of lots number thirty-one (31), thirty-two (32), thirty-three (33), and thirty-four (34), revised numbers, to the place of beginning.

The only apparent encroachments are in this area where modifications to the original structure indicates that additions were made without respect for the existing property and right of way lines.

Attest: *Elton H. Stimmel*  
Reg. Surveyor - 4306

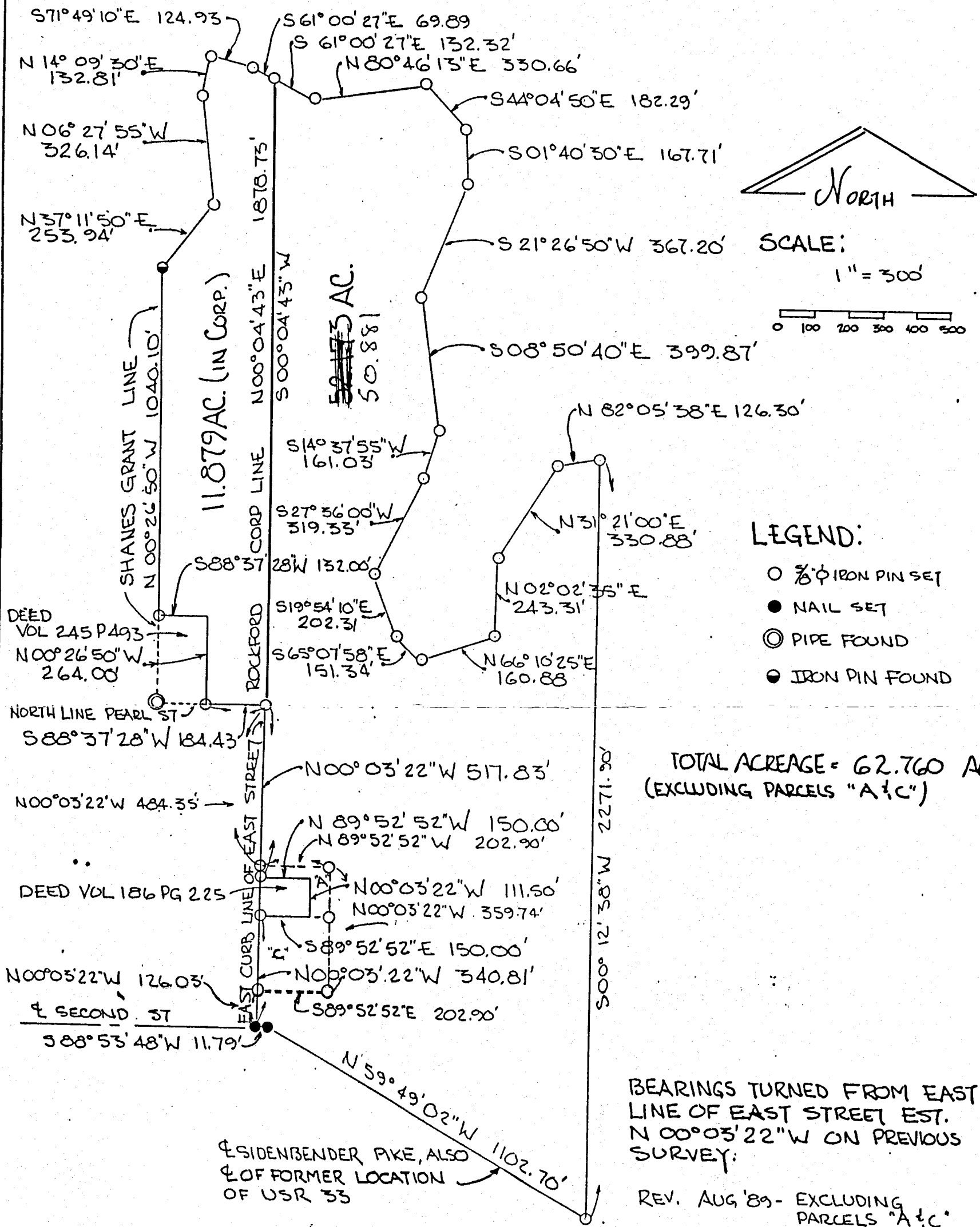


REVISIONS			Landmark's North Rockford Elevator Purchase Survey from Little Elev. Co		
NO.	DATE	BY	SCALE	DATE	MATERIAL
1			1" = 40'		
2					
3					
4					
5					

02-16 C  
02-16 @A

02-16-328-001  
02-16-176-001

### ROBBINS ESTATE SURVEY PART FRACTIONAL SECTION 16, T4S, R2E, DUBLIN TWP. ALSO KNOWN AS O.L. 38 - PORTIONS OF WHICH ARE WITHIN THE VILLAGE OF ROCKFORD, OHIO



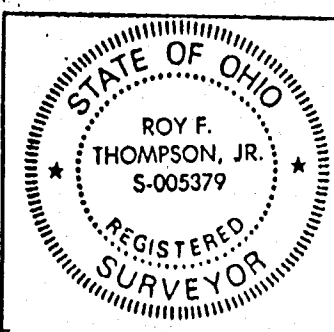
- LEGEND:**
- 3/8" IRON PIN SET
  - NAIL SET
  - ⊙ PIPE FOUND
  - ⦿ IRON PIN FOUND

TOTAL ACREAGE = 62.760 AC.  
(EXCLUDING PARCELS "A & C")

BEARINGS TURNED FROM EAST  
LINE OF EAST STREET EST.  
N 00°03'22"W ON PREVIOUS  
SURVEY:

REV. AUG '89 - EXCLUDING  
PARCELS "A & C"

PLAT BY SURVEY 1989  
  
 ROY F. THOMPSON JR. SUR# 5379

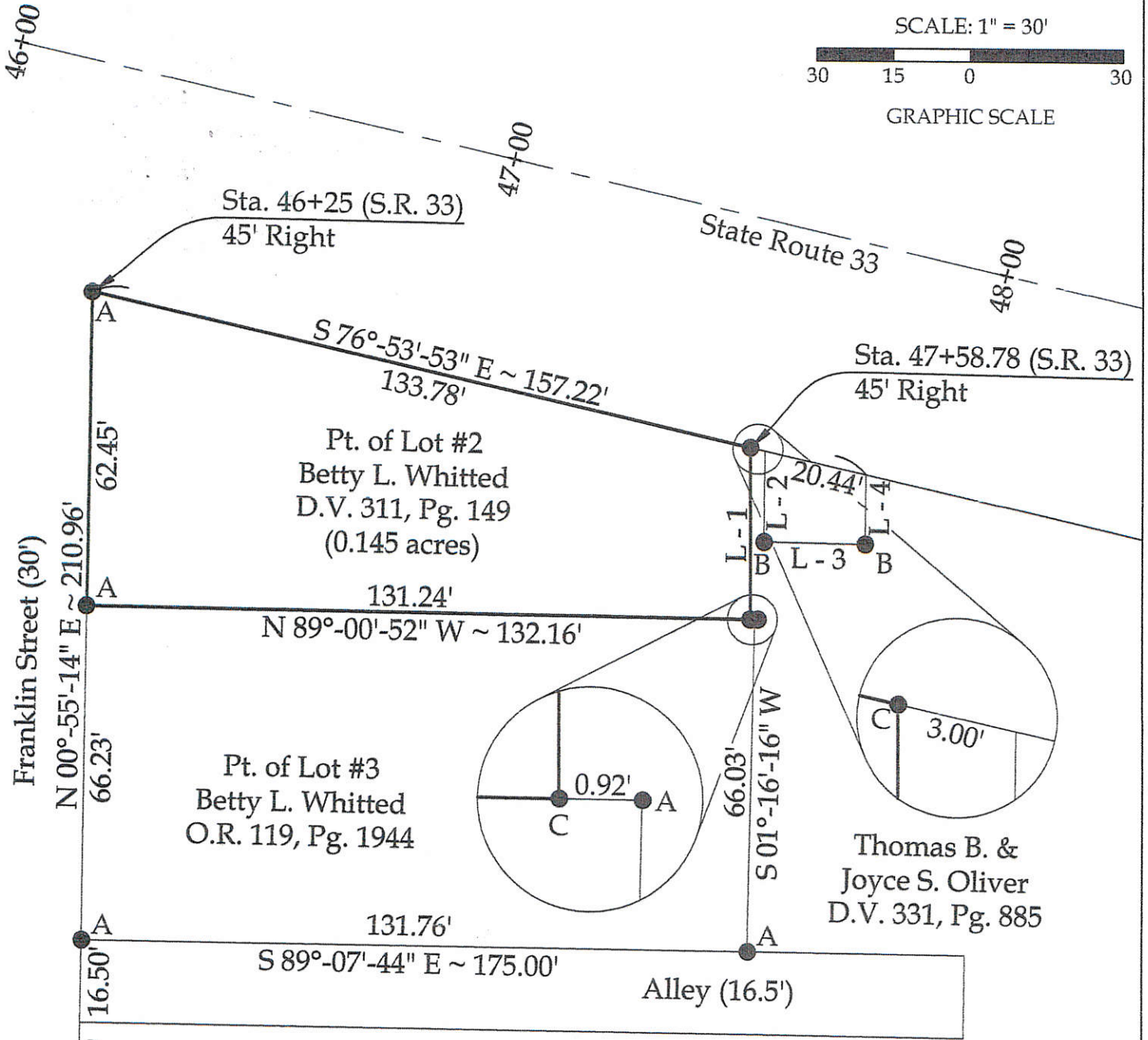
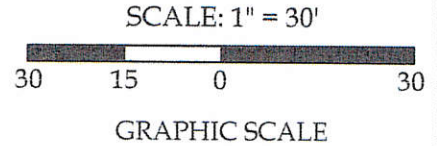


PERMANENT PARCEL No. _____		
Part of: _____	Sec. _____	T _____ R _____ Township _____
Grantor: _____	Area Retained: _____ Acres	
Grantee: _____	Area Transferred: _____ Acres	
Deed References: _____		
APPROVALS:	Board of Health	Co. Sanitary Engineer
AGENCY:		County Engineer
DATE:		

FILED IN SURVEY BOOK



Survey of Parcel #08-00400.0000 and being a part of Lot #2 of the Old Plat of the Village of Rockford (P.B. 1, Pg. 49), Mercer County, Ohio. (Prior Deed Reference in D.V. 311, Pg. 149)



Legend

- A = Existing Concrete Monument
- B = Existing #5 Rebar
- C = Set #5 Rebar

Line Data

- L - 1 = S 00°-07'-45" W ~ 34.31'
- L - 2 = S 01°-01'-07" W ~ 18.21'
- L - 3 = S 88°-58'-53" E ~ 20.00'
- L - 4 = N 00°-57'-56" E ~ 13.93'

Note:  
All distances shown are measured unless otherwise noted.

BASIS OF BEARINGS: The bearings on this plat are based on the Ohio State Plane - North Coordinate System NAD83 (2011).



This plat represents an actual boundary survey completed under my direct supervision on August 20, 2016.

*[Signature]*  
Kyle J. Binkley, P.S. #8587



121 W. Auglaize Street  
Wapakoneta, Ohio 45895  
(419) 236-3768

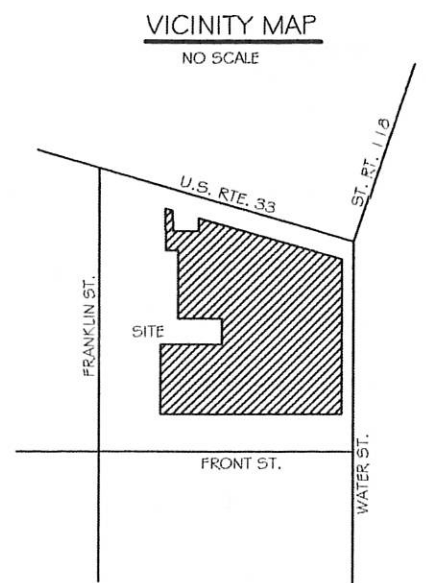
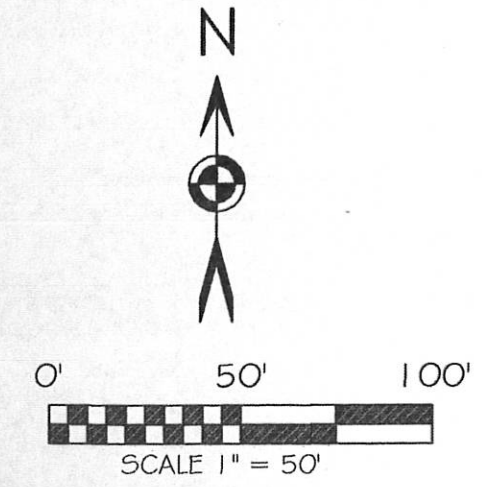
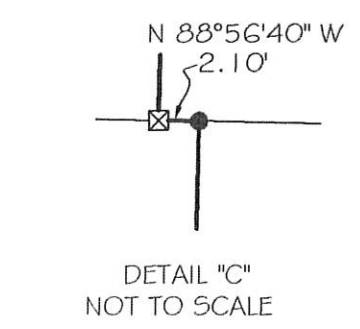
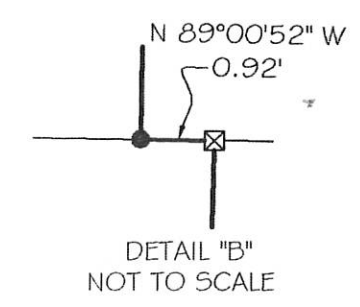
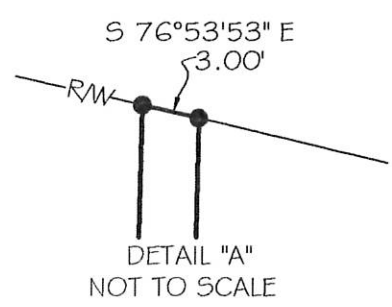
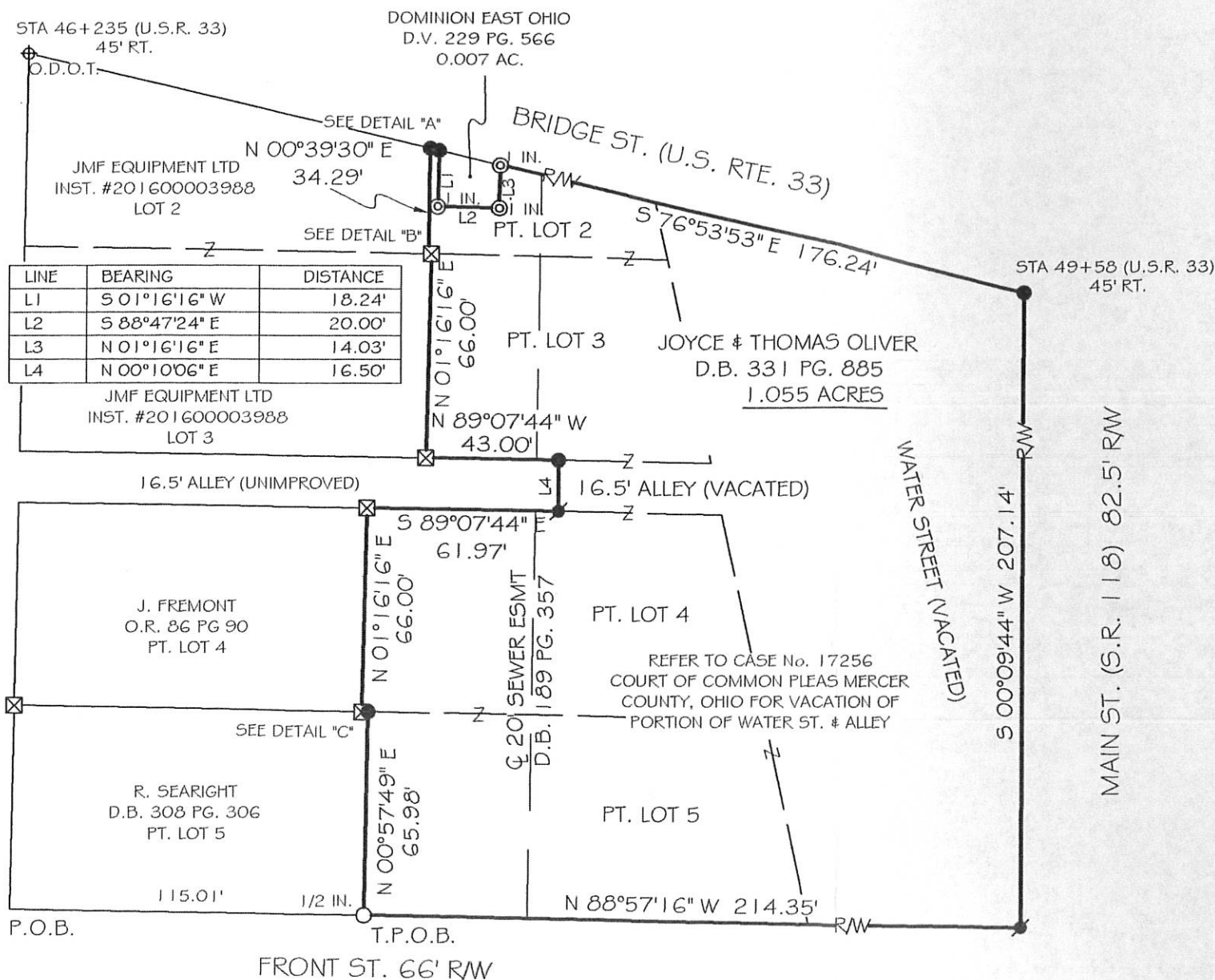
CLIENT: Vera Whitted			
SURVEYED BY: K.J.B.	DATE: 08-20-2016	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 30'	PAGE 1	OF 2	PAGES 2

02-16A *[Signature]*

# OLIVER RETRACEMENT SURVEY

BEING PARTS OF LOTS 2,3,4 & 5 ALONG WITH PORTIONS OF A VACATED ALLEY AND VACATED WATER STREET OF THE ORIGINAL PLAT OF ROCKFORD P.B. 1 PG. 49 AND ALL BEING IN THE VILLAGE OF ROCKFORD, N.W. 1/4 SEC. 16, T45, R2E, DUBLIN TOWNSHIP, MERCER COUNTY

02-16A



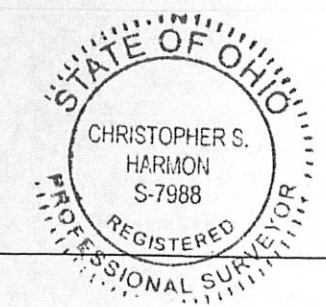
BASIS OF BEARING: BEARINGS ARE BASED ON THE SOUTH LINE OF BRIDGE STREET (U.S. ROUTE 33) BEING SOUTH 76°53'53" EAST AND BEING OHIO STATE PLANE NORTH ZONE 3401, NAD 83(2011 ADJ.) AS PER A SURVEY PERFORMED AUGUST, 2016 BY KYLE BINKLEY AND FILED IN THE MERCER COUNTY TAX MAP OFFICE.

- LEGEND**
- 5/8x30" IRON PIN (SET) W/ PINK PLASTIC CAP STAMPED "LOCK TWO 7988"
  - ⊙ MAG NAIL (SET)
  - IRON PIN (FOUND)
  - ⊕ CONCRETE RW MONUMENT (FOUND)
  - ⊗ 4 IN. X 4 IN. CONC. MONUMENT(FOUND)
  - ⊙ IRON PIPE (FOUND)

**F.E.M.A.**

FLOOD INSURANCE NOTE: BY GRAPHICS PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, NO. 39107C0034D EFFECTIVE DATE OF 5/16/12 EXACT DESIGNATIONS CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE. BASED ON THE ABOVE INFORMATION, THIS PROPERTY NOT IN A SPECIAL FLOOD HAZARD AREA.

*Christopher S. Harmon*  
CHRISTOPHER S. HARMON P.S. #7988



13/19/18  
DATE

SURVEY NOTE:  
I HEREBY STATE THAT THIS IS A TRUE AND ACCURATE SURVEY AS PERFORMED BY MYSELF. ALL ADJOINING OWNERS, MONUMENTS AND THERE CONDITION ARE CURRENT AS OF THE TIME THE FIELD WORK WAS PERFORMED IN FEBRUARY, 2018 AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.

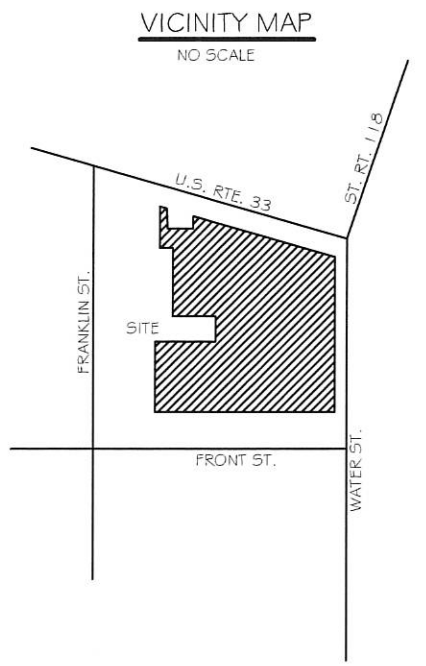
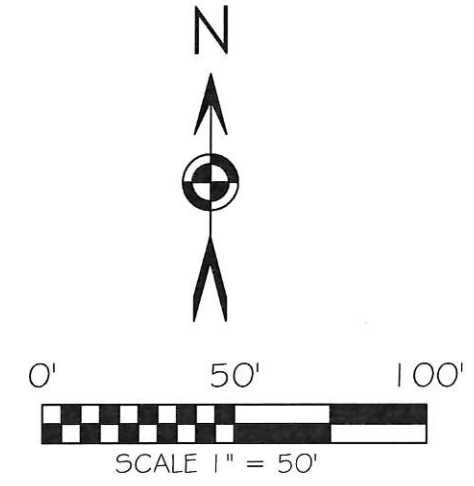
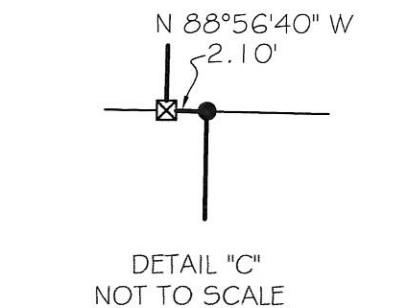
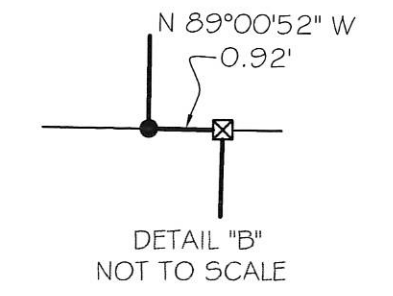
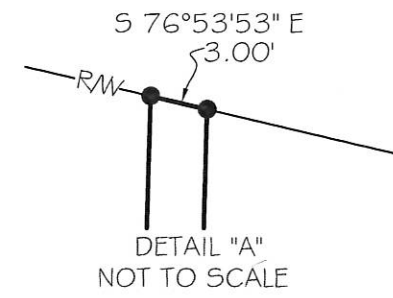
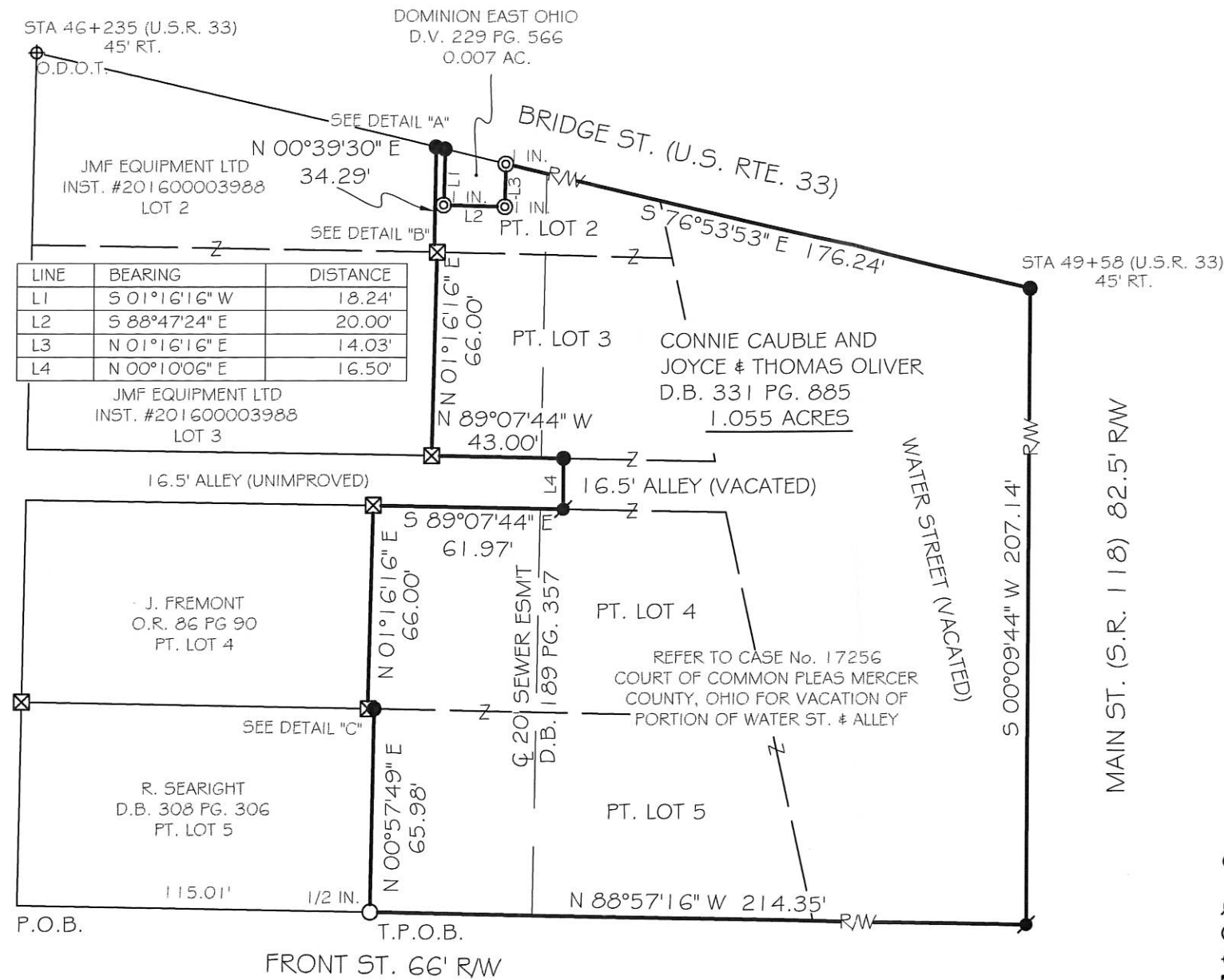
**LOCK-TWO SURVEYING**  
5166 LOCK TWO RD. NEW BREMEN, OH  
419-753-3332

LOCKTWO SURVEYING@NKTELCO.NET #18005.02



# CAUBLE & OLIVER RETRACEMENT SURVEY

BEING PARTS OF LOTS 2,3,4 & 5 ALONG WITH PORTIONS OF A VACATED ALLEY AND VACATED WATER STREET OF THE ORIGINAL PLAT OF ROCKFORD P.B. 1-PG. 49 AND ALL BEING IN THE VILLAGE OF ROCKFORD, N.W. 1/4 SEC. 16, T45, R2E, DUBLIN TOWNSHIP, MERCER COUNTY



BASIS OF BEARING: BEARINGS ARE BASED ON THE SOUTH LINE OF BRIDGE STREET (U.S. ROUTE 33) BEING SOUTH 76°53'53" EAST AND BEING OHIO STATE PLANE NORTH ZONE 3401, NAD 83(2011 ADJ.) AS PER A SURVEY PERFORMED AUGUST, 2016 BY KYLE BINKLEY AND FILED IN THE MERCER COUNTY TAX MAP OFFICE.

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  - MAG NAIL (SET)
  - IRON PIN (FOUND)
  - ⊕ CONCRETE RW MONUMENT (FOUND)
  - ⊗ 4 IN. X 4 IN. CONC. MONUMENT (FOUND)
  - ⊙ IRON PIPE (FOUND)

**F.E.M.A.**

FLOOD INSURANCE NOTE: BY GRAPHICS PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, NO. 39107C0034D EFFECTIVE DATE OF 5/16/12 EXACT DESIGNATIONS CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE. BASED ON THE ABOVE INFORMATION, THIS PROPERTY NOT IN A SPECIAL FLOOD HAZARD AREA.

02-16A

CHRISTOPHER S. HARMON P.S. #7988

DATE

SURVEY NOTE:  
I HEREBY STATE THAT THIS IS A TRUE AND ACCURATE SURVEY AS PERFORMED BY MYSELF. ALL ADJOINING OWNERS, MONUMENTS AND THERE CONDITION ARE CURRENT AS OF THE TIME THE FIELD WORK WAS PERFORMED IN FEBRUARY, 2018 AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.

**LOCK-TWO SURVEYING**  
5166 LOCK TWO RD. NEW BREMEN, OH  
419-753-3332

LOCKTWO SURVEYING@NKTTELCO.NET #18005.02