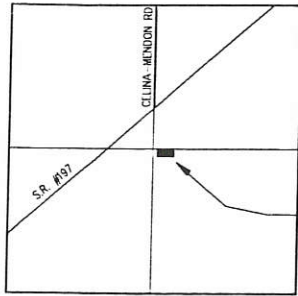
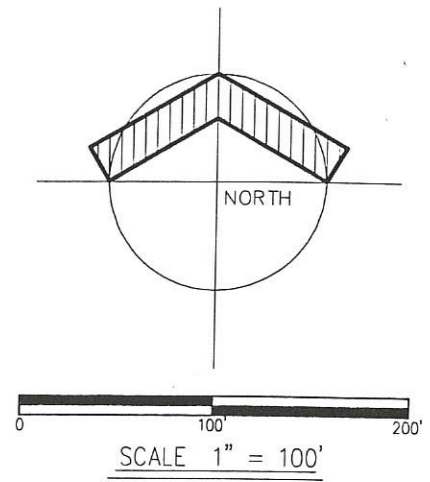


# SECTION 32

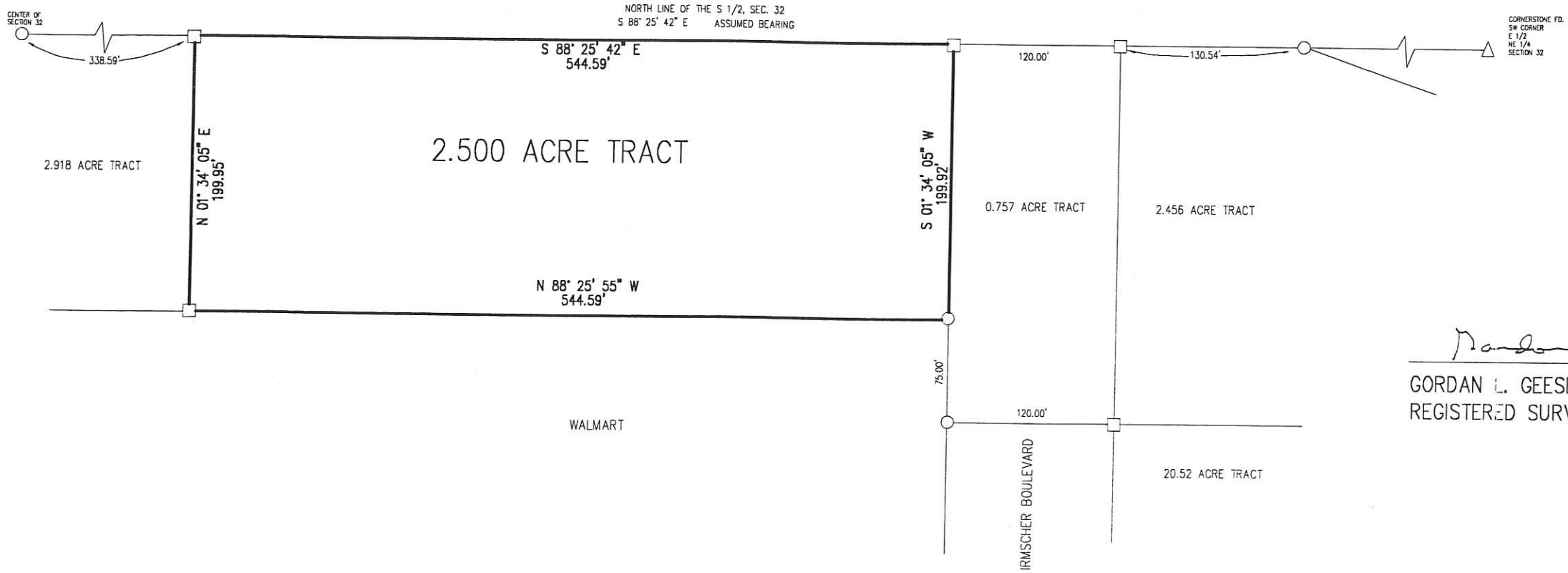


32 SECTION    5 SOUTH TOWNSHIP    3 EAST RANGE  
JEFFERSON CIVIL TOWNSHIP    CELINA CITY    MERCER COUNTY

0632326007  
 -008  
 -004  
 0632401001



STEPHEN & VIRGINIA  
 ZUMBERGE  
 71.835 ACRE TRACT



## LEGEND

- IRON PIN FD.
- △ CORNERSTONE FD.
- 5/8" IRON BAR SET

*Gordon L. Geeslin*  
 GORDAN L. GEESLIN  
 REGISTERED SURVEYOR #5372

ENGINEER:

**Fanning/Howey**  
**Associates, Inc.**  
 Architects Engineers Consultants

0632326007

SURVEY PERFORMED FOR MR. JOHN R. IRMSCHER  
 2.500 ACRE TRACT

# SURVEY FOR TROY TOWN L.L.C.

BEING PART OF IRMSCHER DEVELOPMENT SURVEY, SE 1/4, SECTION 32, T-5-S, R-3-E,  
JEFFERSON TWP., MERCER COUNTY, CITY OF CELINA, OHIO

0632252021

EAGLEBROOKE ESTATES  
COMMERCIAL AREA  
PLAT CABINET 1, PAGE 231

LOT # 4  
TROY TOWN L.L.C.  
O.R. 180, PAGE 2071

PLAT CABINET ONE  
PAGE 206  
CELINA GOLF L.L.C.  
PUBLIC GOLF COURSE  
O.R. 330, PAGE 224

NW CORNER OF  
TRACT # 2 TRUE POINT OF  
BEGINNING

BASIS OF BEARING  
S88°25'30"E

130.08'

TRACT "A"  
(.167 ACRES)

N88°25'30"W

206.78'

S42°54'14"W  
52.76'

N01°34'54"E

119.97'

5.07'

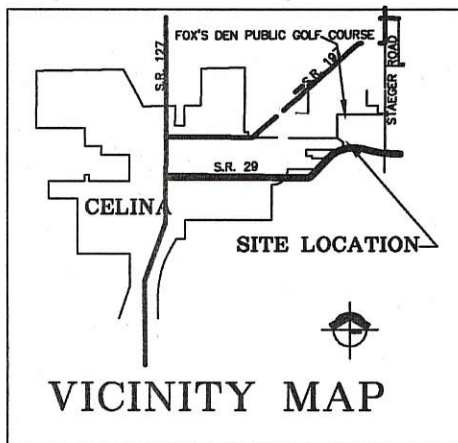
S01°37'38"W  
185.59'

S70°47'50"E  
117.03'

36.21'

IRMSCHER DEVELOPMENT  
PLAT CABINET ONE  
PAGE 231

TRACT #2  
TROY TOWN L.L.C.  
O.R. 180, PAGE 2071



NOTE:  
TRACT "A" WILL BE SPLIT  
FROM TRACT #2 AND  
TRANSFERRED TO LOT # 4

CURVE DATA TABLE					
CURVE	DELTA ANGLE	CORD DIRECTION	RADIUS	LENGTH	CHORD LENGTH
C1	90°00'24"	N 43°25'18" W	205.00	322.04	289.93

Approved By: \_\_\_\_\_  
City of Celina

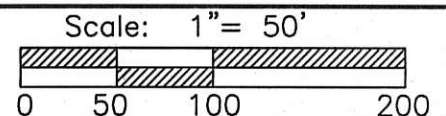


**LEGEND**

- Subdivision boundary
- ⊗ Iron Pin Found
- Iron Pin Set
- ⊙ PK Nail Set
- ⊗ PK Nail Found

Surveyed By: \_\_\_\_\_  
Craig W. Mescher Reg. Surveyor No. 8237  
Date: 07-18-05

References:  
Bearings from Irmscher Development Plat  
Located Plat Cabinet 1, Page 231



Part of SE 1/4 Sec. 32 T5-S R3-E JEFFERSON Twp., Mercer Co., OH  
Grantor: \_\_\_\_\_ Deeds: \_\_\_\_\_ Area Retained \_\_\_\_\_ Ac.  
Grantee: \_\_\_\_\_ Area \_\_\_\_\_ Ac.

PROJECT # 204808.16

**Fanning/Howey**  
Civil Engineering Division  
Engineers Surveyors Consultants  
1200 IRMSCHER BOULEVARD, CELINA, OHIO 45822  
PH: (419) 586-2292 FAX: (419) 586-3393  
www.fhaci.com/civilengineering

0632326004; -008; -009

6-320

# SURVEY FOR LAKEWOOD VILLAGE

BEING PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWN 5 SOUTH, RANGE 3 EAST, JEFFERSON TOWNSHIP, MERCER COUNTY, CITY OF CELINA, OHIO

5/8"Ø IRON BAR FOUND  
CENTER OF SECTION 32

IRMSCHER BOULEVARD

60' R/W

S 88°25'30" E

S 88°25'30" E  
296.13'

N 02°25'28" E  
199.97'

AREA SURVEYED  
1.366 AC. TOTAL  
0.000 AC. R\W  
1.366 AC. NET

S 01°37'38" W  
199.98'

LAKWOOD VILLAGE LIMITED PARTNERSHIP  
VOL. 334, PG. 273; VOL. 334, PG. 258  
(1.694 AC.)

OWNER:  
LAKWOOD VILLAGE LIMITED PARTNERSHIP  
VOL. 334, PG. 252

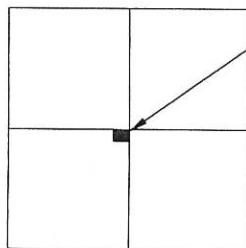
N 88°25'06" W  
298.92'

J. GORDON & BONNIE LEISTNER  
VOL. 300, PG. 720

CITY OF CELINA  
VOL. 314, PG. 540

E. H. PROPERTIES  
VOL. 327, PG. 255

NOTE: REFERENCED LAKEWOOD VILLAGE SURVEY BY ERIC C. THOMAS DATED 07-28-00: VOL. 334 PG. 273; BASIS OF BEARINGS FROM SAID SURVEY.



LOCATION MAP  
SECTION 32

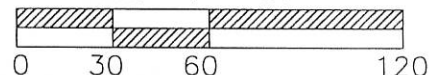


- Iron Pin Found
- Iron Pin Set

Surveyed By: *Eric C. Thomas*  
Eric C. Thomas Reg. Surveyor No. 7236  
Date: 09-29-00

References:

Scale: 1" = 60'



Part of S.W.1/4 Sec. 32 T 5-S R 3-E JEFFERSON Twp., Mercer Co., OH  
Grantor: \_\_\_\_\_ Deeds: \_\_\_\_\_ Area Retained \_\_\_\_\_ Ac.  
Grantee: \_\_\_\_\_ Area \_\_\_\_\_ Ac.

Approvals: \_\_\_\_\_  
Agency: Bd. of Health  
Date: \_\_\_\_\_

Co. San. Eng

Co. Engineer

Permanent Parcel No.

PROJECT # 200811.00

Fanning/Howey Associates, Inc.

**Civil Engineering Division**

Engineers Surveyors Consultants  
1200 IRMSCHER BOULEVARD, CELINA, OHIO 45822  
PH: (419) 586-2292, FAX: (419) 586-3393

# Bacon & Associates

Engineering and Surveying

4600 Kitamat Trail  
Lima, Ohio 45805

Order No \_\_\_\_\_ Date 12-19-90 Sheet 1 of 1

Client Horne Properties, Inc.

County Mercer City/Twp Celina

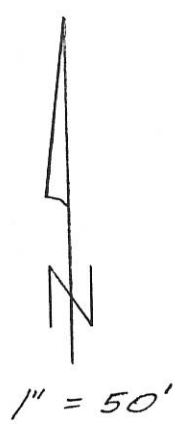
Township 5 South Range 3 East

Section S $\frac{1}{2}$  Sec. 32 Lot No O.L. # 1A

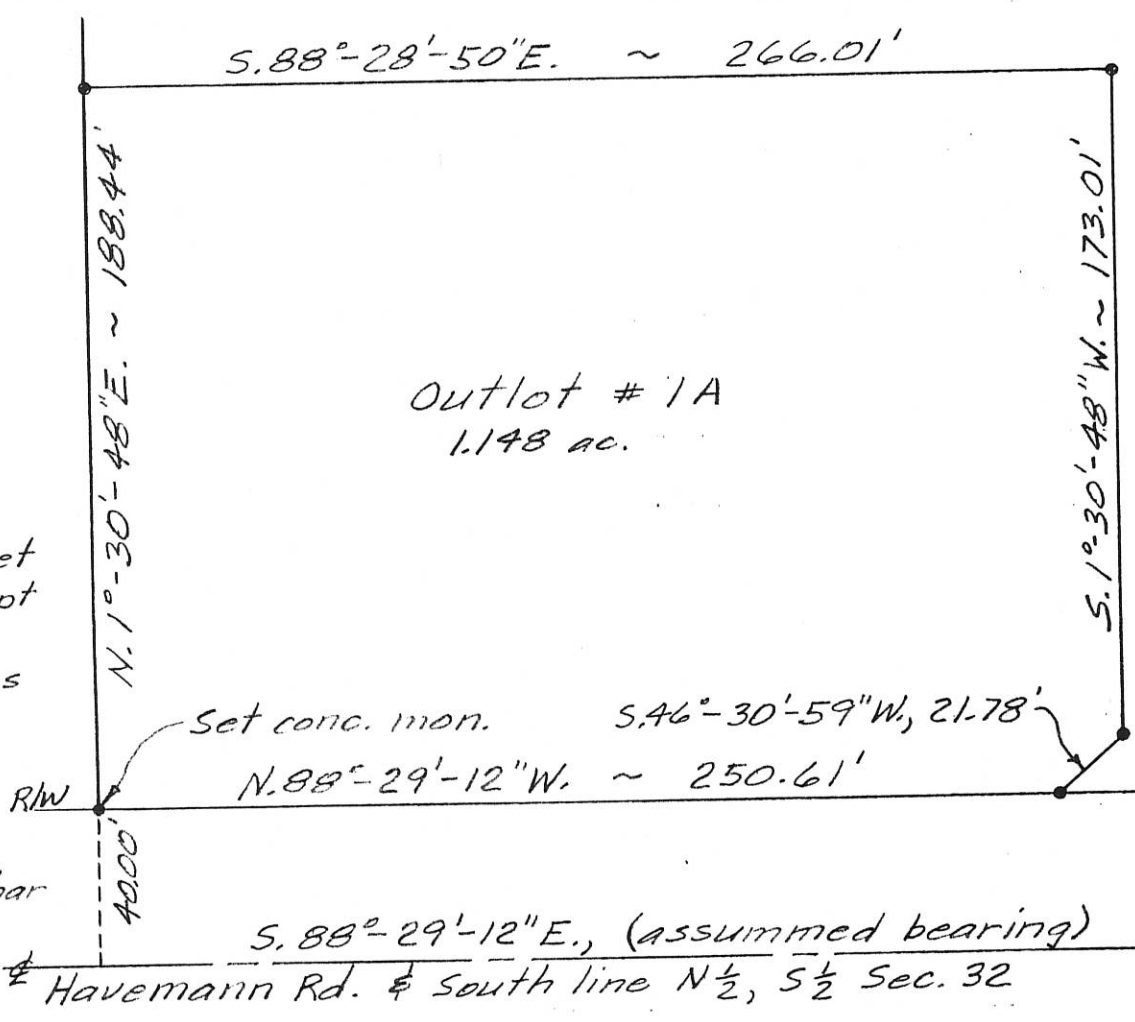
Subdivision Lakeside Village Shopping Center

06-7

Grand Lake Rd. & West line Sec. 32



Note:  
"•" indicates set #5 rebar except as noted.  
All dimensions are field measured.



DESCRIPTION  
(Outlot #1A)

Being a parcel of land in the N $\frac{1}{2}$  of the S $\frac{1}{2}$  of Section 32, T5S, R3E, Celina, Mercer Co., Ohio, more particularly described as follows:

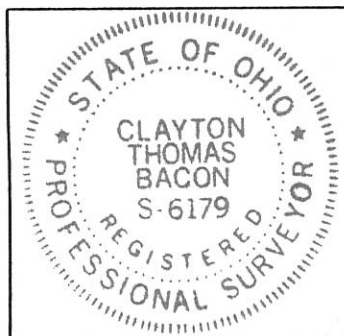
Commencing for reference at a found #5 rebar marking the southwest corner of the N $\frac{1}{2}$  of the S $\frac{1}{2}$  of Section 32, thence S.88°-29'-12"E. (assumed bearing), on the south line of the N $\frac{1}{2}$  of the S $\frac{1}{2}$  of Section 32 (being also the centerline of Havemann Road), 2404.19'; thence N.1°-30'-48"E., 40.00' to a set concrete monument on the north line of Havemann Road at the POINT OF BEGINNING for the parcel to be conveyed, thence the following courses;

1. Continue N.1°-30'-48"E., 188.44' to a set #5 rebar;
2. S.88°-28'-50"E., 266.01' to a set #5 rebar;
3. S.1°-30'-48"W., 173.01' to a set #5 rebar;
4. S.46°-30'-59"W., 21.78' to a set #5 rebar on the north line of Havemann Road;
5. N.88°-29'-12"W. on the north line of Havemann Road, 250.61' to the POINT OF BEGINNING.

The above described parcel contains 1.148 acres, more or less, subject to all legal highways and easements of record.

0632327004

*Clayton J. Bacon*



PERMANENT PARCEL NO. _____		
Part of _____ Sec. _____ T _____ R _____ Township _____		
Grantor _____		Area Retained _____ Acres
Grantee _____		Area Transferred _____ Acres
Deed References: _____		
APPROVALS	BOARD of HEALTH	COUNTY SANITARY ENGR.
AGENCY	DATE	COUNTY ENGINEER

# Bacon & Associates

Engineering and Surveying

4600 Kitamat Trail  
Lima, Ohio 45805

Order No \_\_\_\_\_ Date 12-19-90 Sheet 1 of 1

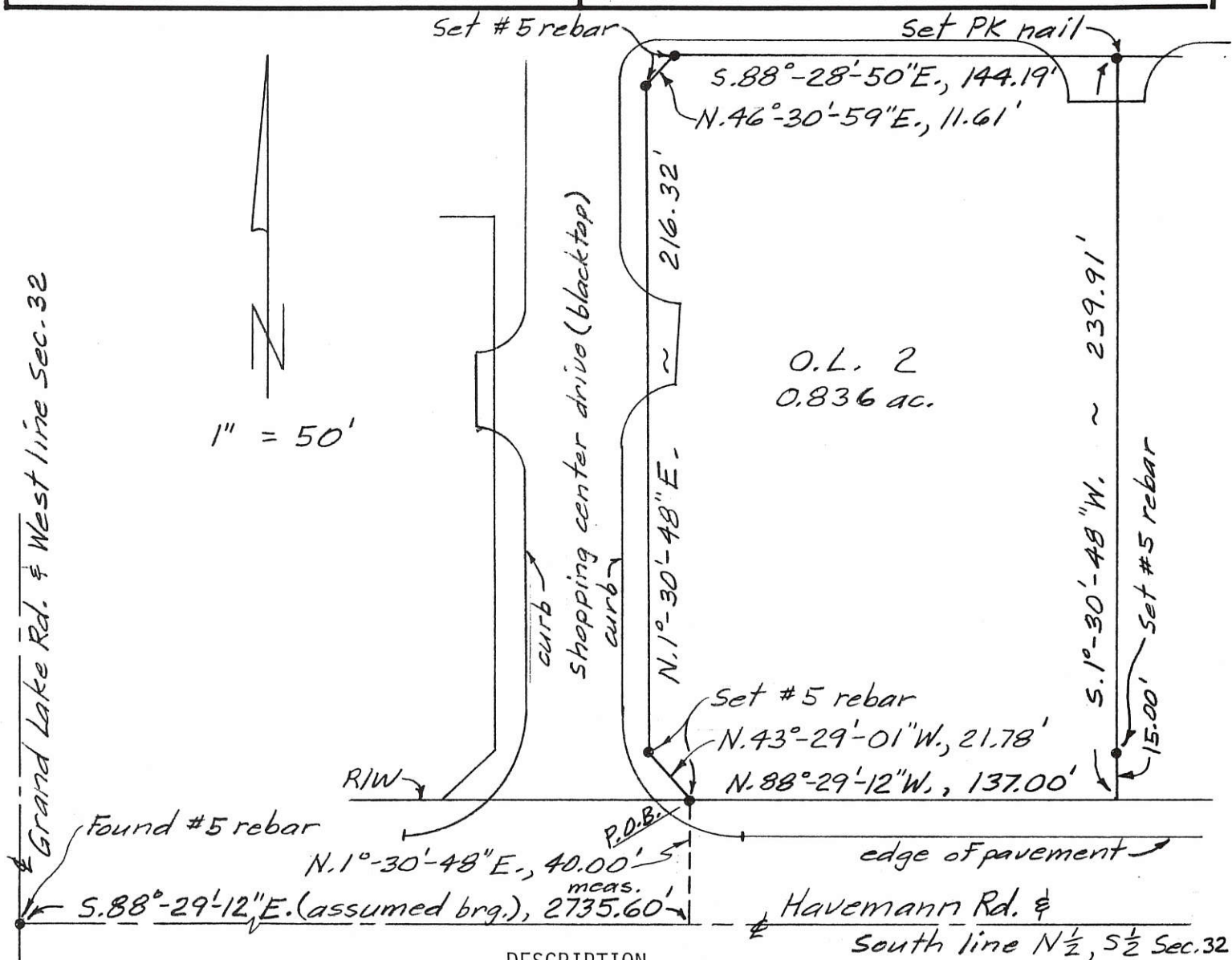
Client Horne Properties, Inc.

County Mercer City/Twp Celina

Township 5 South Range 3 East

Section S $\frac{1}{2}$ , 32 Lot No O.L. 2

Subdivision Lakeside Village Shopping Center



### DESCRIPTION (Outlot #2)

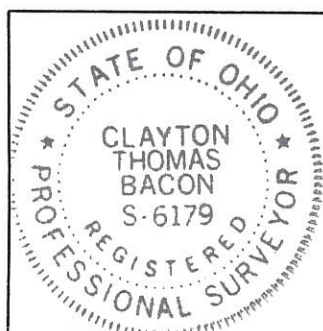
Being a parcel of land in the N $\frac{1}{2}$  of the S $\frac{1}{2}$  of Section 32, T5S, R3E, Celina, Mercer County, Ohio, more particularly described as follows:

Commencing for reference at a found #5 rebar marking the southwest corner of the N $\frac{1}{2}$  of the S $\frac{1}{2}$  of Section 32, thence S.88 $^{\circ}$ -29'-12"E. (assumed bearing) on the south line of the N $\frac{1}{2}$  of the S $\frac{1}{2}$  of Section 32 (being also the centerline of Havemann Road), 2735.60'; thence N.1 $^{\circ}$ -30'-48"E., 40.00' to the north line of Havemann Road, the POINT OF BEGINNING for the parcel to be conveyed, thence the following courses;

1. N.43 $^{\circ}$ -29'-01"W., 21.78' to a set #5 rebar;
2. N.1 $^{\circ}$ -30'-48"E., 216.32' to a set #5 rebar;
3. N.46 $^{\circ}$ -30'-59"E., 11.61' to a set #5 rebar;
4. S.88 $^{\circ}$ -28'-50"E., 144.19' to a set #5 rebar;
5. S.1 $^{\circ}$ -30'-48"W., 239.91' to the north line of Havemann Road, passing over a set #5 rebar at 224.91';
6. N.88 $^{\circ}$ -29'-12"W. on said north line, 137.00' to a set #5 rebar at the POINT OF BEGINNING.

The above described parcel contains 0.836 acres, more or less, subject to all legal highways and easements of record.

*Clayton J. Bacon*



PERMANENT PARCEL NO. _____			
Part of _____ Sec. _____ T _____ R _____ Township _____			
Grantor _____		Area Retained _____ Acres	
Grantee _____		Area Transferred _____ Acres	
Deed References: _____			
APPROVALS			
AGENCY	BOARD of HEALTH	COUNTY SANITARY ENGR.	COUNTY ENGINEER
DATE _____			

# Bacon & Associates

Engineering and Surveying

4600 Kitamat Trail  
Lima, Ohio 45805

Order No. \_\_\_\_\_ Date 12-19-90 Sheet 1 of 1

Client Horne Properties, Inc.

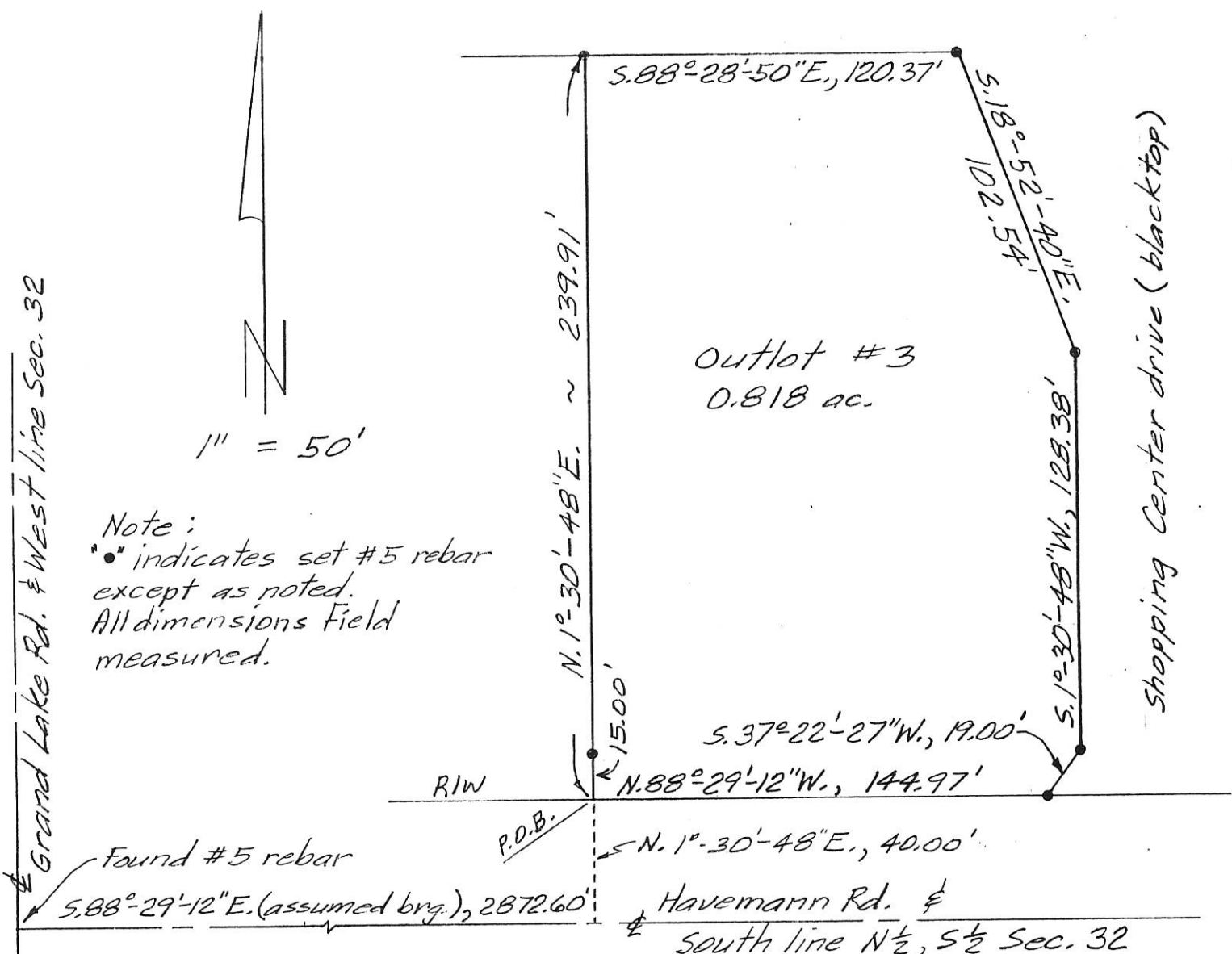
County Mercer City/Twp Celina

Township 5 South Range 3 East

Section S½, 32 Lot No. O.L. 3

Subdivision Lakeside Village Shopping Center

06-320



### DESCRIPTION (Outlot #3)

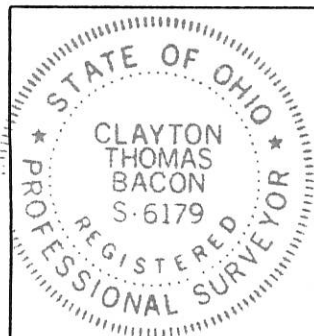
Being a parcel of land in the N½ of the S½ of Section 32, T5S, R3E, Celina, Mercer County, Ohio, more particularly described as follows:

Commencing for reference at a found #5 rebar marking the southwest corner of the N½ of the S½ of Section 32, thence S.88°-29'-12"E. (assumed bearing), on the south line of the N½ of the S½ of Section 32 (being also the centerline of Havemann Road), 2872.60'; thence N.1°-30'-48"E., 40.00' to the north line of Havemann Road at the POINT OF BEGINNING for the parcel to be conveyed, thence the following courses;

1. Continue N.1°-30'-48"E., 239.91' to a set #5 rebar, passing over a set #5 rebar at 15.00';
2. S.88°-28'-50"E., 120.37' to a set #5 rebar;
3. S.18°-52'-40"E., 102.54' to a set #5 rebar;
4. S.1°-30'-48"W., 128.38' to a set #5 rebar;
5. S.37°-22'-27"W., 19.00' to a set #5 rebar on the north line of Havemann Road;
6. N.88°-29'-12"W. on said north line, 144.97' to the POINT OF BEGINNING.

The above described parcel contains 0.818 acres, more or less, subject to all legal highways and easements of record.

*Clayton J. Bacon*



PERMANENT PARCEL NO. _____			
Part of _____ Sec. _____ T _____ R _____ Township _____			
Grantor _____ Area Retained _____ Acres			
Grantee _____ Area Transferred _____ Acres			
Deed References: _____			
APPROVALS	AGENCY	BOARD OF HEALTH	COUNTY ENGINEER
		COUNTY SANITARY ENGR.	
DATE _____			

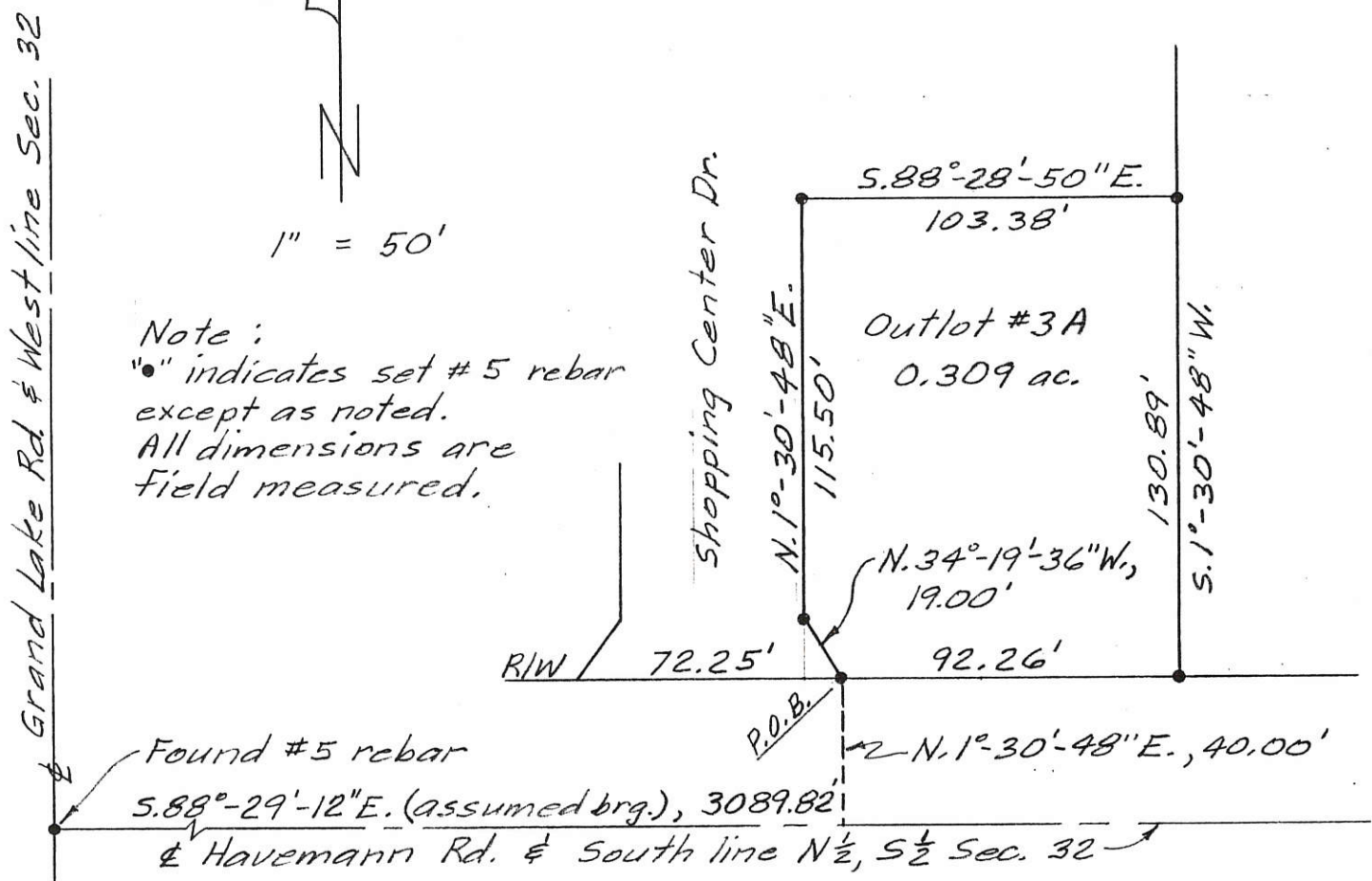
0632401007

# Bacon & Associates

Engineering and Surveying  
4600 Kitamat Trail  
Lima, Ohio 45805

Order No. \_\_\_\_\_ Date 12-19-90 Sheet 1 of 1  
Client Horne Properties, Inc.  
County Mercer City/Twp Celina  
Township 5 South Range 3 East  
Section 5 1/2, 32 Lot No O.L. 3A  
Subdivision Lakeside Village Shopping Center

06-32D



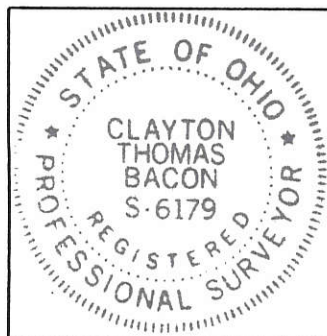
Note:  
"•" indicates set #5 rebar  
except as noted.  
All dimensions are  
field measured.

DESCRIPTION  
(Outlot #3 A)

Being a parcel of land in the N<sup>1</sup>/<sub>2</sub> of the S<sup>1</sup>/<sub>2</sub> of Section 32, T5S, R3E, Celina, Mercer County, Ohio, more particularly described as follows:  
Commencing for reference at a found #5 rebar marking the southwest corner of the N<sup>1</sup>/<sub>2</sub> of the S<sup>1</sup>/<sub>2</sub> of Section 32, thence S.88°-29'-12"E. (assumed bearing), on the south line of the N<sup>1</sup>/<sub>2</sub> of the S<sup>1</sup>/<sub>2</sub> of Section 32 (being also the centerline of Havemann Road), 3089.82'; thence N.1°-30'-48"E., 40.00' to a set #5 rebar on the north line of Havemann Road at the POINT OF BEGINNING for the parcel to be conveyed, thence the following courses;  
1. N.34°-19'-36"W., 19.00' to a set #5 rebar;  
2. N.1°-30'-48"E., 115.50' to a set #5 rebar;  
3. S.88°-28'-50"E., 103.38' to a set #5 rebar;  
4. S.1°-30'-48"W., 130.89' to a set #5 rebar on the north line of Havemann Road;  
5. N.88°-29'-12"W. on said north line, 92.26' to the POINT OF BEGINNING.  
The above described parcel contains 0.309 acres, more or less, subject to all legal highways and easements of record.

*Clayton J. Bacon*

0632401 008



PERMANENT PARCEL NO. _____		
Part of _____ Sec. _____ T _____ R _____ Township _____		
Grantor _____ Area Retained _____ Acres		
Grantee _____ Area Transferred _____ Acres		
Deed References: _____		
APPROVALS		
AGENCY	BOARD of HEALTH	COUNTY SANITARY ENGR.
DATE		COUNTY ENGINEER

# Bacon & Associates

Engineering and Surveying

4600 Kitamat Trail  
Lima, Ohio 45805

Order No. \_\_\_\_\_ Date 3-1-91 Sheet 1 of 1

Client Horne Properties, Inc.

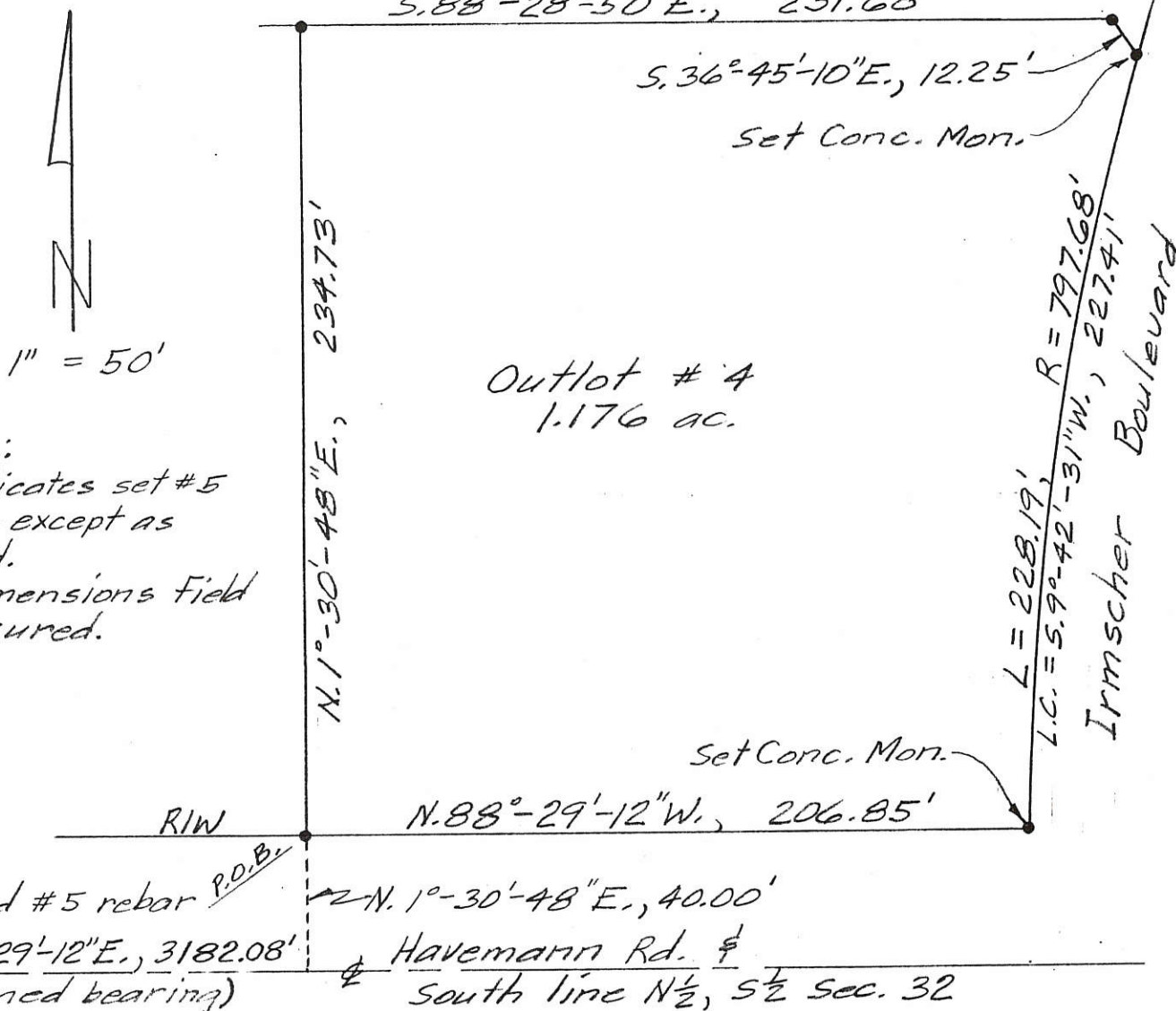
County Mercer City/Twp Celina

Township 5 South Range 3 East

Section S 1/2, 32 Lot No D.L. 4

Subdivision Lakeside Village Shopping Center

Grand Lake Rd. & West line Sec. 32



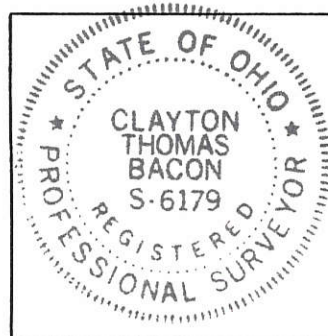
Note:  
"•" indicates set #5 rebar except as noted.  
All dimensions field measured.

DESCRIPTION  
(Outlot #4)

Being a parcel of land in the N<sub>2</sub> of the S<sub>2</sub> of Section 32, T5S, R3E, Celina, Mercer County, Ohio, more particularly described as follows:  
Commencing for reference at a found #5 rebar marking the southwest corner of the N<sub>2</sub> of the S<sub>2</sub> of Sec. 32, thence S.88°-29'-12"E. (assumed bearing), on the south line of the N<sub>2</sub> of the S<sub>2</sub> of Section 32 (being also the centerline of Havemann Rd.), 3182.08'; thence N.1°-30'-48"E., 40.00' to a set #5 rebar on the north line of Havemann Rd. at the POINT OF BEGINNING for the parcel to be conveyed, thence the following courses;  
1. Continue N.1°-30'-48"E., 234.73' to a set #5 rebar;  
2. S.88°-28'-50"E., 231.68' to a set #5 rebar;  
3. S.36°-45'-10"E., 12.25' to a set #5 rebar on the west line of proposed Irmscher Boulevard;  
4. Southwesterly on the arc of a circular curve, 228.19' to a set concrete monument, said curve having a radius of 797.68' and a chord of S.9°-42'-31"W., 227.41';  
5. N.88°-29'-12"W. on the north line of Havemann Rd., 206.85' to the POINT OF BEGINNING.  
The above described parcel contains 1.176 acres, more or less, subject to all legal highways and easements of record.

*Clayton J. Bacon*

0632401009



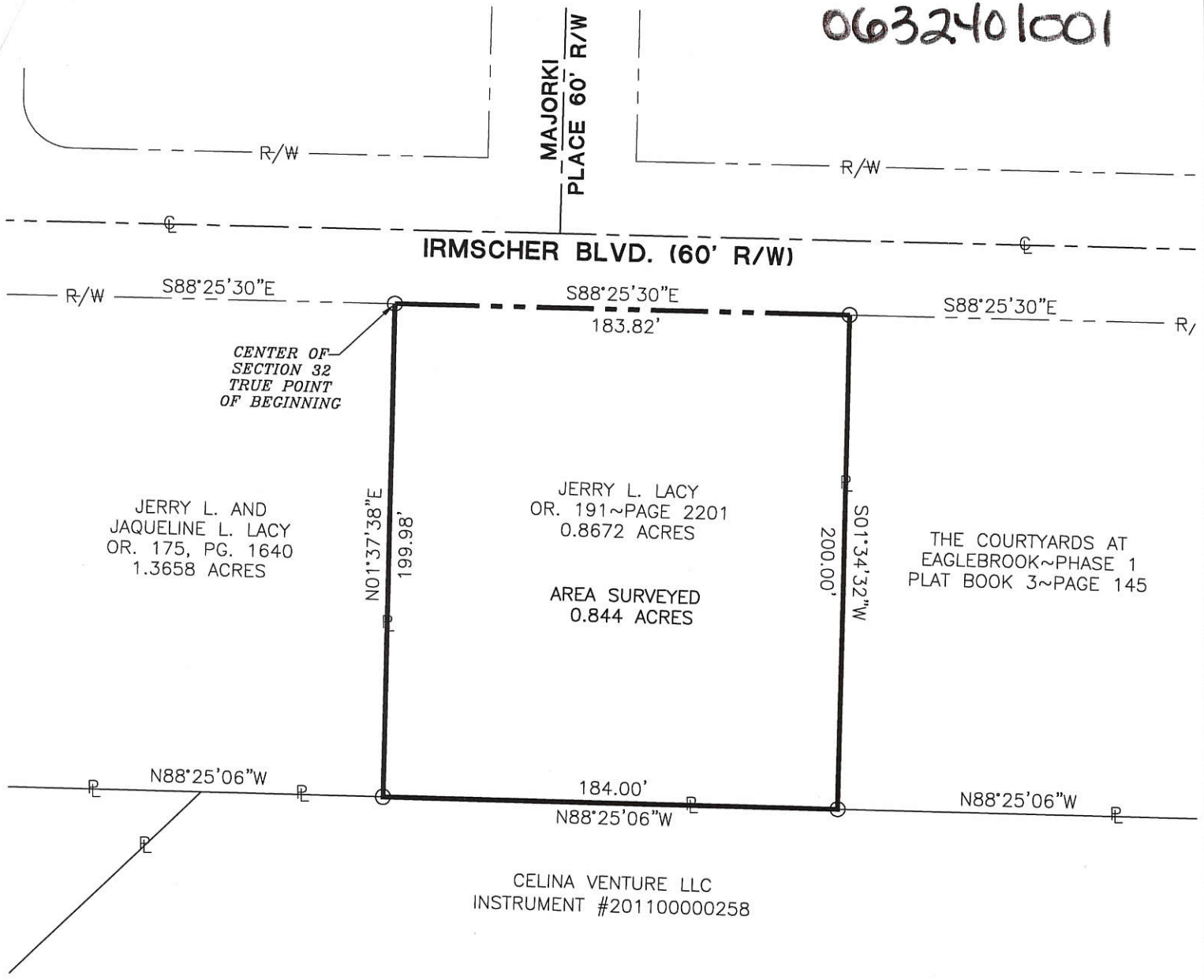
PERMANENT PARCEL NO. _____			
Part of _____ Sec. _____ T _____ R _____ Township _____			
Grantor _____		Area Retained _____ Acres	
Grantee _____		Area Transferred _____ Acres	
Deed References: _____			
APPROVALS			
AGENCY	BOARD OF HEALTH	COUNTY SANITARY ENGR.	COUNTY ENGINEER
DATE _____			

0632401009



# SURVEY FOR JERRY L. LACY

0632401001



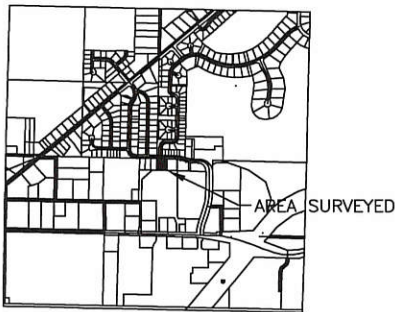
JERRY L. AND  
JAQUELINE L. LACY  
OR. 175, PG. 1640  
1.3658 ACRES

JERRY L. LACY  
OR. 191~PAGE 2201  
0.8672 ACRES

AREA SURVEYED  
0.844 ACRES

THE COURTYARDS AT  
EAGLEBROOK~PHASE 1  
PLAT BOOK 3~PAGE 145

CELINA VENTURE LLC  
INSTRUMENT #201100000258



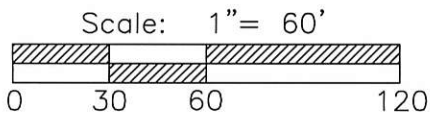
LOCATION MAP  
SECTION 32



**LEGEND**

- Iron Pin Found
- Iron Pin Set

Surveyed By: *Craig W. Mescher*  
Craig W. Mescher Reg. Surveyor No. 8237



References:  
The Courtyards at Eaglebrook~Phase 1  
as recorded in Plat Book 3~Page 145  
Basis of Bearings

State of: Ohio County: Mercer  
Township: Jefferson  
Sec.: 32 Town 5S Range: 3E  
Deed Ref.: OR. 191~Page 2201  
Date Surveyed: January 27, 2014

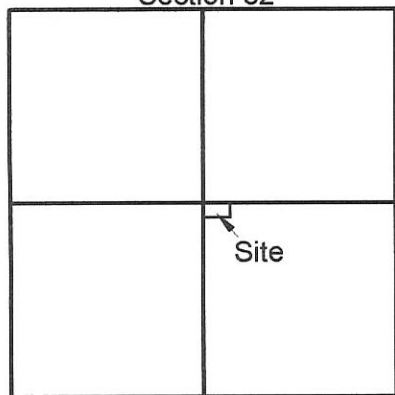
PROJECT # 214808.15

**ACCESS**  
Engineering Solutions

1200 IRMSCHER BLVD., SUITE B, CELINA, OH 45822  
www.accessengllc.com | 419-586-1430

06-320

Section 32

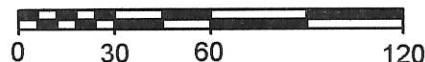


**Legend:**

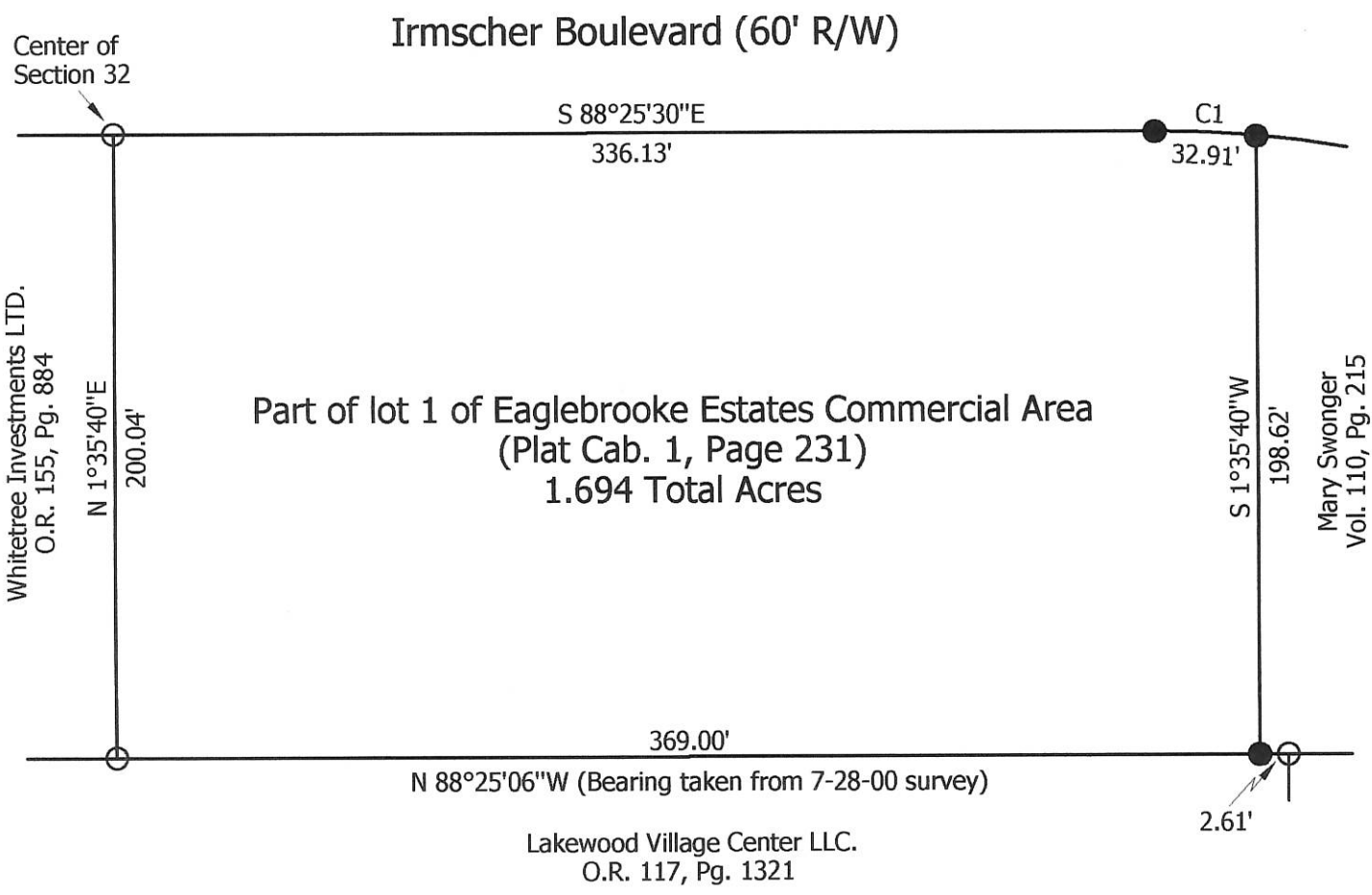
- 5/8" X 30" Iron pin w/cap set
- Iron pin w/cap found



Scale: 1" = 60'



Curve	Radius	Arc	Chord Bearing	Chord
1	370.00	32.91	S 85°52'39"E	32.90



**Marbaugh Land Surveying**

1210 Yorkshire Court  
 Celina, Ohio 45822  
 (419) 586-4293

*Kent Marbaugh*  
 Kent B. Marbaugh P.S. 7421



**Lacy Survey**

Resurvey of a Fanning & Howey survey dated 7-28-00

State of: Ohio County: Mercer  
 Township: \_\_\_\_\_ Sec: 32 Town: 5S Range: 3E  
 City/Village: Celina Subdivision: \_\_\_\_\_ Lot: \_\_\_\_\_  
 Deed Ref: O.R. 155 Pg. 884 Date Surveyed: 10-11-04

Approvals: _____	_____	_____
Agency: <u>Board of Health</u>	Township Zoning Inspector	County Engineer
Date: _____		

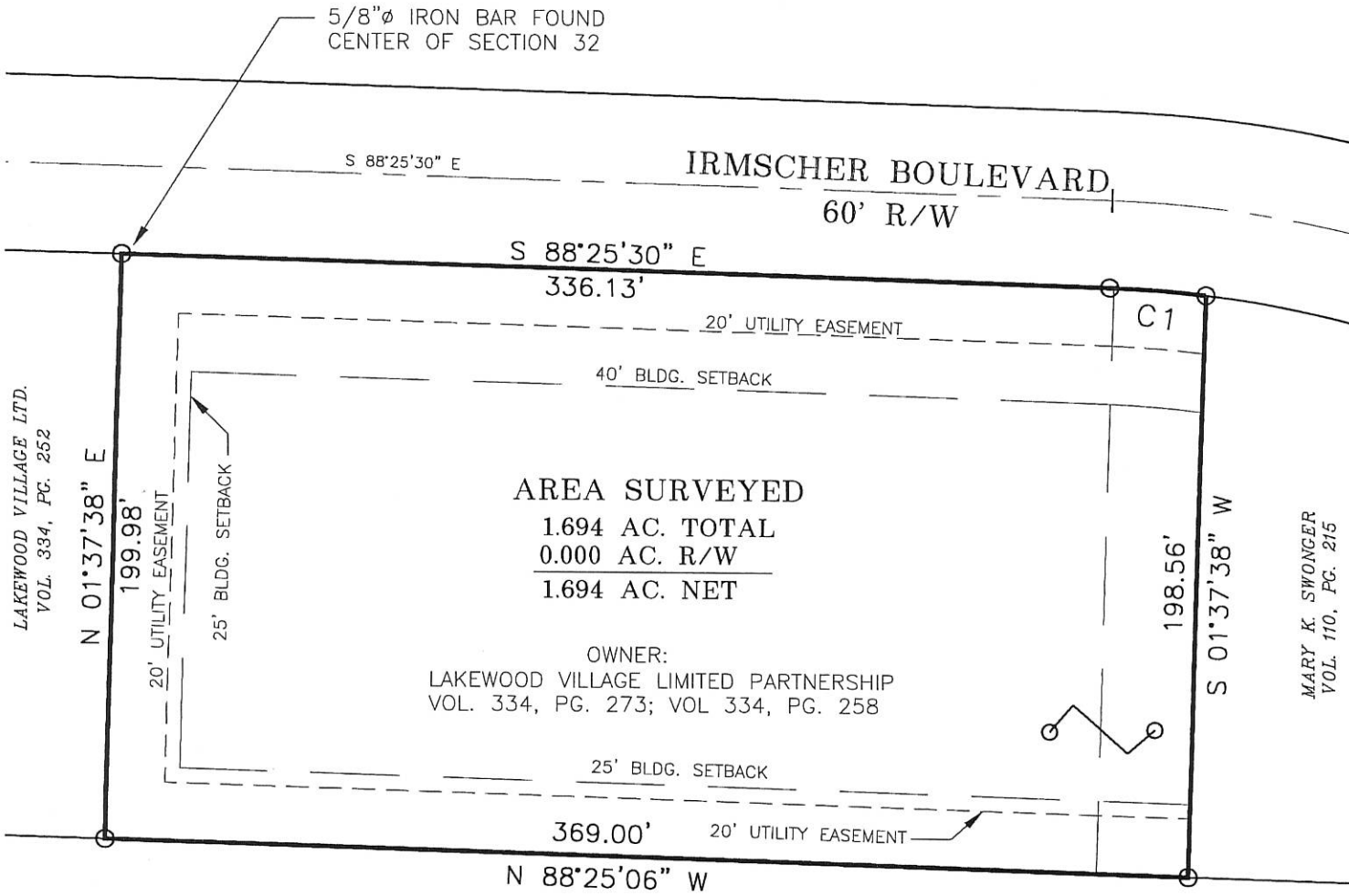
0632401001

# SURVEY FOR LAKEWOOD VILLAGE

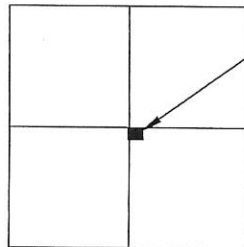
06-320

BEING PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWN 5 SOUTH, RANGE 3 EAST, JEFFERSON TOWNSHIP, MERCER COUNTY, CITY OF CELINA, OHIO

CURVE DATA TABLE				
NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	ARC LENGTH
C1	S 85°52'39" E	32.91	370.00	32.92



E. H. PROPERTIES  
VOL. 327, PG. 255



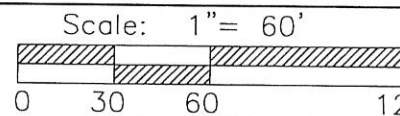
LOCATION MAP  
SECTION 32



Surveyed By: Eric C. Thomas  
Eric C. Thomas Reg. Surveyor No. 7236  
Date: 07-28-00

- Iron Pin Found
- Iron Pin Set

References: Bearings for Eaglebrooke Estates  
Commercial Area Plat  
Plat Cab. 1, Page 231



Part of S.E. 1/4 Sec. 32 T 5-S R 3-E JEFFERSON 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: \_\_\_\_\_

PROJECT # 200811.00

Fanning/Howey Associates, Inc.



Civil Engineering  
Division

Engineers Surveyors Consultants  
1200 IRMSCHER BOULEVARD, CELINA, OHIO 45922  
PH: (419) 586-2292, FAX: (419) 586-3393

**SURVEYOR'S CERTIFICATE:**

I hereby certify that FIDELITY NATIONAL TITLE INSURANCE COMPANY (the commitment number 201003225 dated March 10, 2010) and O'REILLY AUTOMOTIVE, INC. that:

- The plat of survey prepared by me entitled "ALTAACSM LAND TITLE SURVEY" was actually made upon the ground and that it and the information, courses and distances shown thereon are correct.
- The true lines and areas of actual possession are the same;
- The size, location and type of visible buildings and visible improvements (if any) are as shown and all are within the boundary lines of the property, unless shown herein;
- There are no visible violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said buildings and improvements, unless shown herein;
- There are no visible discrepancies, conflicts, shortages in area or boundary line conflicts, easements, visible encroachments, driveways, visible cemeteries, visible burial grounds or any visible uses affecting this property appearing from a careful visible physical inspection of the same, other than those shown and depicted thereon;
- All monuments shown actually exist, or will be placed and the location, size and type of materials are correctly shown herein;
- The nearest existing intersecting street is Irmscher Blvd. which is approximately 372 feet east of the subject property;
- All utility services required for the operation of the property either enter the property through adjoining public streets or the survey shows the point of entry and location of any visible utilities that pass through or are on adjoining private land;
- The parcel described herein is located within Flood Zone "C" (Areas of Minimal Flooding), as graphically interpolated from Map Number 3903030005 C of the FIRM Map (Flood Insurance Rate Map) dated March 19, 1998;
- This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 3, 4, 5, 6, 8, 10, 11(a), 11(b), 13, & 14 of Table A hereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Ohio, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

**SCHEDULE B - SECTION 2 EXCEPTIONS:**

**COMMITMENT NUMBER: 201003225**

7) Property is not subject to lease as recorded in Lease Book Vol. 51, Page 527 and modified in Lease Book 51, Page 613 of the Mercer County Ohio records.

9) a) Property is subject to utility and right of way easements as recorded in Deed Book Vol. 291, Page 668 of the Mercer County Ohio records. The easements are blank in nature and are not plottable.

b) Property is not subject to ingress and egress easements as recorded in Deed Book Vol. 318, Page 148 of the Mercer County Ohio records.

c) Property is not subject to utility easements as recorded in Deed Book Vol. 329, Page 54 of the Mercer County Ohio records.

d) Property is not subject to Easements as recorded in Deed Book Vol. 329, Page 200 of the Mercer County Ohio records.

e) Property is subject to easements as recorded in Deed Book Vol. 329, Page 200 of the Mercer County Ohio records. The easements are blank in nature and are not plottable.

f) Property is not subject to easements as recorded in Official Record 98, Page 873 of the Mercer County Ohio records.

g) Property is not subject to easements as recorded in Official Record 154, Page 420 of the Mercer County Ohio records.

h) Property is not subject to easements as recorded in Official Record 154, Page 424 of the Mercer County Ohio records.

i) Property is subject to easements as recorded in Official Record 154, Page 424 of the Mercer County Ohio records and is shown herein.

**ZONING:**

**B-3 COMMUNITY SHOPPING DISTRICT**

**1168.05 MINIMUM LOT AREA AND WIDTH**  
The minimum lot area and width for properties in the B-3 District is as follows:  
A. The primary development shall have a minimum lot area of not less than 200,000 square feet and a width of not less than 400 feet.  
B. Outlots shall have minimum lot area of not less than 20,000 square feet and a width of not less than 150 feet.

**1168.06 MINIMUM FRONT YARD SETBACK**  
A. The minimum front yard setback for properties in the B-3 District shall be 60 feet.  
B. No accessory buildings shall be located in the front yard area.

**1168.07 MINIMUM SIDE YARD SETBACK**  
A. The minimum side yard setback for properties in the B-3 District shall be 30 feet.  
B. Accessory buildings shall be located no closer than twenty (20) feet to any side yard property line. They are also restricted from platted easement areas.

**1168.08 MINIMUM REAR YARD SETBACK**  
A. The minimum rear yard setback for properties in the B-3 District shall be 40 feet.  
B. Accessory buildings shall be located no closer than twenty (20) feet to the rear property line. They are also restricted from platted easement areas.

**LEGAL DESCRIPTION (Per this Survey):**

Situated in Section 32, Town 5, Range 1E, The City of Celina, Mercer County, Ohio, and being all of Outlot 3 as shown on a Plat of Survey prepared by Bacon & Associates and dated March 1, 1991, on file at the Mercer County, Ohio Engineers Office (not yet conveyed), and being part of an original 27.712 acre tract conveyed to Home Properties, Inc. in Deed Book Vol. 310, Page 483 of the Mercer County, Ohio Recorder's Office and being further described as follows:  
Beginning at a point found by measuring from the South line of the North Half of Section 32, said point also on the East line of Section 31 and at the centerline intersection of Grand Lake Boulevard and Havemann Road, thence with the centerline of Havemann Road, the same being the Half Section line of the above mentioned Section 32, South 88°29'12" E, 2872.60 feet, thence leaving the half section line and the centerline and through the existing North right-of-way of Havemann Road, North 01°29'48" East, 40.00 feet to existing North right-of-way line of said Havemann Road and the southeasterly corner of a 0.8183 acre tract conveyed to Lakewood Village Center, LLC in Official Record 121, Page 819 and the TRUE POINT OF BEGINNING.  
thence, leaving said 0.8183 acre tract and with the South line of said Lakewood Village Center, LLC tract, South 88°29'12" East, 120.37 feet to a found 5/8" iron pin;  
thence, continuing with the West line of said Lakewood Village Center, LLC, the following three courses: South 18°52'40" East, 102.54 feet to a found 5/8" iron pin;  
thence, South 01°29'48" West, 128.38 feet to a found 5/8" iron pin;  
thence, South 37°22'27" West, 19.00 feet to a found 5/8" iron pin on the existing North right-of-way line of Havemann Road;  
thence, with the existing North right-of-way line of Havemann Road, South 88°29'12" East, 144.96 feet to the true point of beginning, containing 0.8183 acres, less or more, and being subject to all easements, legal highways, restrictions and agreements of record.

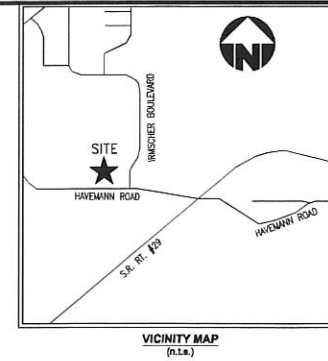
**UTILITY INFORMATION:**

O.U.P.S. (Ohio Utility Protection Services) was called for physical utility markings and plans on April 9, 2010. Tickets #A009-901-048-00A (markings) #A009-901-053-00A (plans).

**Electric, Water & Sanitary Sewer & Storm Sewer:**  
City of Celina  
426 W. Market St.  
Celina, OH 45822  
Karen Siebert (419) 586-1144

**Gas:**  
Dominion East Ohio  
150 S. Jackson St.  
Lima, OH 45501  
(419) 226-4700  
John Downing (419) 228-4664

**Telephone:**  
Vuzman North  
301 Grand Lake Rd.  
Celina, OH 45822



Signed: Jeffrey O. Lambert, P.S. #7568  
in the State of Ohio

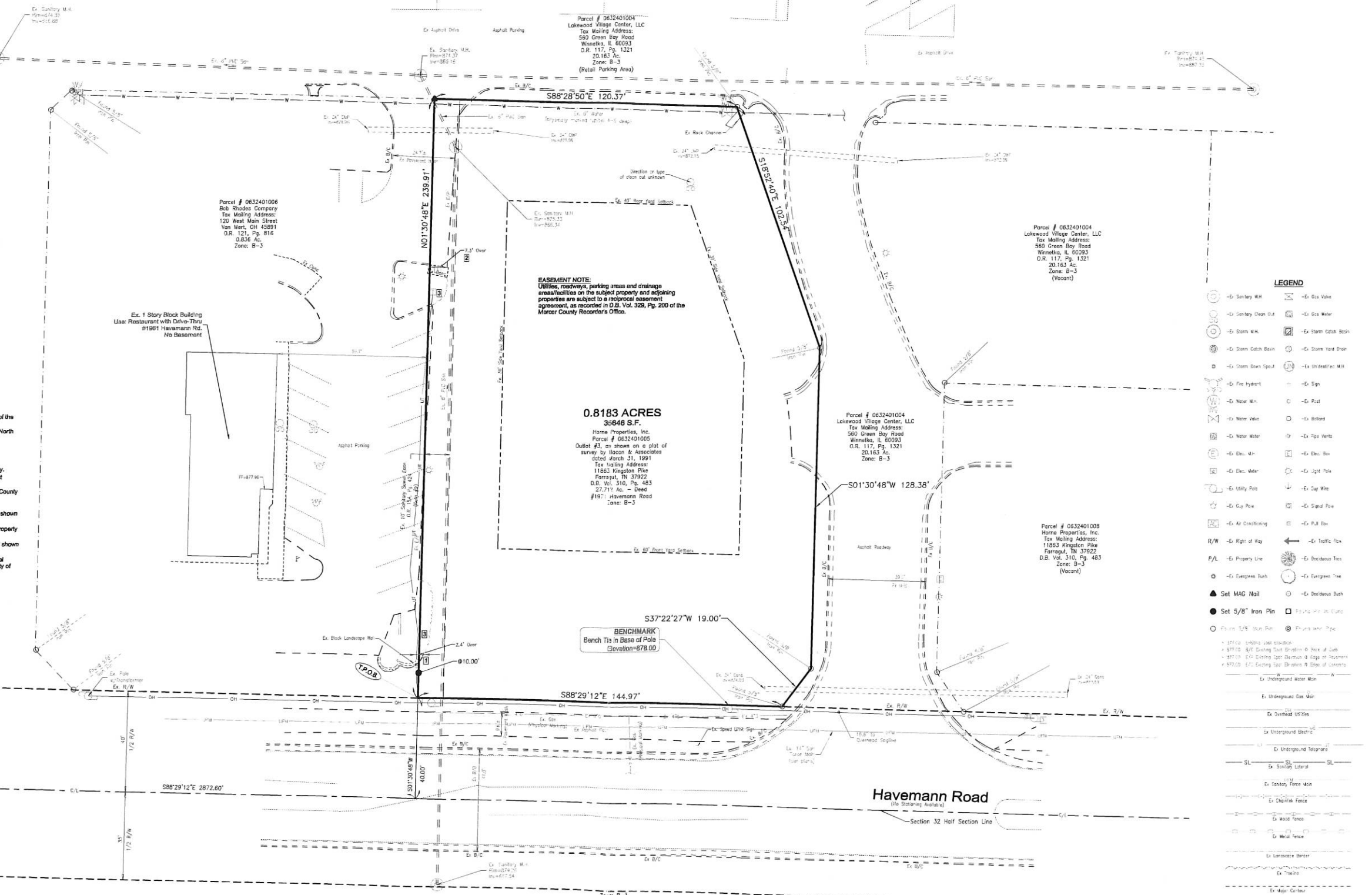
**LEGAL DESCRIPTION per Title Commitment 201003225:**

(Subject property per legal description of proposed Outlot #3 containing 0.8183 acres as described on this survey, is part of Parcel 1 as described in the above title commitment containing 27.712 acres.)

**Parcel 1**  
Being a parcel of land in the N 1/2 of the S 1/2 of Section 32, T5S, R3E, Celina, Mercer Co., Ohio, more particularly described as follows:  
Beginning at a set PK nail on the south line of the N 1/2 of the S 1/2 of Section 32 (being also the centerline of Havemann Road), S. 88°-29'-12" E, (assumed bearing) 2404.19' from a found #6 rebar marking the southwest corner of the N 1/2 of the S 1/2 of Section 32, thence the following courses:  
1. N. 1°-30'-48" E, 819.88' to a set concrete monument, passing over a set concrete monument at 40.00';  
2. S. 2°-02'-18" E, 430.54' to a set concrete monument;  
3. S. 1°-30'-48" W, 245.88' to a set concrete monument;  
4. S. 88°-29'-12" E, 955.89' to a set concrete monument on the west line of proposed Irmscher Blvd.;  
5. S. 1°-34'-09" W, on said west street line, 403.88' to a set concrete monument at the P.O. of a horizontal curve to the right;  
6. Southwesterly 354.28' on the arc of the curve having a radius of 812.25' and L.C. of S. 14°-03'-47" W, 351.47' to a set concrete monument at the P.O.C. of a horizontal curve to the left;  
7. Southwesterly 348.68' in the arc of the curve on said west street line having a radius of 797.68' and L.C. of S. 14°-02'-08" W, 345.91' to a set concrete monument on the proposed SW line of Havemann Rd. at the P.T.;  
8. S. 01°-30'-48" W, 40.00' to a set PK nail on the centerline of Havemann Rd.;  
9. N. 88°-29'-12" W, on the centerline of Havemann Rd., 984.74' to the POINT OF BEGINNING.  
The above described parcel contains 27.712 acres, more or less.

**Parcel 2 (not part of subject parcel)**  
Being a parcel of land in the N 1/2 of the S 1/2 of Section 32, T5S, R3E, Celina, Mercer Co., Ohio, more particularly described as follows:  
Beginning at a set PK nail on the south line of the N 1/2 of the S 1/2 of Section 32 (being also the centerline of Havemann Road), S. 88°-29'-12" E, (assumed bearing) 2116.93' from a found #6 rebar marking the southwest corner of the N 1/2 of the S 1/2 of Section 32, thence the following courses:  
1. N. 2°-02'-18" E, 870.00' to a set concrete monument, passing over a set concrete monument at 40.00';  
2. S. 88°-29'-12" E, 250.04' to a set concrete monument;  
3. S. 1°-30'-48" W, 454.88' to a set concrete monument;  
4. S. 12°-49'-24" W, 117.27' to a set PK nail on the centerline of Havemann Rd.;  
5. N. 88°-29'-12" W, on the centerline of Havemann Rd., 232.28' to the POINT OF BEGINNING.  
The above described parcel contains 3.276 acres, more or less.  
The foregoing descriptions of the 27.712 acre parcel (Parcel 1) and the 3.276 acre parcel (Parcel 2) were prepared by Clayton Thomas Bacon, Registered Surveyor No. 8178.

**SURVEY NOTES:**  
Basis of Bearings: Assumed Bearings per Deed Book Vol. 310, Pg. 483 of the office of the Mercer County, Ohio Recorder's Office.  
Basis of DATUM (Benchmark) was produced by GPS observations, (NAVD-83) Ohio North Zone 3401.  
Deed References: Deed Book Vol. 310, Pg. 483  
Deeds of reference as shown herein.  
Subject Property has frontage on Havemann Road as shown herein.  
There is no visible evidence of earth moving work on subject property at time of survey.  
There is no visible evidence of a solid waste dump, sump or sanitary landfill on subject property at time of survey.  
All properties shown herein are located within the limits of the City of Celina, Mercer County Ohio.  
All visible utilities are shown herein:  
GAS: The location of a 4" Gas line is located on the north side of Havemann Road as shown herein by physical markings.  
WATER: The location of a 6" Ductile Cast Iron water main is located along the rear property line as shown herein by physical markings in the field.  
SANITARY: Existing 8" PVC sanitary sewer is located along the West property line as shown herein.  
Speed Limit on Havemann Road is 35 mph. (Minor Arterial per the O.D.O.T. Functional Classification Map dated November 24, 2004 and is located within the limits of the City of Celina, Mercer County Ohio. (Jurisdiction is the City of Celina).  
There are no future plans of roadway widening at the time of this survey per Karen Siebert, City of Celina Engineering Department (419) 586-1144.



**LEGEND**

Ex. Sanitary M.H.	Ex. Gas Valve
Ex. Sanitary Clean Out	Ex. Gas Water
Ex. Storm M.H.	Ex. Storm Catch Basin
Ex. Storm Catch Basin	Ex. Storm Trench Drain
Ex. Storm Storm Split	Ex. Underdrain M.H.
Ex. Fire Hydrant	Ex. Sign
Ex. Water M.H.	Ex. Post
Ex. Water Valve	Ex. Bollard
Ex. Water Meter	Ex. Fire Valve
Ex. Elec. 4"	Ex. Elec. Box
Ex. Elec. Meter	Ex. Light Pole
Ex. Utility Pole	Ex. Guy Wire
Ex. Guy Pole	Ex. Stand Pipe
Ex. Air Conditioning	Ex. P.U.B. Box
R/W	Ex. Right of Way
P/L	Ex. Property Line
Ex. Evergreen Bush	Ex. Evergreen Tree
Set MAG Nail	Ex. Deedbook Bush
Set 5/8" Iron Pin	Found Pin in Ground
Ex. 1/2" Iron Pin	Found Iron Pin

Ex. Underdrain under Main  
Ex. Underground Gas Main  
Ex. Overhead 100'Sis  
Ex. Underground Electric  
Ex. Underground Telephone  
Ex. Sanitary Lateral  
Ex. Sanitary Force Main  
Ex. Driveway Fence  
Ex. Wood Fence  
Ex. Metal Fence  
Ex. Landscape Barrier  
Ex. Trash

**0.8183 ACRES**  
**O'REILLY AUTO PARTS**  
ADDRESS: 1971 Havemann Road  
CITY OF CELINA  
MERCER COUNTY, OHIO

**ALTA/ACSM LAND TITLE SURVEY**

**bayer becker**  
www.bayerbecker.com  
6900 W. Main Street, Suite 306  
Mason, OH 45040-5113 513.336.6600

Drawing: 10C049-000 AS  
Drawn by: A.R.V.  
Checked by: A.R.V.  
Issue Date: 4-30-2010  
Sheet: SV1

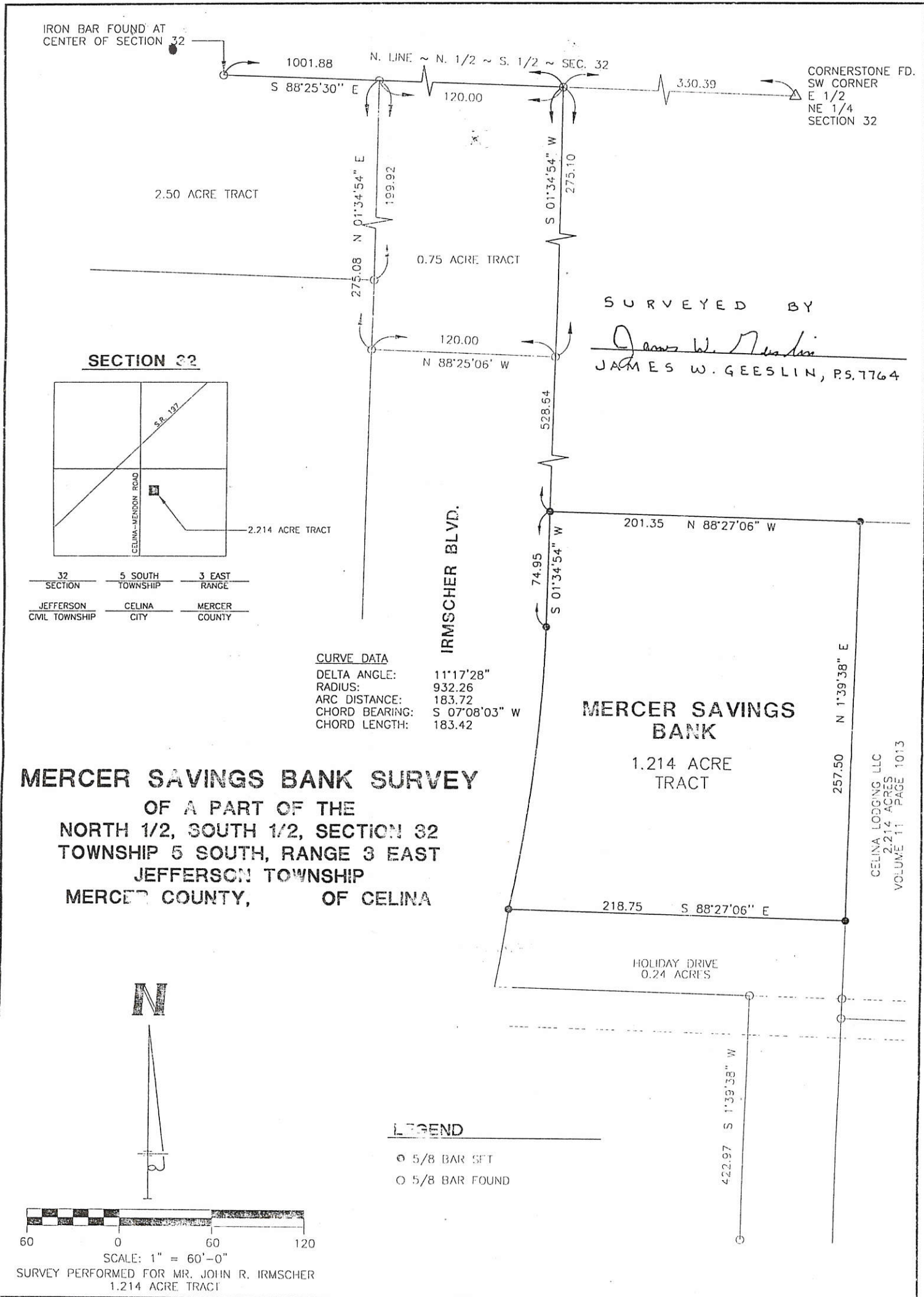
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06-320

06324p1007

0632402002

06-320



**GEESLIN**  
**LAND SURVEYING**  
 P.O. BOX 422  
 804 EAST MARKET STREET  
 CELINA, OHIO  
 PHONE (419) 586-6155



PERMANENT PARCEL No. \_\_\_\_\_

Part of: \_\_\_\_\_ Sec. \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_ Township \_\_\_\_\_

Grantor: \_\_\_\_\_ Area Retained: \_\_\_\_\_ Acres

Grantee: \_\_\_\_\_ Area Transferred: \_\_\_\_\_ Acres

Deed References: \_\_\_\_\_

APPROVALS:	Board of Health	County Sanitary Engineer	County Engineer
AGENCY:			
DATE:			

0632426004

DPC-90

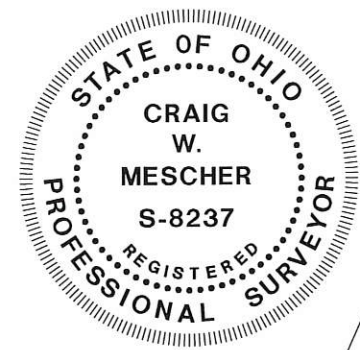
# SURVEY FOR TROY TOWN, LLC

PART OF THE NORTH HALF OF THE S.E. 1/4 OF SEC. 32 JEFFERSON TOWNSHIP,  
TOWN 5 SOUTH, RANGE 3 EAST, CITY OF CELINA, MERCER COUNTY, OHIO

CURVE DATA				
CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	677.68'	296.22'	25°02'40"	293.87' ~ N 14°02'09" E
C2	932.26'	171.63'	10°32'54"	171.39' ~ N 21°17'02" E
C3	932.26'	51.28'	03°09'06"	51.27' ~ N 14°26'02" E

LINE DATA		
LINE	LENGTH	BEARING
L1	60.13'	N 87°51'33" E

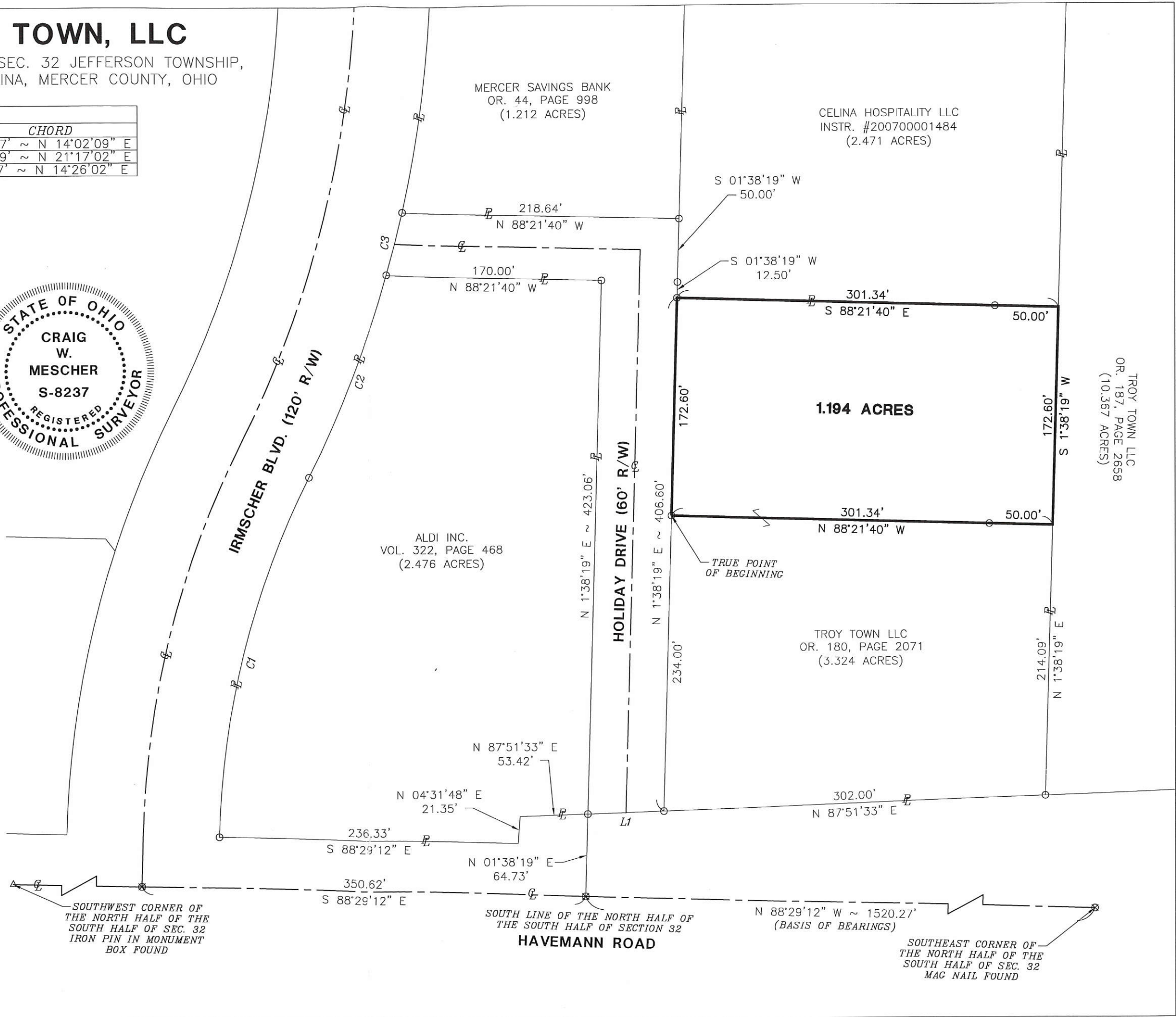
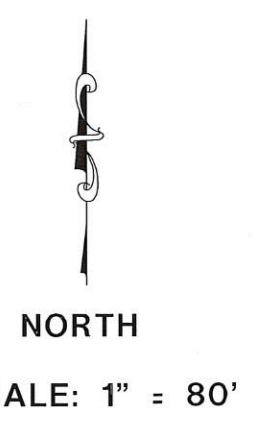
REFERENCES:  
Mercer County Coordinate Datum  
All deeds on record  
Fullenkamp Survey by James L. Geeslin #5372 in February of 1981.



*Craig W. Mescher*  
Craig W. Mescher ~ Professional Surveyor #8237

*[Signature]* 7/8/09  
Secretary, City Planning Commission Date

- LEGEND**
- Iron Pin Found
  - Iron Pin Set
  - ⊙ Mag Nail Set
  - ⊗ Mag Nail Found
  - △ Iron Pin in Mon. Box



Project #209808.06/Remaining Acreage Survey.dwg

**FANNING HOWEY**  
CIVIL ENGINEERING DIVISION  
1200 Irmischer Blvd. Celina, Ohio 45822  
www.fhai.com/civilengineering 419.586.2292

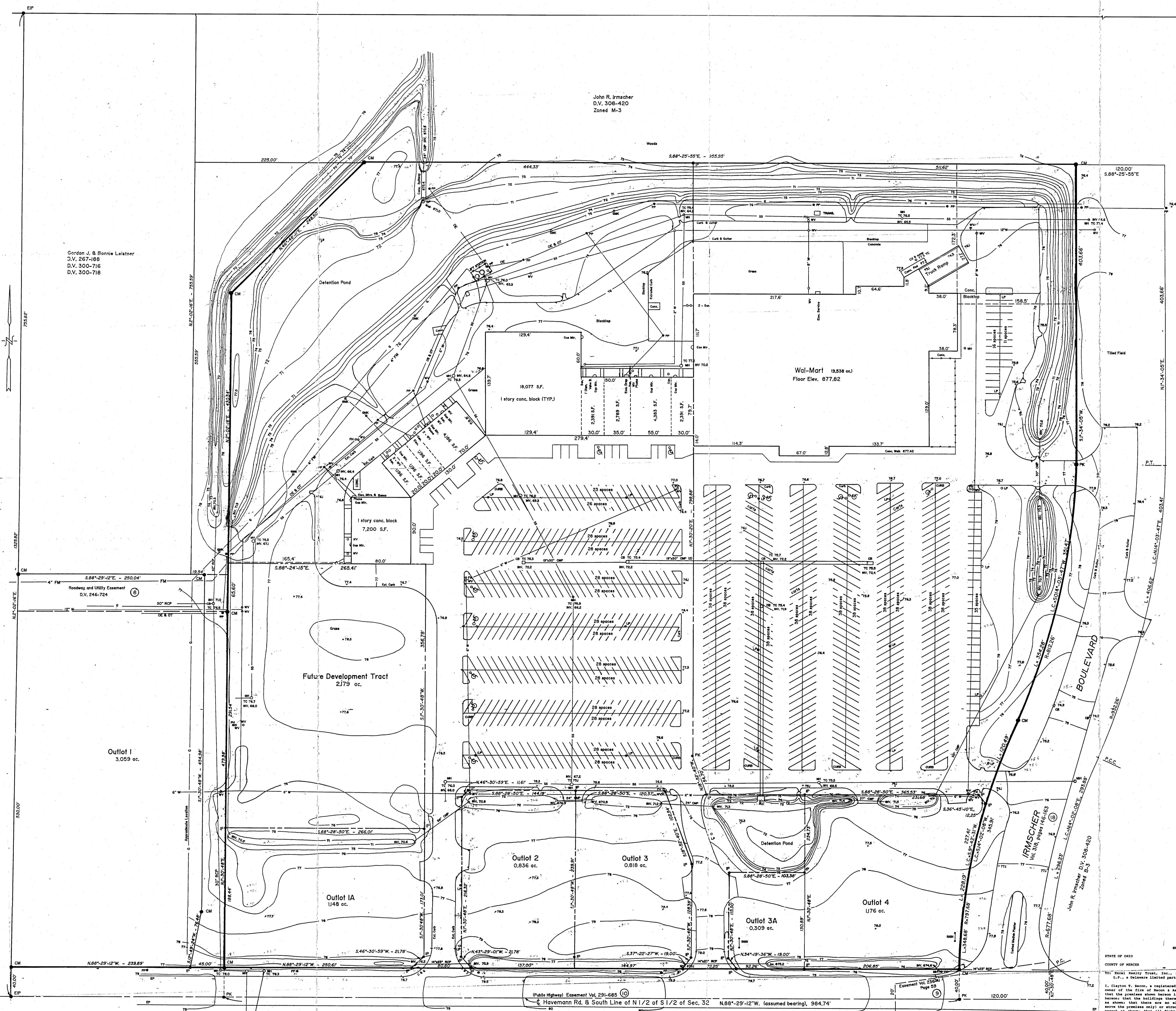
TROY TOWN LLC  
OR. 187, PAGE 2658  
(10.367 ACRES)

SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTH HALF OF SEC. 32  
IRON PIN IN MONUMENT BOX FOUND

SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF SECTION 32  
HAVEMANN ROAD

N 88°29'12" W ~ 1520.27'  
(BASIS OF BEARINGS)

SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTH HALF OF SEC. 32  
MAG NAIL FOUND



Scale: 1"=50'

- LEGEND**
- EP EXISTING #5 REBAR
  - IP SET #5 REBAR
  - CM SET CONCRETE MONUMENT
  - PK SET PARKER - KALON NAIL
  - CB CATCH BASIN
  - MH MAN HOLE
  - SP STAND PIPE
  - WV WATER VALVE
  - W WATER LINE
  - S GAS LINE
  - GMK GAS LINE MARKER
  - SAN SANITARY CLEANOUT
  - SS SANITARY SEWER
  - PP POWER & TELEPHONE POLE
  - OE OVERHEAD ELECTRIC
  - UE UNDERGROUND ELECTRIC
  - OT OVERHEAD TELEPHONE
  - PH FIRE HYDRANT
  - PVC POLYVINYLCHLORIDE PIPE
  - CMP CORRUGATED METAL PIPE
  - RCP REINFORCED CONCRETE PIPE
  - LP LIGHT POLE
  - TC TOP OF CASTING ELEVATION
  - RV REVERT ELEVATION
  - EP EDGE OF PAVEMENT

ELEVATIONS ARE ABBREVIATED BY OMITTING THE "0" HUNDRED DIGIT (8... ) FEET ABOVE SEA LEVEL.

**FLOOD HAZARD CERTIFICATION**  
 PLEASE BE ADVISED THAT SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. THIS INFORMATION IS DERIVED FROM WPAID BOUNDARY MAP # 330333-0005C 3/18/86

AS PUBLISHED BY HUD  
 Home Properties, Inc. recorded in D.V. 310-483 (1)  
 Zoned Community Shopping Center B-4  
 Easement John Irmischer Vol. 291-686 (3)

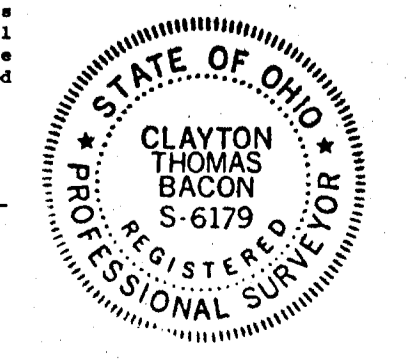
Minimum Building Setback Lines:  
 Front = 60'  
 Rear = 40'  
 Side = 30'  
 Address: 1951 Havemann Rd., Celina, Ohio.

- TITLE COMMITMENT EXCEPTION NUMBERS (circled)**
8. Easement for public utilities, Vol. 246, page 724.
  9. Easement for highway purposes, Vol. 236, page 59.
  10. Easement for highway right-of-way and utility purposes filed for record June 24, 1989, Vol. 291, page 485.
  11. Restrictions and obligations contained in the deed to Home Properties, Inc., Vol. 310, page 483, (blanket, not shown).
  12. Easement to John R. Irmischer, Vol. 291, page 686, (blanket, not shown).
  13. Deed of Easement and Agreement between Home Properties, Inc., and John R. Irmischer dated August 28, 1990, Vol. 316, page 146.
- ENCUMBRANCES: NONE**
- PARKING:**  
 On 4-19-1989, Celina City Planning Commission approved 900 parking spaces for the entire shopping plaza and approved the plan. Presently there are 921 spaces. 921 spaces are presently marked off.

AS-BUILT SURVEY  
 OF  
**LAKEWOOD VILLAGE SHOPPING CENTER**  
 CELINA, OHIO  
 DEVELOPED BY  
**HORNE PROPERTIES, INC.**

PREPARED BY  
**BACON & ASSOCIATES**  
 4600 KITAMAT TRAIL  
 LIMA, OHIO 45805  
 419-999-3756  
 DATE: 3-1-91  
 Revised: 1-27-94  
 3-10-94

STATE OF OHIO  
 COUNTY OF MERCER  
 SURVEYOR'S CERTIFICATE  
 I, Clayton T. Bacon, a registered Professional Land Surveyor in the State of Ohio, do hereby certify that the foregoing is a true and correct plat of the property described as shown that there are no encumbrances or telephone wires (excluding those which are the premises only) or structures or supports therefor or over said premises and premises within or adjacent to the premises or joint area or access except as shown that all rights-of-way, easements or joint area or access encroach on the adjoining property and that the adjoining property does not encroach on the premises surveyed as shown, and that the plat has been approved by the State of Ohio and I further certify that I have consulted Federal Insurance Administration Flood Hazard Boundary Maps as are currently available and have found that the subject property does not lie in a 100 Year Special Flood Hazard Area.  
 Witness my hand this 10th day of March, 1991.  
 Clayton T. Bacon  
 Clayton T. Bacon, P.E. 94179



0631401008-009  
 0632401005-006  
 -004-007  
 0632371003-001

0631401004 to 009  
0631557 003+004

North line of S 1/2 of Sec. 32  
S.88°-25'-55"E. 1859.68'

Found corner stone # SW  
corner E 1/2, NE 1/4 Sec. 32

DESCRIPTION  
(Outlot #1A)

Being a parcel of land in the N<sub>2</sub> of the S<sub>4</sub> of Section 32, T55, R3E, Celina, Mercer Co., Ohio, more particularly described as follows:  
Commencing for reference at a found #5 rebar marking the southwest corner of the N<sub>2</sub> of the S<sub>4</sub> of Section 32, thence S.88°-29'-12"E. (assumed bearing), on the south line of the N<sub>2</sub> of the S<sub>4</sub> of Section 32 (being also the centerline of Havemann Road), 2494.19'; thence N.1°-30'-48"E., 40.00' to a set concrete monument on the north line of Havemann Road at the POINT OF BEGINNING for the parcel to be conveyed, thence the following courses:  
1. Continue N.1°-30'-48"E., 186.44' to a set #5 rebar;  
2. S.88°-28'-50"E., 266.01' to a set #5 rebar;  
3. S.1°-30'-48"W., 173.01' to a set #5 rebar;  
4. S.46°-30'-59"W., 21.78' to a set #5 rebar on the north line of Havemann Road;  
5. S.1°-30'-48"W., 239.91' to the north line of Havemann Road, 250.61' to the POINT OF BEGINNING.  
The above described parcel contains 1.145 acres, more or less, subject to all legal highways and easements of record.

DESCRIPTION  
(Outlot #2)

Being a parcel of land in the N<sub>2</sub> of the S<sub>4</sub> of Section 32, T55, R3E, Celina, Mercer County, Ohio, more particularly described as follows:  
Commencing for reference at a found #5 rebar marking the southwest corner of the N<sub>2</sub> of the S<sub>4</sub> of Section 32, thence S.88°-29'-12"E. (assumed bearing), on the south line of the N<sub>2</sub> of the S<sub>4</sub> of Section 32 (being also the centerline of Havemann Road), 2735.60'; thence N.1°-30'-48"E., 40.00' to the north line of Havemann Road, the POINT OF BEGINNING for the parcel to be conveyed, thence the following courses:  
1. Continue N.1°-30'-48"E., 239.91' to a set #5 rebar, passing over a set #5 rebar at 15.00';  
2. S.88°-28'-50"E., 120.37' to a set #5 rebar;  
3. S.1°-30'-48"W., 125.38' to a set #5 rebar;  
4. S.88°-28'-50"E., 144.19' to a set #5 rebar;  
5. S.1°-30'-48"W., 239.91' to the north line of Havemann Road, passing over a set #5 rebar at 224.91';  
6. S.88°-29'-12"W., on said north line, 137.00' to a set #5 rebar at the POINT OF BEGINNING.  
The above described parcel contains 0.836 acres, more or less, subject to all legal highways and easements of record.

DESCRIPTION  
(Outlot #3)

Being a parcel of land in the N<sub>2</sub> of the S<sub>4</sub> of Section 32, T55, R3E, Celina, Mercer County, Ohio, more particularly described as follows:  
Commencing for reference at a found #5 rebar marking the southwest corner of the N<sub>2</sub> of the S<sub>4</sub> of Section 32, thence S.88°-29'-12"E. (assumed bearing), on the south line of the N<sub>2</sub> of the S<sub>4</sub> of Section 32 (being also the centerline of Havemann Road), 2972.60'; thence N.1°-30'-48"E., 40.00' to a set #5 rebar on the north line of Havemann Road at the POINT OF BEGINNING for the parcel to be conveyed, thence the following courses:  
1. Continue N.1°-30'-48"E., 239.91' to a set #5 rebar, passing over a set #5 rebar at 15.00';  
2. S.88°-28'-50"E., 120.37' to a set #5 rebar;  
3. S.1°-30'-48"W., 125.38' to a set #5 rebar;  
4. S.88°-28'-50"E., 144.19' to a set #5 rebar on the north line of Havemann Road;  
5. S.1°-30'-48"W., 239.91' to the north line of Havemann Road, 144.57' to the POINT OF BEGINNING.  
The above described parcel contains 0.816 acres, more or less, subject to all legal highways and easements of record.

DESCRIPTION  
(Outlot #3A)

Being a parcel of land in the N<sub>2</sub> of the S<sub>4</sub> of Section 32, T55, R3E, Celina, Mercer County, Ohio, more particularly described as follows:  
Commencing for reference at a found #5 rebar marking the southwest corner of the N<sub>2</sub> of the S<sub>4</sub> of Section 32, thence S.88°-29'-12"E. (assumed bearing), on the south line of the N<sub>2</sub> of the S<sub>4</sub> of Section 32 (being also the centerline of Havemann Road), 3059.60'; thence N.1°-30'-48"E., 40.00' to a set #5 rebar on the north line of Havemann Road at the POINT OF BEGINNING for the parcel to be conveyed, thence the following courses:  
1. Continue N.1°-30'-48"E., 239.91' to a set #5 rebar, passing over a set #5 rebar at 15.00';  
2. S.88°-28'-50"E., 120.37' to a set #5 rebar;  
3. S.1°-30'-48"W., 125.38' to a set #5 rebar;  
4. S.88°-28'-50"E., 144.19' to a set #5 rebar on the north line of Havemann Road;  
5. S.1°-30'-48"W., 239.91' to the north line of Havemann Road, 144.57' to the POINT OF BEGINNING.  
The above described parcel contains 0.309 acres, more or less, subject to all legal highways and easements of record.

DESCRIPTION  
(Outlot #4)

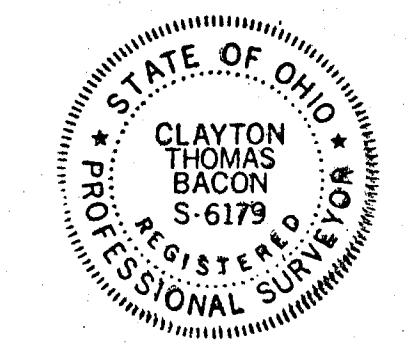
Being a parcel of land in the N<sub>2</sub> of the S<sub>4</sub> of Section 32, T55, R3E, Celina, Mercer County, Ohio, more particularly described as follows:  
Commencing for reference at a found #5 rebar marking the southwest corner of the N<sub>2</sub> of the S<sub>4</sub> of Section 32, thence S.88°-29'-12"E. (assumed bearing), on the south line of the N<sub>2</sub> of the S<sub>4</sub> of Section 32 (being also the centerline of Havemann Road), 3182.00'; thence N.1°-30'-48"E., 40.00' to a set #5 rebar on the north line of Havemann Rd. at the POINT OF BEGINNING for the parcel to be conveyed, thence the following courses:  
1. Continue N.1°-30'-48"E., 234.91' to a set #5 rebar;  
2. S.88°-28'-50"E., 120.37' to a set #5 rebar;  
3. S.1°-30'-48"W., 125.38' to a set #5 rebar on the west line of proposed Irmscher Boulevard;  
4. Southwesterly 354.28' on the arc of a circular curve, 229.19' to a set concrete monument, said curve having a radius of 797.68' and a chord of S.2°-13'-51"W., 120.37';  
5. N.88°-29'-12"W., on the north line of Havemann Rd., 206.85' to the POINT OF BEGINNING.  
The above described parcel contains 1.176 acres, more or less, subject to all legal highways and easements of record.

Easements Of Record:  
Utilities Vol. 246-724  
John Irmscher Vol. 291-686  
Revised: 3-10-94

**Bacon & Associates**  
Engineering and Surveying  
Clayton T. Bacon, P.E., P.S.  
4600 Klamath Trail  
Lima, Ohio 45805  
Telephone  
419-999-3756

A NEW RETAIL FACILITY  
CELINA, OHIO  
DEVELOPED BY  
HORNE PROPERTIES, INC.

PROJ NO - 301  
REV DATE - 3-91  
AS-DEVELOPED  
BOUNDARY  
SURVEY  
SHEET NO C-1



STATE OF OHIO  
COUNTY OF MERCER  
I, Clayton T. Bacon, a Registered Professional Land Surveyor in the State of Ohio, do hereby certify that the premises shown herein is a true and correct plat of the property described herein; that the building thereon are located within the property boundaries as shown; that there are no electric or telephone wires (including lines which cross the premises) or other structures or supports thereon or over said premises except as shown; that all rights-of-way, easements or joint drives over or across the premises visible on the surface are shown; that the premises have adequate access to their adjoining property and that the adjoining property does not encroach on the premises surveyed except as shown; and that the building has adequate access to their loading/unloading areas; I further certify that I have consulted Federal Emergency Administration Flood Hazard Boundary Maps as are available and have found that the subject property DOES NOT lie in a 100 Year Special Flood Hazard Area.  
WITNESS my hand this 10th day of March, 1991  
Clayton T. Bacon  
Clayton T. Bacon, P.E., P.S.

DESCRIPTION  
(Total Parcel)

Being a parcel of land in the N<sub>2</sub> of the S<sub>4</sub> of Section 32, T55, R3E, Celina, Mercer Co., Ohio, more particularly described as follows:  
Commencing for reference at a found #5 rebar marking the southwest corner of the N<sub>2</sub> of the S<sub>4</sub> of Section 32, thence S.88°-29'-12"E. (assumed bearing), on the south line of the N<sub>2</sub> of the S<sub>4</sub> of Section 32 (being also the centerline of Havemann Road), 2494.19'; thence N.1°-30'-48"E., 40.00' to a set concrete monument on the north line of Havemann Road at the POINT OF BEGINNING for the parcel to be conveyed, thence the following courses:  
1. Continue N.1°-30'-48"E., 479.98' to a set concrete monument;  
2. N.2°-02'-16"E., 430.54' to a set concrete monument;  
3. N.46°-48'-11"E., 248.50' to a set concrete monument;  
4. S.88°-29'-55"E., 955.95' to a set concrete monument on the west line of proposed Irmscher Blvd.;  
5. S.1°-34'-05"W., on said west street line, 403.66' to a set concrete monument at the P.C. of a horizontal curve to the right;  
6. Southwesterly 354.28' on the arc of the curve having a radius of 812.26' and L.C. of S.14°-03'-47"W., 351.47' to a set concrete monument at the P.C. of a horizontal curve to the left;  
7. Southwesterly 348.68' on the arc of the curve on said west street line having a radius of 797.68' and L.C. of S.14°-02'-05"W., 345.91' to a set concrete monument on the proposed R/W line of Havemann Road at the P.T.;  
8. N.88°-29'-12"W., on the north line of Havemann Road, 984.74' to the POINT OF BEGINNING.  
The above described parcel contains 26.7265 acres, more or less, subject to all legal highways and easements of record.

Total Parcel 26.726 ac. D.V. 310-483  
Includes Wal-Mart Tax Plat but excludes Outlots A, 2, 3, 4, 8 Wal-Mart Tax Plat but excludes Outlot I & Storm Drainage Tract)

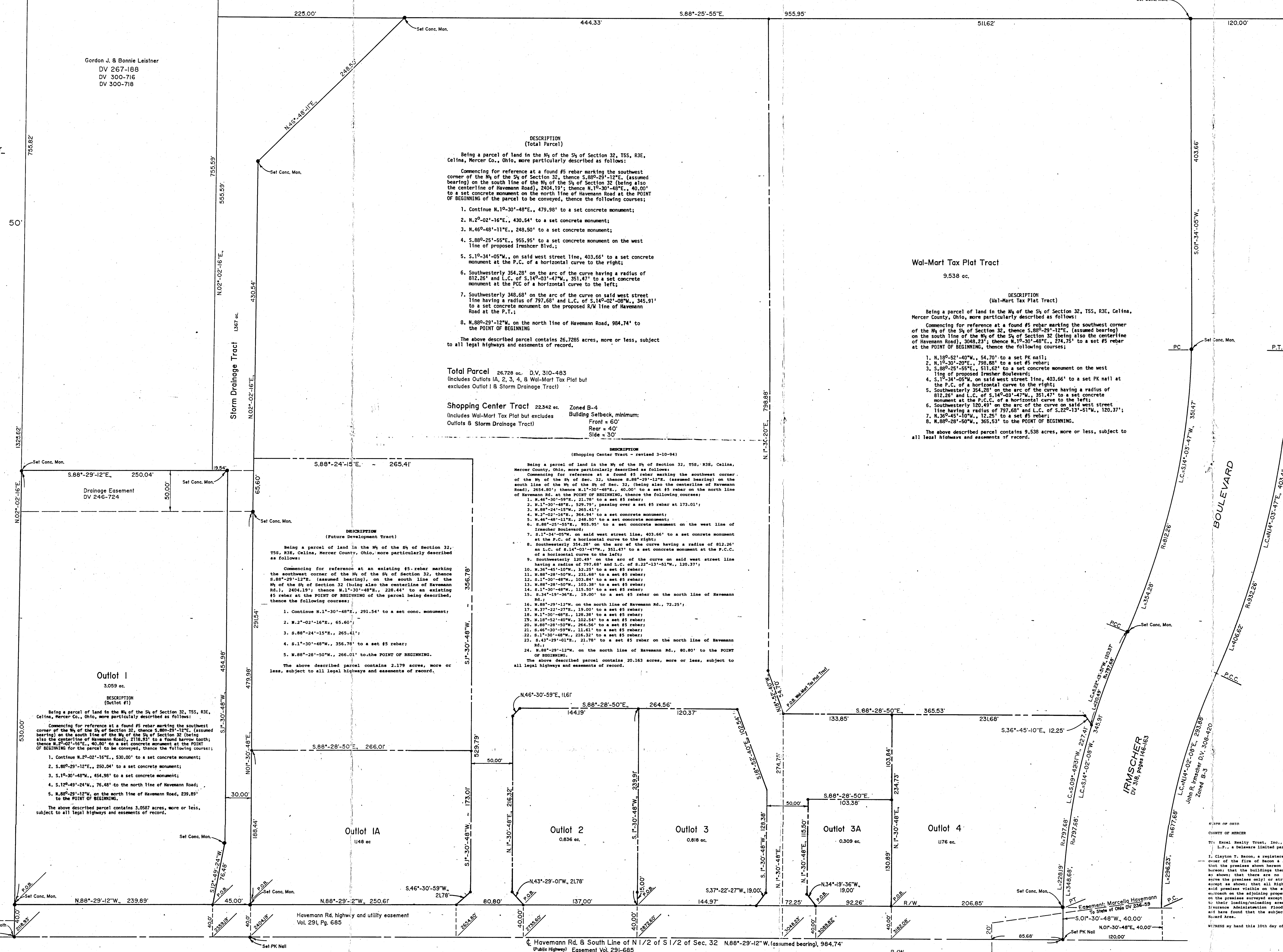
Shopping Center Tract 22.342 ac. Zoned B-4  
Includes Wal-Mart Tax Plat but excludes Outlots B & Storm Drainage Tract)

DESCRIPTION  
(Shopping Center Tract - revised 3-10-94)

Being a parcel of land in the N<sub>2</sub> of the S<sub>4</sub> of Section 32, T55, R3E, Celina, Mercer County, Ohio, more particularly described as follows:  
Commencing for reference at a found #5 rebar marking the southwest corner of the N<sub>2</sub> of the S<sub>4</sub> of Section 32, thence S.88°-29'-12"E. (assumed bearing), on the south line of the N<sub>2</sub> of the S<sub>4</sub> of Section 32, (being also the centerline of Havemann Rd.), 2494.19'; thence N.1°-30'-48"E., 40.00' to a set #5 rebar on the north line of Havemann Rd. at the POINT OF BEGINNING, thence the following courses:  
1. N.46°-30'-09"W., 21.78' to a set #5 rebar;  
2. N.1°-30'-48"E., 329.79', passing over a set #5 rebar at 173.01';  
3. N.88°-24'-15"W., 265.41';  
4. N.2°-02'-16"E., 364.94' to a set concrete monument;  
5. N.46°-48'-11"E., 248.50' to a set concrete monument;  
6. S.88°-29'-55"E., 955.95' to a set concrete monument on the west line of Irmscher Boulevard;  
7. S.1°-34'-05"W., on said west street line, 403.66' to a set concrete monument at the P.C. of a horizontal curve to the right;  
8. Southwesterly 354.28' on the arc of the curve having a radius of 812.26' and L.C. of S.14°-03'-47"W., 351.47' to a set concrete monument at the P.C. of a horizontal curve to the left;  
9. Southwesterly 354.28' on the arc of the curve on said west street line having a radius of 797.68' and L.C. of S.2°-13'-51"W., 120.37';  
10. N.34°-19'-36"W., 19.00' to a set #5 rebar;  
11. N.88°-28'-50"W., 231.68' to a set #5 rebar;  
12. S.1°-30'-48"W., 103.38' to a set #5 rebar;  
13. N.88°-28'-50"W., 103.38' to a set #5 rebar;  
14. S.1°-30'-48"W., 112.50' to a set #5 rebar;  
15. S.34°-19'-36"W., 19.00' to a set #5 rebar on the north line of Havemann Rd.;  
16. N.88°-29'-12"W., on the north line of Havemann Rd., 72.25';  
17. N.37°-22'-27"W., 19.00' to a set #5 rebar;  
18. N.1°-30'-48"E., 128.38' to a set #5 rebar;  
19. N.88°-28'-50"W., 103.38' to a set #5 rebar;  
20. N.88°-28'-50"W., 264.56' to a set #5 rebar;  
21. S.46°-30'-59"W., 11.81' to a set #5 rebar;  
22. S.1°-30'-48"W., 216.32' to a set #5 rebar;  
23. S.43°-29'-01"W., 21.78' to a set #5 rebar on the north line of Havemann Rd.;  
24. N.88°-29'-12"W., on the north line of Havemann Rd., 80.80' to the POINT OF BEGINNING.  
The above described parcel contains 20.163 acres, more or less, subject to all legal highways and easements of record.

DESCRIPTION  
(Future Development Tract)

Being a parcel of land in the N<sub>2</sub> of the S<sub>4</sub> of Section 32, T55, R3E, Celina, Mercer County, Ohio, more particularly described as follows:  
Commencing for reference at an existing #5 rebar marking the southwest corner of the N<sub>2</sub> of the S<sub>4</sub> of Section 32, thence S.88°-29'-12"E. (assumed bearing), on the south line of the N<sub>2</sub> of the S<sub>4</sub> of Section 32 (being also the centerline of Havemann Rd.), 2494.19'; thence N.1°-30'-48"E., 228.44' to an existing #5 rebar at the POINT OF BEGINNING of the parcel being described, thence the following courses:  
1. Continue N.1°-30'-48"E., 291.54' to a set concrete monument;  
2. N.2°-02'-16"E., 65.60';  
3. S.88°-24'-15"W., 265.41';  
4. S.1°-30'-48"W., 356.78' to a set #5 rebar;  
5. N.88°-28'-50"W., 266.01' to the POINT OF BEGINNING.  
The above described parcel contains 2.179 acres, more or less, subject to all legal highways and easements of record.



# SITE BOUNDARY SURVEY

1" = 50'



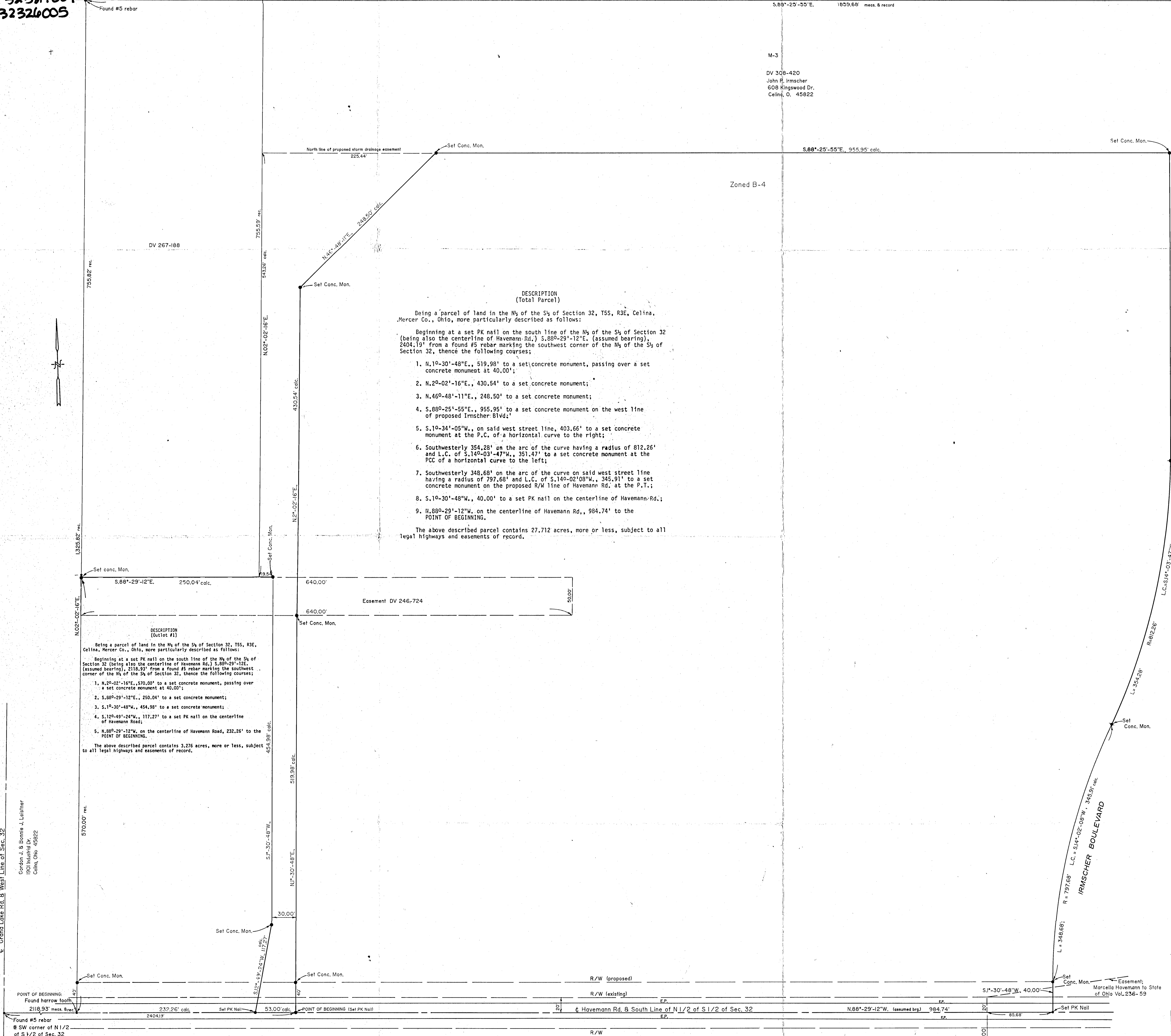
0632401004 to -009  
 0632327004 to -005  
 0632326005

06-320

North Line of S1/2 of Sec. 32  
 5.88°-29'-55"E. 1855.68' meas. & record

Found corner stone @ S.W. corner E 1/2, NE 1/4 Sec. 32

M-3  
 DV 308-420  
 John H. Imscher  
 608 Kingswood Dr.  
 Celina, O. 45822



**DESCRIPTION (Total Parcel)**  
 Being a parcel of land in the N<sub>2</sub> of the S<sub>4</sub> of Section 32, T55, R3E, Celina, Mercer Co., Ohio, more particularly described as follows:  
 Beginning at a set PK nail on the south line of the N<sub>2</sub> of the S<sub>4</sub> of Section 32 (being also the centerline of Havemann Rd.) S.88°-29'-12"E. (assumed bearing), 2404.19' from a found #5 rebar marking the southwest corner of the N<sub>2</sub> of the S<sub>4</sub> of Section 32, thence the following courses:  
 1. N.1°-30'-48"E., 519.98' to a set concrete monument, passing over a set concrete monument at 40.00';  
 2. N.2°-02'-16"E., 430.54' to a set concrete monument;  
 3. N.46°-48'-11"E., 248.50' to a set concrete monument;  
 4. S.88°-25'-55"E., 955.95' to a set concrete monument on the west line of proposed Imscher Blvd.;  
 5. S.1°-34'-05"W., on said west street line, 403.66' to a set concrete monument at the P.C. of a horizontal curve to the right;  
 6. Southwesterly 354.28' on the arc of the curve having a radius of 812.26' and L.C. of S.14°-03'-47"W., 351.47' to a set concrete monument at the P.C. of a horizontal curve to the left;  
 7. Southwesterly 348.68' on the arc of the curve on said west street line having a radius of 797.68' and L.C. of S.14°-02'-08"W., 345.91' to a set concrete monument on the proposed R/W line of Havemann Rd. at the P.T.;  
 8. S.1°-30'-48"W., 40.00' to a set PK nail on the centerline of Havemann Rd.;  
 9. N.88°-29'-12"W., on the centerline of Havemann Rd., 984.74' to the POINT OF BEGINNING.  
 The above described parcel contains 27.712 acres, more or less, subject to all legal highways and easements of record.

**DESCRIPTION (Outlot #1)**  
 Being a parcel of land in the N<sub>2</sub> of the S<sub>4</sub> of Section 32, T55, R3E, Celina, Mercer Co., Ohio, more particularly described as follows:  
 Beginning at a set PK nail on the south line of the N<sub>2</sub> of the S<sub>4</sub> of Section 32 (being also the centerline of Havemann Rd.) S.88°-29'-12"E. (assumed bearing), 2118.93' from a found #5 rebar marking the southwest corner of the N<sub>2</sub> of the S<sub>4</sub> of Section 32, thence the following courses:  
 1. N.2°-02'-16"E., 570.00' to a set concrete monument, passing over a set concrete monument at 40.00';  
 2. S.88°-29'-12"E., 250.04' to a set concrete monument;  
 3. S.1°-30'-48"W., 454.98' to a set concrete monument;  
 4. S.12°-49'-24"W., 117.27' to a set PK nail on the centerline of Havemann Road;  
 5. N.88°-29'-12"W., on the centerline of Havemann Road, 232.26' to the POINT OF BEGINNING.  
 The above described parcel contains 3.276 acres, more or less, subject to all legal highways and easements of record.

Charles J. & Bonnie J. Lashier  
 890 Beulah Dr.  
 Celina, Ohio 45822

Found #5 rebar  
 @ SW corner of N1/2 of S1/2 of Sec. 32

**CERTIFICATION OF SURVEY**  
 I hereby certify to Horne Properties Inc; TranOhio Title Co.; and The Fifth Third Bank that on the 4th day of January, 1989:  
 (a) This survey was made on the ground as per the survey plat and correctly shows: (i) the boundaries and areas of the subject property; (ii) the location of all rights-of-way, easements, and any other matters of record affecting or benefiting the subject property; (iii) all abutting dedicated public streets providing access to the subject property; and (iv) all other significant items on the subject property;  
 (b) There are no (i) encroachments upon the subject property, (ii) encroachments on adjacent property, streets or alleys by any improvements on the subject property, (iii) party walls, (iv) conflicts or protrusions;  
 (c) Adequate ingress to and egress from the subject property is provided by Havemann Road, the same being paved, dedicated public right-of-way maintained by Celina, Ohio;

*Clayton T. Bacon*  
 Clayton T. Bacon, P.S. #6179  
 1-4-89.

I hereby certify that the accuracy of this boundary survey is within 1/100,000 maximum latitude and departure closure error.  
*Clayton T. Bacon*  
 Clayton T. Bacon P.S. #6179

**BACON & ASSOCIATES**  
 4600 KITAMAT TRAIL  
 LIMA, OHIO 45805  
 PHONE 419-999-3756  
 CLAYTON T. BACON P.S. 6179

A NEW RETAIL FACILITY  
**CELINA, OHIO (EAST)**  
 DEVELOPED BY  
**HORNE PROPERTIES, INC.**

PROJ NO - 307  
 REV DATE

**SITE BOUNDARY SURVEY**

SHEET NO **C-1**

PERMANENT PARCEL No. \_\_\_\_\_  
 Part of: N1/2, S1/2 Sec. 32 T 55 R 3E Celina Township  
 Grantor: \_\_\_\_\_ Area Retained: \_\_\_\_\_ Acres  
 Grantee: **BACON S-6179** Area Transferred: \_\_\_\_\_ Acres  
 Deed Reference: DV 308-420  
 APPROVAL: \_\_\_\_\_  
 Surveyor: \_\_\_\_\_  
 Date: \_\_\_\_\_

Grand Lakes Rd. & West Line of Sec. 32

1123-13

North line of S 1/2 of Sec. 32  
S.88°-25'-55"E. 1859.68'

Found corner stone SW  
corner E 1/2, NE 1/4 Sec. 32

M 3  
DV 308-420  
John R. Irmischer  
608 Kingswood Dr.  
Celina, Ohio 45822

DESCRIPTION  
(Outlot #1A)

Being a parcel of land in the NW 1/4 of the SW 1/4 of Section 32, T55, R3E, Celina, Mercer Co., Ohio, more particularly described as follows:  
Commencing for reference at a found #5 rebar marking the southwest corner of the NW 1/4 of the SW 1/4 of Section 32, thence S.88°-25'-12"E. (assumed bearing), on the south line of the NW 1/4 of the SW 1/4 of Section 32 (being also the centerline of Havemann Road), 2404.19'; thence N.1°-30'-48"E., 40.00' to a set concrete monument on the north line of Havemann Road at the POINT OF BEGINNING for the parcel to be conveyed, thence the following courses:  
1. Continue N.1°-30'-48"E., 188.44' to a set #5 rebar;  
2. S.88°-25'-12"E., 266.01' to a set #5 rebar;  
3. S.1°-30'-48"E., 173.01' to a set #5 rebar;  
4. S.88°-25'-12"E., 21.70' to a set #5 rebar on the north line of Havemann Road;  
5. N.1°-30'-48"E., 11.61' to a set #5 rebar on the north line of Havemann Road, 250.61' to the POINT OF BEGINNING.  
The above described parcel contains 1.148 acres, more or less, subject to all legal highways and easements of record.

DESCRIPTION  
(Outlot #2)

Being a parcel of land in the NW 1/4 of the SW 1/4 of Section 32, T55, R3E, Celina, Mercer Co., Ohio, more particularly described as follows:  
Commencing for reference at a found #5 rebar marking the southwest corner of the NW 1/4 of the SW 1/4 of Section 32, thence S.88°-25'-12"E. (assumed bearing), on the south line of the NW 1/4 of the SW 1/4 of Section 32 (being also the centerline of Havemann Road), 2735.60'; thence N.1°-30'-48"E., 40.00' to the north line of Havemann Road, 250.61' to the POINT OF BEGINNING for the parcel to be conveyed, thence the following courses:  
1. Continue N.1°-30'-48"E., 21.70' to a set #5 rebar;  
2. S.88°-25'-12"E., 216.32' to a set #5 rebar;  
3. S.1°-30'-48"E., 11.61' to a set #5 rebar;  
4. S.88°-25'-12"E., 144.19' to a set #5 rebar;  
5. S.1°-30'-48"E., 239.91' to the north line of Havemann Road, passing over a set #5 rebar at 228.91';  
6. N.88°-25'-12"W., on said north line, 137.00' to a set #5 rebar at the POINT OF BEGINNING.  
The above described parcel contains 0.836 acres, more or less, subject to all legal highways and easements of record.

DESCRIPTION  
(Outlot #3)

Being a parcel of land in the NW 1/4 of the SW 1/4 of Section 32, T55, R3E, Celina, Mercer Co., Ohio, more particularly described as follows:  
Commencing for reference at a found #5 rebar marking the southwest corner of the NW 1/4 of the SW 1/4 of Section 32, thence S.88°-25'-12"E. (assumed bearing), on the south line of the NW 1/4 of the SW 1/4 of Section 32 (being also the centerline of Havemann Road), 2872.00'; thence N.1°-30'-48"E., 40.00' to the north line of Havemann Road at the POINT OF BEGINNING for the parcel to be conveyed, thence the following courses:  
1. Continue N.1°-30'-48"E., 239.91' to a set #5 rebar, passing over a set #5 rebar at 13.00';  
2. S.88°-25'-12"E., 102.37' to a set #5 rebar;  
3. S.1°-30'-48"E., 102.54' to a set #5 rebar;  
4. S.1°-30'-48"E., 108.38' to a set #5 rebar;  
5. S.88°-25'-12"E., 19.00' to a set #5 rebar on the north line of Havemann Road;  
6. N.88°-25'-12"W., on said north line, 141.39' to the POINT OF BEGINNING.  
The above described parcel contains 0.818 acres, more or less, subject to all legal highways and easements of record.

DESCRIPTION  
(Outlot #3A)

Being a parcel of land in the NW 1/4 of the SW 1/4 of Section 32, T55, R3E, Celina, Mercer Co., Ohio, more particularly described as follows:  
Commencing for reference at a found #5 rebar marking the southwest corner of the NW 1/4 of the SW 1/4 of Section 32, thence S.88°-25'-12"E. (assumed bearing), on the south line of the NW 1/4 of the SW 1/4 of Section 32 (being also the centerline of Havemann Road), 3089.82'; thence N.1°-30'-48"E., 40.00' to a set #5 rebar on the north line of Havemann Road, at the POINT OF BEGINNING for the parcel to be conveyed, thence the following courses:  
1. Continue N.1°-30'-48"E., 239.91' to a set #5 rebar;  
2. S.88°-25'-12"E., 102.37' to a set #5 rebar;  
3. S.1°-30'-48"E., 102.54' to a set #5 rebar;  
4. S.1°-30'-48"E., 108.38' to a set #5 rebar;  
5. S.88°-25'-12"E., 19.00' to a set #5 rebar on the north line of Havemann Road;  
6. N.88°-25'-12"W., on said north line, 32.25' to the POINT OF BEGINNING.  
The above described parcel contains 0.302 acres, more or less, subject to all legal highways and easements of record.

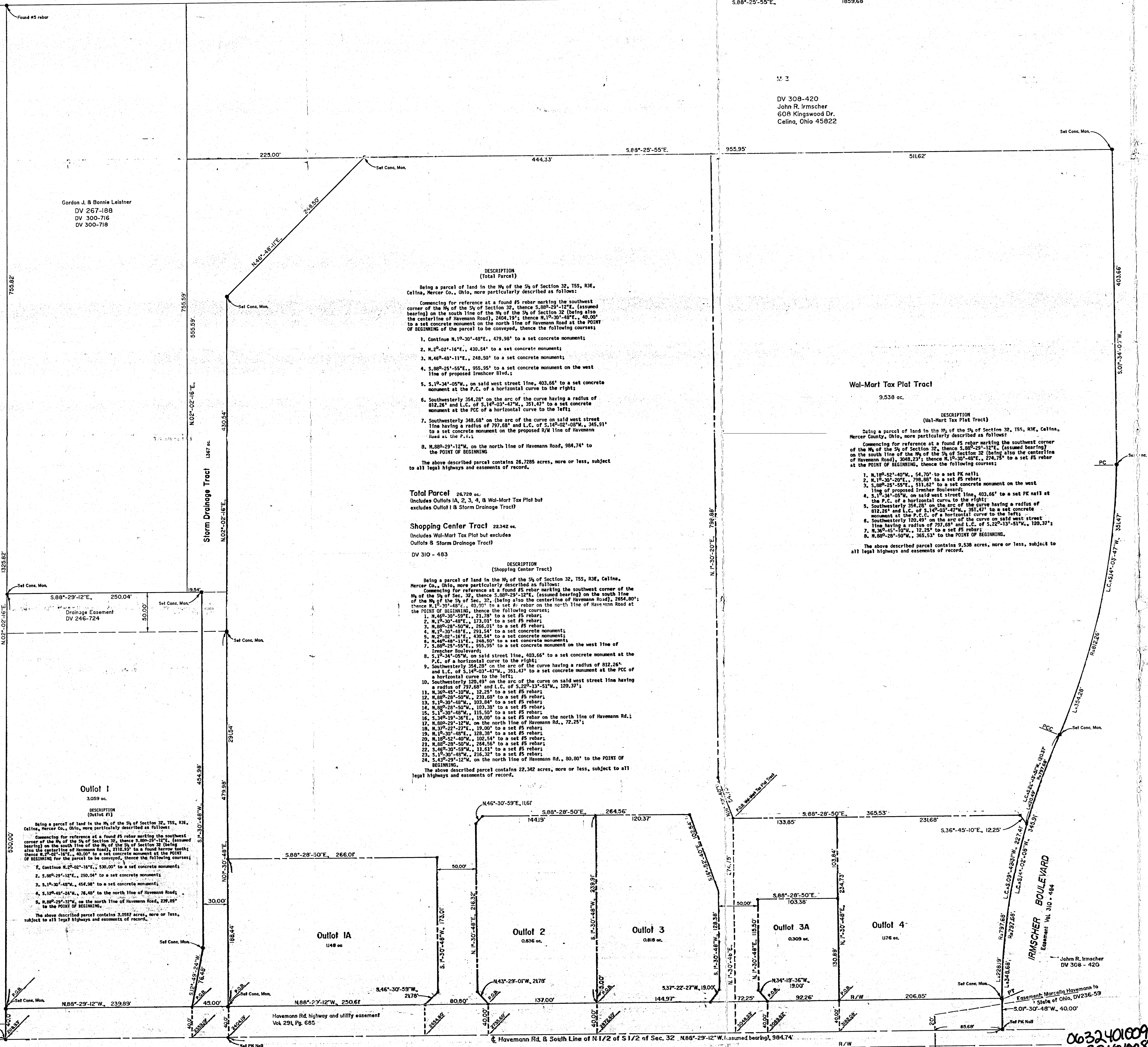
DESCRIPTION  
(Outlot #4)

Being a parcel of land in the NW 1/4 of the SW 1/4 of Section 32, T55, R3E, Celina, Mercer Co., Ohio, more particularly described as follows:  
Commencing for reference at a found #5 rebar marking the southwest corner of the NW 1/4 of the SW 1/4 of Section 32, thence S.88°-25'-12"E. (assumed bearing), on the south line of the NW 1/4 of the SW 1/4 of Section 32 (being also the centerline of Havemann Rd.), 3089.82'; thence N.1°-30'-48"E., 40.00' to a set #5 rebar on the north line of Havemann Rd., at the POINT OF BEGINNING for the parcel to be conveyed, thence the following courses:  
1. Continue N.1°-30'-48"E., 239.91' to a set #5 rebar;  
2. S.88°-25'-12"E., 102.37' to a set #5 rebar;  
3. S.1°-30'-48"E., 102.54' to a set #5 rebar;  
4. S.1°-30'-48"E., 108.38' to a set #5 rebar;  
5. S.88°-25'-12"E., 19.00' to a set #5 rebar on the north line of Havemann Road;  
6. N.88°-25'-12"W., on the north line, 32.25' to the POINT OF BEGINNING.  
The above described parcel contains 1.176 acres, more or less, subject to all legal highways and easements of record.

BACON & ASSOCIATES  
4600 KITAMAT TRAIL  
LIMA, OHIO 45805  
PHONE: 615-489-5756  
CLAYTON T. BACON, P.E. #17919  
P.S. #179

CERTIFICATION OF SURVEY  
I hereby certify to Home Properties Inc. that on the 22nd day of June, 1989,  
(a) This survey was made on the ground as per the survey plat and correctly shows; (i) the boundaries and areas of the subject property; (ii) the location of all rights-of-way, easements, and any other matters of record affecting or benefiting the subject property; (iii) all abutting dedicated public streets providing access to the subject property; and (iv) all other significant items on the subject property.  
(b) There are no (i) encroachments upon the subject property, (ii) encroachments on the adjacent property, streets or alleys by any improvements on the subject property, (iii) party walls, (iv) conflicts or profusions;  
(c) Adequate ingress to and egress from the subject property is provided by Havemann Rd., the same being paved, dedicated public right-of-way maintained by Celina, Ohio.  
Clayton T. Bacon  
Clayton T. Bacon, P.S. #6179  
STATE OF OHIO  
CLAYTON T. BACON  
REGISTERED LAND SURVEYOR  
No. 6179

AS-DEVELOPED  
BOUNDARY  
SURVEY  
SHEET NO. C-1



DESCRIPTION  
(Total Parcel)  
Being a parcel of land in the NW 1/4 of the SW 1/4 of Section 32, T55, R3E, Celina, Mercer Co., Ohio, more particularly described as follows:  
Commencing for reference at a found #5 rebar marking the southwest corner of the NW 1/4 of the SW 1/4 of Section 32, thence S.88°-25'-12"E. (assumed bearing), on the south line of the NW 1/4 of the SW 1/4 of Section 32 (being also the centerline of Havemann Road), 2404.19'; thence N.1°-30'-48"E., 40.00' to a set concrete monument on the north line of Havemann Road at the POINT OF BEGINNING for the parcel to be conveyed, thence the following courses:  
1. Continue N.1°-30'-48"E., 479.98' to a set concrete monument;  
2. N.2°-02'-16"E., 430.54' to a set concrete monument;  
3. N.46°-49'-11"E., 248.50' to a set concrete monument;  
4. S.88°-25'-55"E., 955.95' to a set concrete monument on the west line of proposed Irmischer Blvd.;  
5. S.1°-34'-05"W., on said west street line, 403.65' to a set concrete monument at the P.C. of a horizontal curve to the right;  
6. Southwesterly 354.28' on the arc of the curve having a radius of 812.28' and L.C. of S.1°-03'-47"W., 351.47' to a set concrete monument at the P.C.C. of a horizontal curve to the left;  
7. Southwesterly 348.68' on the arc of the curve on said west street line having a radius of 797.68' and L.C. of S.1°-02'-02"W., 345.51' to a set concrete monument on the proposed R/W line of Havemann Road at the P.C.C.;  
8. N.88°-25'-12"W., on the north line of Havemann Road, 984.74' to the POINT OF BEGINNING.  
The above described parcel contains 26.785 acres, more or less, subject to all legal highways and easements of record.

Total Parcel 26.785 ac.  
Includes Outlots 1A, 2, 3, 4, & Wal-Mart Tax Plat but excludes Outlot 1 B Storm Drainage Tract)

Shopping Center Tract 22.342 ac.  
(Includes Wal-Mart Tax Plat but excludes Outlots B Storm Drainage Tract)  
DV 310 - 483

DESCRIPTION  
(Shopping Center Tract)  
Being a parcel of land in the NW 1/4 of the SW 1/4 of Section 32, T55, R3E, Celina, Mercer Co., Ohio, more particularly described as follows:  
Commencing for reference at a found #5 rebar marking the southwest corner of the NW 1/4 of the SW 1/4 of Section 32, thence S.88°-25'-12"E. (assumed bearing), on the south line of the NW 1/4 of the SW 1/4 of Section 32 (being also the centerline of Havemann Road), 2664.80'; thence N.1°-30'-48"E., 40.00' to a set #5 rebar on the north line of Havemann Road at the POINT OF BEGINNING, thence the following courses:  
1. N.46°-49'-11"E., 21.70' to a set #5 rebar;  
2. N.88°-25'-12"E., 266.01' to a set #5 rebar;  
3. N.2°-02'-16"E., 430.54' to a set concrete monument;  
4. N.2°-02'-16"E., 430.54' to a set concrete monument;  
5. S.88°-25'-55"E., 955.95' to a set concrete monument on the west line of proposed Irmischer Blvd.;  
6. S.1°-34'-05"W., on said street line, 403.66' to a set concrete monument at the P.C. of a horizontal curve to the right;  
7. Southwesterly 354.28' on the arc of the curve having a radius of 812.28' and L.C. of S.1°-03'-47"W., 351.47' to a set concrete monument at the P.C.C. of a horizontal curve to the left;  
8. Southwesterly 348.68' on the arc of the curve on said west street line having a radius of 797.68' and L.C. of S.1°-02'-02"W., 345.51' to a set #5 rebar;  
9. S.88°-25'-12"W., 12.25' to a set #5 rebar;  
10. S.88°-25'-12"W., 12.25' to a set #5 rebar;  
11. S.1°-30'-48"W., 102.84' to a set #5 rebar;  
12. N.88°-25'-12"W., 102.84' to a set #5 rebar;  
13. S.1°-30'-48"W., 102.84' to a set #5 rebar;  
14. N.88°-25'-12"W., 102.84' to a set #5 rebar;  
15. S.1°-30'-48"W., 115.50' to a set #5 rebar;  
16. N.88°-25'-12"W., 115.50' to a set #5 rebar on the north line of Havemann Rd.;  
17. N.88°-25'-12"W., on the north line of Havemann Rd., 72.25';  
18. N.88°-25'-12"W., 72.25' to a set #5 rebar;  
19. N.1°-30'-48"E., 128.38' to a set #5 rebar;  
20. N.1°-30'-48"E., 128.38' to a set #5 rebar;  
21. N.88°-25'-12"W., 264.25' to a set #5 rebar;  
22. S.88°-25'-55"E., 11.61' to a set #5 rebar;  
23. S.1°-30'-48"W., 216.32' to a set #5 rebar;  
24. S.88°-25'-12"W., on the north line of Havemann Rd., 80.80' to the POINT OF BEGINNING.  
The above described parcel contains 22.342 acres, more or less, subject to all legal highways and easements of record.

Wal-Mart Tax Plat Tract  
9.538 ac.

DESCRIPTION  
(Wal-Mart Tax Plat Tract)

Being a parcel of land in the NW 1/4 of the SW 1/4 of Section 32, T55, R3E, Celina, Mercer Co., Ohio, more particularly described as follows:  
Commencing for reference at a found #5 rebar marking the southwest corner of the NW 1/4 of the SW 1/4 of Section 32, thence S.88°-25'-12"E. (assumed bearing), on the south line of the NW 1/4 of the SW 1/4 of Section 32 (being also the centerline of Havemann Road), 3042.23'; thence N.1°-30'-48"E., 274.75' to a set #5 rebar at the POINT OF BEGINNING, thence the following courses:  
1. N.88°-25'-12"W., 54.70' to a set #5 rebar;  
2. N.1°-30'-48"E., 798.88' to a set #5 rebar;  
3. S.88°-25'-55"E., 511.44' to a set concrete monument on the west line of proposed Irmischer Boulevard;  
4. S.1°-34'-05"W., on said west street line, 403.66' to a set #5 rebar at the P.C. of a horizontal curve to the right;  
5. Southwesterly 354.28' on the arc of the curve having a radius of 812.28' and L.C. of S.1°-03'-47"W., 351.47' to a set concrete monument at the P.C.C. of a horizontal curve to the left;  
6. Southwesterly 348.68' on the arc of the curve on said west street line having a radius of 797.68' and L.C. of S.1°-02'-02"W., 345.51' to a set #5 rebar;  
7. N.88°-25'-12"W., 12.25' to a set #5 rebar;  
8. N.88°-25'-12"W., 12.25' to a set #5 rebar;  
9. S.88°-25'-12"W., 365.51' to the POINT OF BEGINNING.  
The above described parcel contains 9.538 acres, more or less, subject to all legal highways and easements of record.

Outlot 1  
3.059 ac.  
DESCRIPTION  
(Outlot #1)  
Being a parcel of land in the NW 1/4 of the SW 1/4 of Section 32, T55, R3E, Celina, Mercer Co., Ohio, more particularly described as follows:  
Commencing for reference at a found #5 rebar marking the southwest corner of the NW 1/4 of the SW 1/4 of Section 32, thence S.88°-25'-12"E. (assumed bearing), on the south line of the NW 1/4 of the SW 1/4 of Section 32 (being also the centerline of Havemann Road), 2118.52' to a found rebar (both thence S.88°-25'-12"E., 40.00' to a set concrete monument at the POINT OF BEGINNING for the parcel to be conveyed, thence the following courses:  
1. Continue N.1°-30'-48"E., 479.98' to a set concrete monument;  
2. S.88°-25'-12"E., 250.04' to a set concrete monument;  
3. S.1°-30'-48"W., 454.28' to a set concrete monument;  
4. S.1°-30'-48"W., 16.48' to the north line of Havemann Road;  
5. N.88°-25'-12"W., on the north line of Havemann Road, 229.89' to the POINT OF BEGINNING.  
The above described parcel contains 3.059 acres, more or less, subject to all legal highways and easements of record.

Outlot 1A  
1.048 ac.

Outlot 2  
0.836 ac.

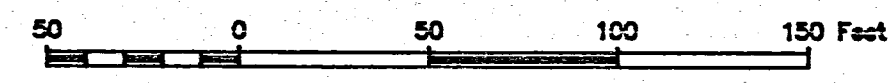
Outlot 3  
0.818 ac.

Outlot 3A  
0.309 ac.

Outlot 4  
1.176 ac.

SITE BOUNDARY SURVEY  
1" = 50'

0632401009-005  
0632401008-004  
063237004  
063237005  
0632326005



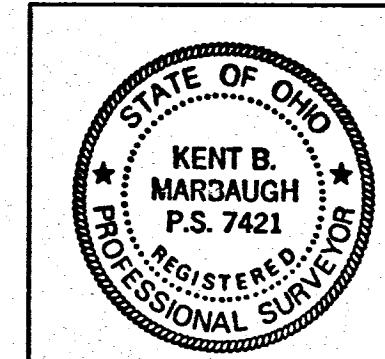
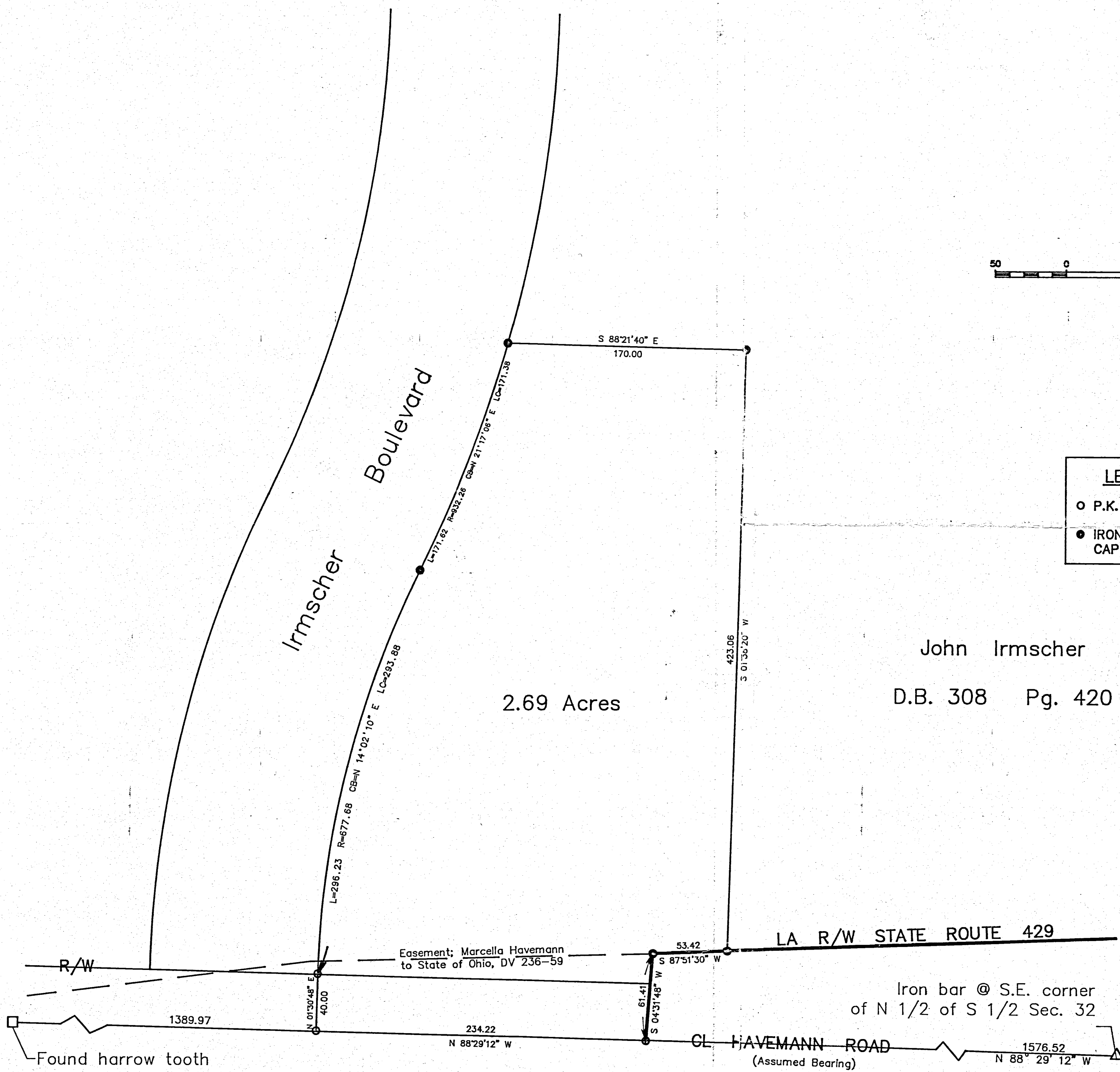
Irmscher Boulevard

2.69 Acres

John Irmscher  
D.B. 308 Pg. 420

**LEGEND**

- P.K. NAIL SET
- IRON PIN WITH CAP SET



**IRMSCHER SURVEY**  
CITY OF CELINA  
Jefferson Township  
Pt. N 1/2 S 1/2 Sec. 32, T5S, R3E

*Kent Marbaugh*  
Kent B. Marbaugh P.S. #7421

DATE: 6-27-92 Phone: 586-4293  
BOUNDARY

# PLAT OF HOLIDAY DRIVE DEDICATION

PART OF THE NORTH HALF OF THE S.E. 1/4 OF SEC. 32 JEFFERSON TOWNSHIP, TOWN 5 SOUTH, RANGE 3 EAST, CITY OF CELINA, MERCER COUNTY, OHIO

DEDICATION KNOWN ALL MEN BY THESE PRESENTS: That the undersigned owners of the land embraced to this plat do certify that the said plat is a true representation of the same and that we do dedicate the street and easement appearing hereon to the use of the public forever.

Owner: Troy Town LLC, Tract B

*Sharon L. Ganger* 3-24-09  
Troy Town LLC, Owner Member Date

Owner: Celina Hospitality LLC, Tract A

*William F. Ganger* 3/31/09  
Celina Hospitality LLC, Owner Member Date

ACKNOWLEDGMENT STATE OF OHIO COUNTY OF MERCER: Before me a Notary Public in and for said County of Mercer, State of Ohio, personally appeared the above signed owners and acknowledged the signing of the above to be their free act and deed. In testimony whereof I have affixed my hand and seal this 24<sup>th</sup> day of MARCH, 2009.

WILLIAM F. GANGER, Notary Public In and for the State of Ohio My Commission Expires November 12, 2012

My commission expires: *William F. Ganger*

CITY OF CELINA COUNCIL CERTIFICATE We hereby certify that the accompanying plat was approved and that the streets dedicated hereon were approved and accepted by the Council of the City of Celina, Ohio at a regular meeting of said Council.

Passed on this 23<sup>rd</sup> day of Feb., 2009.

*Robin M. Rodriguez*  
President, City Council

RECORDER'S CERTIFICATE Received for record this 2<sup>nd</sup> day of April, 2009 at 8:41 o'clock a.m.

Instrument Number 200900002561

Fee: \$81.40

*Tamara K. Barger*  
Mercer County Recorder

### APPROVALS

*[Signature]* 3/17/09  
Safety Services Director Date

*[Signature]* 3/17/09  
Secretary, City Planning Commission Date

ACCEPTANCE This Plat of "Holiday Drive Dedication" to the City of Celina, Ohio has been accepted by the Council of the City of Celina, by Ordinance No. 10-09-0 dated this 23<sup>rd</sup> day of February, 2009.

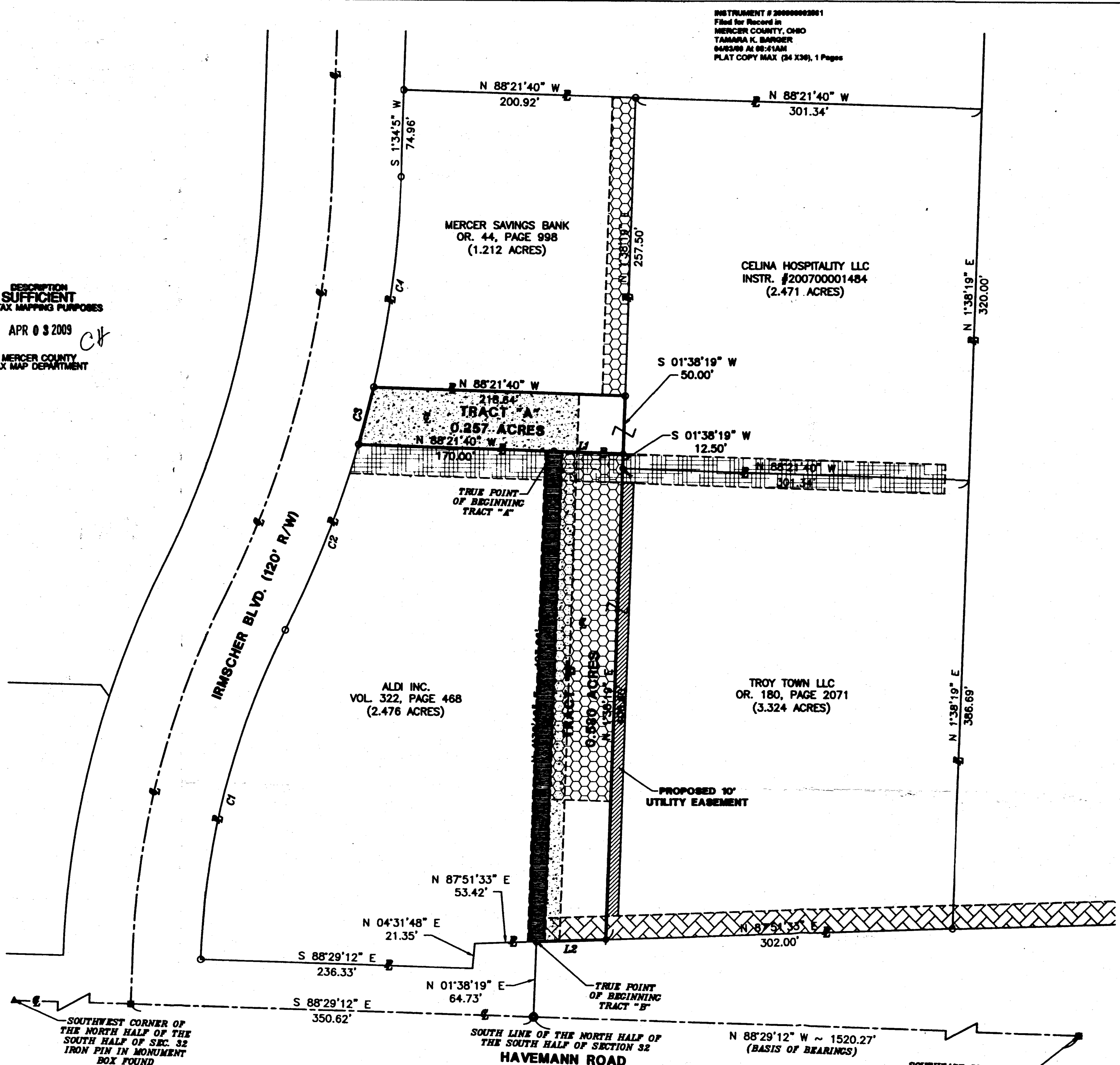
3-16-09 *Sharon L. Ganger*  
Date Mayor

3/16/09 *Jessie L. Lacy*  
Date Clerk

PROPERTY IS ZONED B-3

BASIS OF BEARINGS Basis of bearings from Irmischer Survey (2.69 Acres) by Kent Marbaugh P.S. #7421 in June of 1992.

DESCRIPTION SUFFICIENT FOR TAX MAP PURPOSES APR 03 2009 MERCER COUNTY TAX MAP DEPARTMENT



INSTRUMENT # 200700001484 Filed for Record in MERCER COUNTY, OHIO TAMARA K. BARGER 04/03/09 At 08:41AM PLAT COPY MAX (24 X36), 1 Pages

CURVE DATA

CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	677.68	295.22	25°09'40"	293.87 ~ N 14°02'08" E
C2	932.26	171.63	10°32'54"	171.39 ~ N 21°17'09" E
C3	932.26	51.28	03°09'06"	51.27 ~ N 14°26'02" E
C4	932.26	183.70	11°17'25"	183.41 ~ N 07°12'47" E

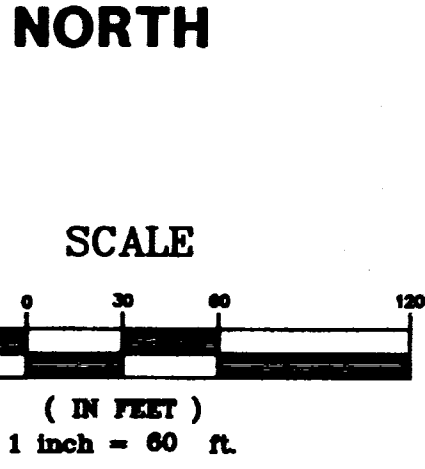
LINE DATA

LINE	LENGTH	BEARING
L1	60.00	S 88°21'40" E
L2	60.13	S 87°51'33" W

- Easement for Utility Right of Way Vol. 329 ~ Page 166
- Easement for Public Utility Purposes Vol. 329 ~ Page 219
- Electrical Utility Easement Vol. 318 ~ Page 611
- Sanitary Sewer Easement O.R. 11 ~ Page 1053
- Storm Water Easement Vol. 11 ~ Page 614

TRANSFER NOT NECESSARY APR 03 2009 MARK GIESIGE COUNTY AUDITOR MERCER COUNTY, OHIO

- LEGEND
- o Iron Pin Found
  - Iron Pin Set
  - o Mag Nail Set
  - Mag Nail Found
  - ▲ Iron Pin in Mon. Box



I hereby certify that this plat is true and accurate to the best of my knowledge by Craig W. Mescher Registered Surveyor No. 8237, February of 2009. *[Signature]* Craig W. Mescher Professional Surveyor #8237

FANNING-HOWEY CIVIL ENGINEERING DIVISION 1200 Irmischer Blvd. Celina, Ohio 45822 www.fh.com/civilengineering 419.586.2292

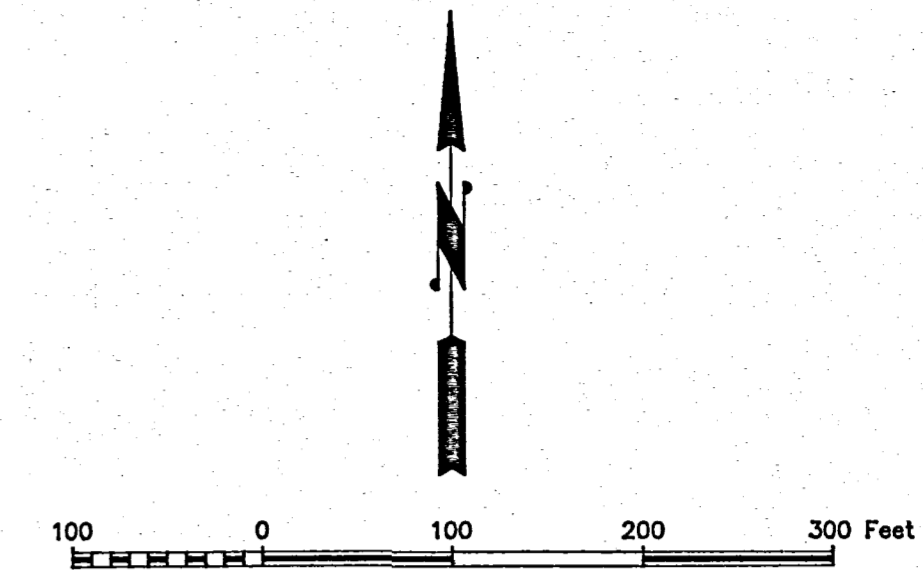
### Tract "A" Legal Description

Being a tract of land located in the North Half of the Southeast Quarter of Section 32, Jefferson Township, Town 5 South, Range 3 East, City of Celina, Mercer County, Ohio, and bounded and described as follows:  
Commencing at a Mag Nail Found marking the Southeast corner of the North Half of the South Half of Section 32;  
Thence North 88°29'12" West (Basis of Bearings) along the south line of the North Half of the South Half of Section 32, a distance of one thousand five hundred twenty and twenty-seven hundredths feet (1520.27') to a Mag Nail Set;  
Thence North 01°38'19" East a distance of sixty-four and seventy-three hundredths feet (64.73') to an Iron Pin Found;  
Thence continuing North 01°38'19" East along the east line of tract as recorded in Vol. 322~Page 468, a distance of four hundred twenty-three and six hundredths feet (423.06') to an Iron Pin Found, marking the TRUE POINT OF BEGINNING;  
Thence North 88°21'40" West along the north line of a tract as recorded in Vol. 322~Page 468, a distance of one hundred seventy and zero hundredths feet (170.00') to an Iron Pin Found;  
Thence Northeastern along a curve to the left, along the east right of way line of Irmischer Boulevard, having a radius of 932.26', a length of 51.28', a delta of 03°09'06", and a chord of 51.27' ~ North 14°26'02" East, to a Iron Pin Found;  
Thence South 88°21'40" East along the south line of a tract as recorded in OR. 44~Page 998, a distance of two hundred eighteen and sixty-four hundredths feet (218.64') to an Iron Pin Found;  
Thence South 01°38'19" West a distance of fifty and zero hundredths feet (50.00') to an Iron Pin Set;  
Thence North 88°21'40" West along the south line of a tract as recorded in Instrument #200700001484, a distance of sixty and zero hundredths feet (60.00') to the TRUE POINT OF BEGINNING, containing 0.257 acres more or less.  
Said tract being subject to all highways and any other easements or restrictions of record.  
Previous Deed Reference: Instrument #200700001484;

### Tract "B" Legal Description

Being a tract of land located in the North Half of the Southeast Quarter of Section 32, Jefferson Township, Town 5 South, Range 3 East, City of Celina, Mercer County, Ohio, and bounded and described as follows:  
Commencing at a Mag Nail Found marking the Southeast corner of the North Half of the South Half of Section 32;  
Thence North 88°29'12" West (Basis of Bearings) along the south line of the North Half of the South Half of Section 32, a distance of one thousand five hundred twenty and twenty-seven hundredths feet (1520.27') to a Mag Nail Set;  
Thence North 01°38'19" East a distance of sixty-four and seventy-three hundredths feet (64.73') to an Iron Pin Found, marking the TRUE POINT OF BEGINNING;  
Thence North 88°21'40" West along the north line of a tract as recorded in Vol. 322~Page 468, a distance of one hundred seventy and zero hundredths feet (170.00') to an Iron Pin Found;  
Thence South 88°21'40" East along the south line of a tract as recorded in Instrument #200700001484, a distance of sixty and zero hundredths feet (60.00') to an Iron Pin Set;  
Thence South 01°38'19" West along the west line of a tract as recorded in Instrument #200700001484, a distance of twelve and fifty hundredths feet (12.50') to an Iron Pin Set;  
Thence continuing South 01°38'19" West a distance of four hundred six and sixty hundredths feet (406.60') to an Iron Pin Set;  
Thence South 87°51'33" West along the south line of a tract as recorded in OR. 180~Page 2071 and the north right of way line of Havemann Road, a distance of sixty and thirteen hundredths feet (60.13') to the TRUE POINT OF BEGINNING, containing 0.580 acres more or less.  
Said tract being subject to all highways and any other easements or restrictions of record.  
Previous Deed Reference: OR. 180, Pg. 2071;  
Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in February, 2009.

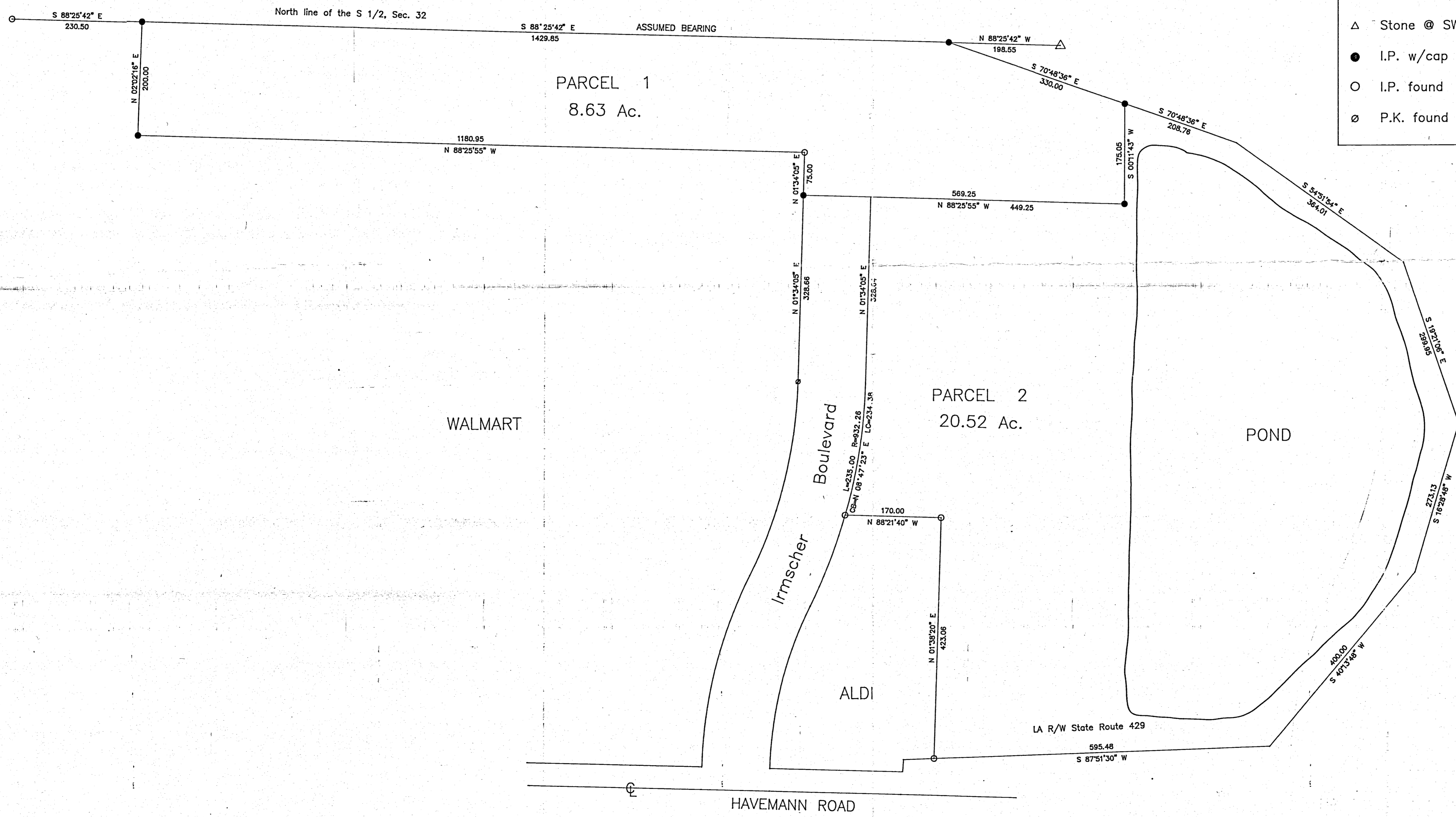
0632402001-002  
0632426001-004  
-006



Stephen & Virginia  
Zumberge

**LEGEND**

- △ Stone @ SW corner E 1/2 NE 1/4 Sec. 32
- I.P. w/cap set
- I.P. found
- ⊙ P.K. found



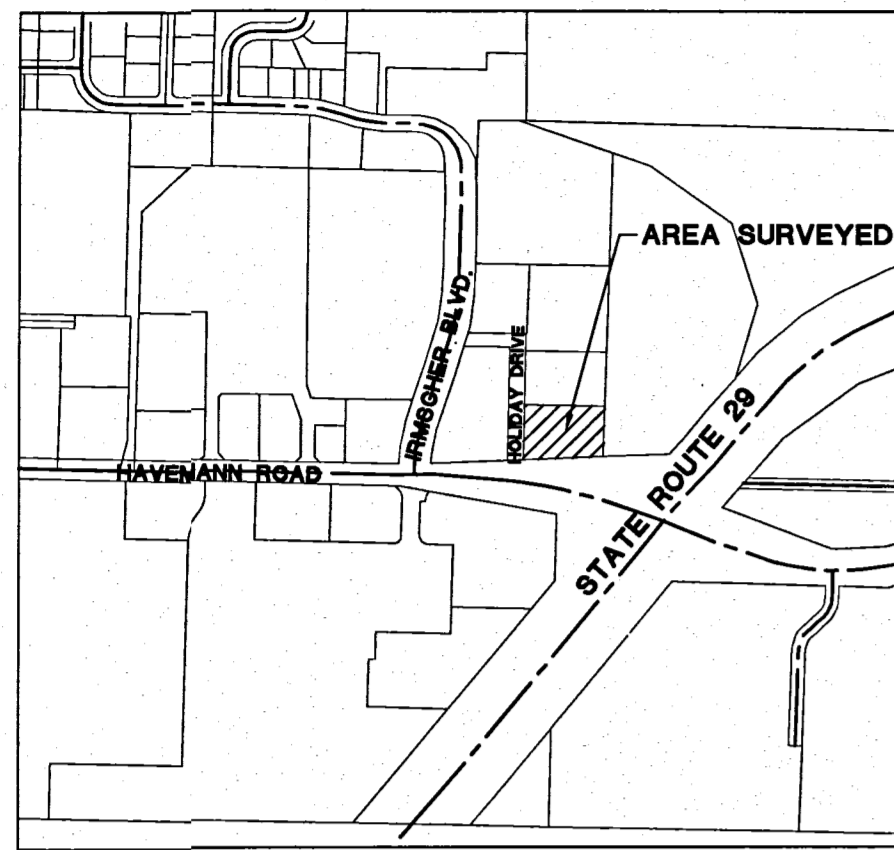
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0632426004  
0632426006

**IRMSCHER SURVEY**  
CITY OF CELINA  
Jefferson Township  
PL N 1/2 S 1/2 Sec. 32, T5S, R3E

*Kent B. Marbaugh*  
Kent B. Marbaugh P.S. #7421  
DATE: 3-27-93 Phone: 586-4293  
BOUNDARY

# ALTA/ACSM LAND TITLE SURVEY FOR TROY TOWN LLC

BEING A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER (1/4) OF SECTION 32, JEFFERSON TOWNSHIP, TOWN 5 SOUTH, RANGE 3 EAST, MERCER COUNTY, CITY OF CELINA, OHIO.



LOCATION MAP

### LOCAL CONTACTS

#### WATER, ELECTRIC, SEWER CABLE

CELINA MUNICIPAL UTILITIES  
ELECTRIC, WATER & SEWER DEPTS.  
426 WEST MARKET STREET  
P.O. BOX 297  
CELINA, OH 45822  
(419) 586-2311

TIME WARNER CABLE  
CELINA, OH 45822  
(419) 584-2325

#### TELEPHONE

VERIZON  
1951 HAVEMANN ROAD  
CELINA, OH 45822  
(419)-586-1807

#### GAS

DOMINION EAST OHIO  
150 S. JACKSON STREET  
LIMA, OHIO 45802  
(419)-226-4700

### SYMBOL LEGEND

- EX-SAN — EX-SAN — SANITARY LINE
- EX-WTR — EX-WTR — WATER LINE
- OH UTIL — OH UTIL — OVERHEAD UTILITIES
- TELE — TELE — TELEPHONE LINE
- EX-SW — EX-SW — STORM SEWER LINE
- — — — — EASEMENT LINE
- x — x — — — — EXISTING FENCE LINE

LINE	LENGTH	BEARING
L1	64.73'	N 01°38'19" E
L2	60.13'	N 87°51'33" E

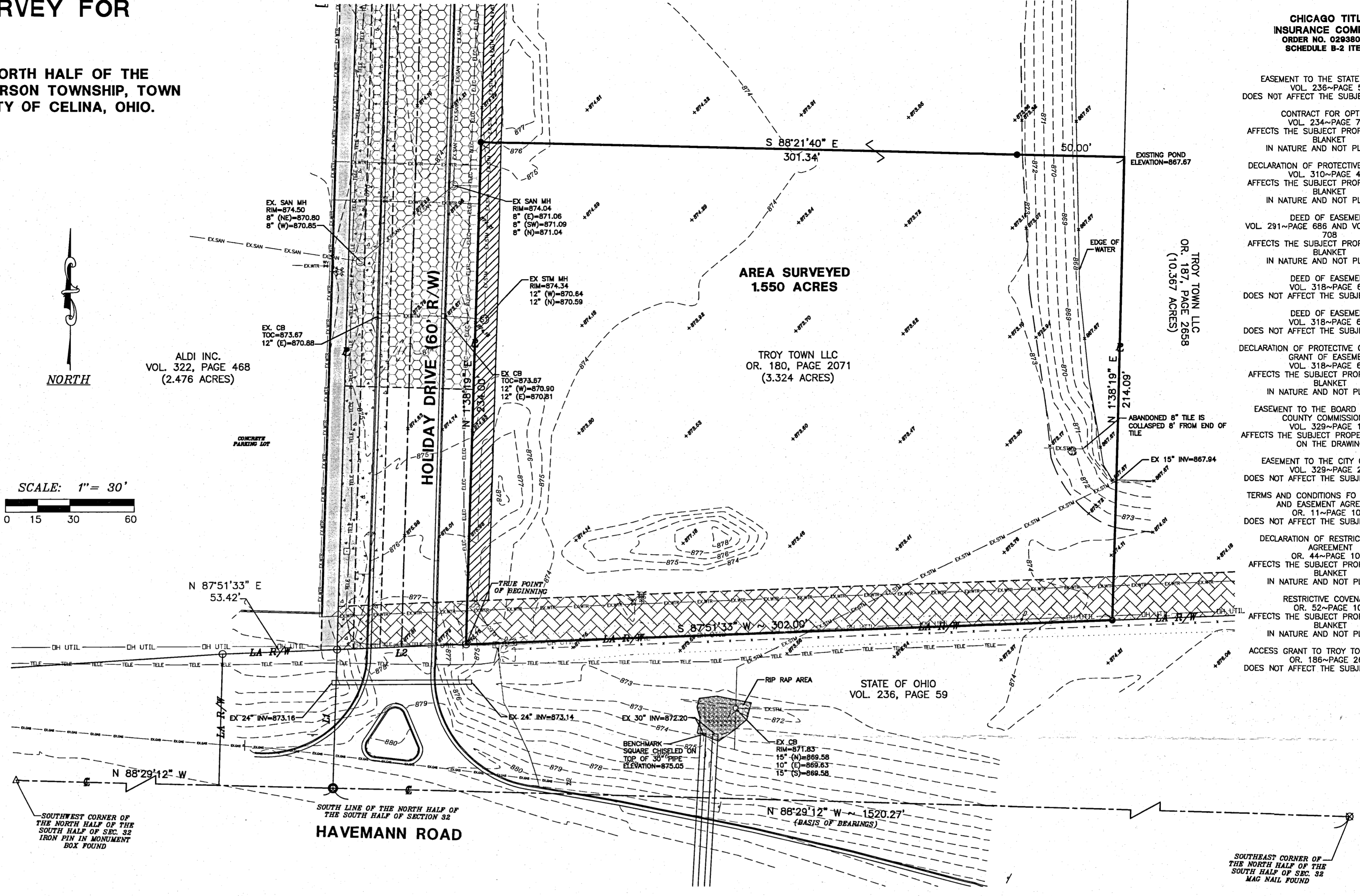
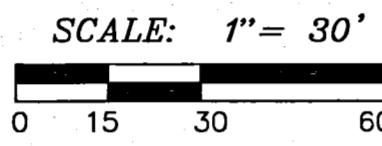
- ⊙ SANITARY MANHOLE
- ⊙ STORM MANHOLE
- ⊙ CATCH BASIN
- ⊙ POWER POLE
- ⊙ BUSH
- ⊙ 12" TREE
- ⊙ TELEPHONE BOX
- ⊙ ELECTRIC BOX
- ⊙ CABLE BOX
- ⊙ GUY WIRE
- ⊙ SIGN
- ⊙ WELL
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT

### REFERENCES:

- IRMSCHER SURVEY BY KENT MARBAUGH, REG. SURVEYOR #7421 DATED JUNE 27, 1992.
- IRMSCHER SURVEY BY KENT MARBAUGH, REG. SURVEYOR #7421 DATED MARCH 27, 1993.
- IRMSCHER DEVELOPMENT SURVEY BY ERIC C. THOMAS, REG. SURVEYOR #7236, DATED APRIL 15, 1999.
- ALL DEEDS AS REFERENCED

### LEGEND

- Iron Pin Found
- Iron Pin Set
- Mag Nail Set
- ⊗ Mag Nail Found
- △ Iron Pin in Mon. Box



### BENCHMARK

USED A SQUARE CUT IN TOP OF WEST PIPE OF TWIN 33" CULVERTS, WHICH IS LOCATED 142± FEET EAST OF THE CENTERLINE OF HOLIDAY DRIVE. ELEVATION=875.05

### ZONING

PROPERTY IS ZONED B-3

### FLOOD ZONE

PROPERTY IS LOCATED IN ZONE C, AREAS OF MINIMAL FLOODING, AS PER COMMUNITY-PANEL CITY OF CELINA, OHIO NUMBER 390393 0005 C EFFECTIVE DATE MARCH 18, 1986

### BASIS OF BEARINGS

ALL BEARINGS ARE BASED FROM IRMSCHER SURVEY (2.69 ACRES) BY KENT MARBAUGH P.S. #7421 IN JUNE OF 1992.

### UTILITY STATEMENT

THE AREA SURVEYED HAS ACCESS TO PUBLIC WATER, SANITARY SEWER, ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION.

*[Signature]*  
JEREMY HINTON  
PLANNING COMMISSION SECRETARY  
DATE: 7/7/09

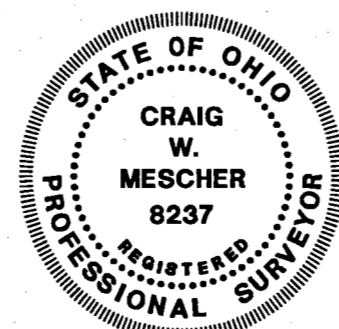
### SURVEYOR'S CERTIFICATE

WE HEREBY CERTIFY TO GOODWILL EASTER SEALS MIAMI VALLEY AND CHICAGO TITLE INSURANCE COMPANY, THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED HEREIN (THE "PROPERTY") FOR THE PURPOSES OF AN ACQUISITION AND FURTHER CERTIFY THAT (i) THERE ARE LOCATED THEREON BUILDINGS AND IMPROVEMENTS, AS SHOWN, (ii) LOCATIONS FOR PROPOSED BUILDINGS AND IMPROVEMENTS ARE SHOWN, (iii) SAID BUILDING AND IMPROVEMENTS ARE WITHIN THE BOUNDARIES OF THE PROPERTY AND DO NOT ENDOURCH ON ANY ADJOINING PROPERTY, NOR DO THE BUILDINGS AND IMPROVEMENTS ON ANY ADJOINING PROPERTY ENDOURCH THE PROPERTY, EXCEPT AS SHOWN, (iv) ALL EASEMENTS AS PROVIDED, RIGHTS OF WAY OR OTHER SIMILAR ENCUMBRANCES CREATING RIGHTS IN, ON, OVER, UNDER, ACROSS OR THROUGH THE PROPERTY, OR BENEFITTING OR BURDENING THE PROPERTY, ARE NOTED AND LOCATED HEREON, AND ARE IDENTIFIED BY VOLUME AND PAGE OF RECORDING OF THE INSTRUMENT(S) CREATING THEM, (v) ALL MEANS OF ACCESS TO PUBLIC STREETS AND ROADS ARE SHOWN, (vi) THERE IS NO MOVING OR STANDING WATER ON THE PROPERTY, EXCEPT AS SHOWN, (vii) THE PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1.2, 3.4, 5.6, 7(2), 8, 9, 10, 11(a), 12, 13, 14, 15, 17, AND 18 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A PROFESSIONAL SURVEYOR REGISTERED IN THE STATE OF OHIO, THE RELATIVE POSITIONED ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

THIS DOCUMENT WAS ORIGINALLY ISSUED BY CRAIG W. MESCHER, P.S. #8237, IN FEBRUARY OF 2009.

*[Signature]*  
CRAIG W. MESCHER, P.S. # 8237  
DATE 7/7/09



CHICAGO TITLE INSURANCE COMPANY  
ORDER NO. 02980030  
SCHEDULE B-2 ITEMS

- EASEMENT TO THE STATE OF OHIO VOL. 236-PAGE 58 DOES NOT AFFECT THE SUBJECT PROPERTY
- CONTRACT FOR OPTIONS VOL. 234-PAGE 79 AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND NOT PLOTTABLE
- DECLARATION OF PROTECTIVE COVENANTS VOL. 310-PAGE 472 AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND NOT PLOTTABLE
- DEED OF EASEMENT VOL. 291-PAGE 686 AND VOL. 291-PAGE 708 AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND NOT PLOTTABLE
- DEED OF EASEMENT VOL. 318-PAGE 611 DOES NOT AFFECT THE SUBJECT PROPERTY
- DEED OF EASEMENT VOL. 318-PAGE 614 DOES NOT AFFECT THE SUBJECT PROPERTY
- DECLARATION OF PROTECTIVE COVENANTS AND GRANT OF EASEMENT VOL. 318-PAGE 623 AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND NOT PLOTTABLE
- EASEMENT TO THE BOARD OF MERCER COUNTY COMMISSIONERS VOL. 329-PAGE 168 AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THE DRAWING
- EASEMENT TO THE CITY OF CELINA VOL. 329-PAGE 219 DOES NOT AFFECT THE SUBJECT PROPERTY
- TERMS AND CONDITIONS FOR DEVELOPMENT AND EASEMENT AGREEMENT OR. 11-PAGE 1021 DOES NOT AFFECT THE SUBJECT PROPERTY
- DECLARATION OF RESTRICTIONS AND AGREEMENT OR. 44-PAGE 1000 AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND NOT PLOTTABLE
- RESTRICTIVE COVENANTS OR. 52-PAGE 106 AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND NOT PLOTTABLE
- ACCESS GRANT TO TROY TOWN COMPANY OR. 186-PAGE 2641 DOES NOT AFFECT THE SUBJECT PROPERTY

### Legal Description

Being a tract of land located in the North Half of the Southeast Quarter of Section 32, Jefferson Township, Town 5 South, Range 3 East, City of Celina, Mercer County, Ohio, and bounded and described as follows:

Commencing at a Mag Nail Found marking the Southeast corner of the North Half of the Southeast Quarter of Section 32;

Thence North 88°29'12" West (Basis of Bearings) along the South Line of the North Half of the South Half of Section 32, a distance of one thousand five hundred twenty and twenty-seven hundredths feet (1520.27') to a Mag Nail Set;

Thence North 01°38'19" East a distance of sixty-four and seventy-three hundredths feet (64.73') to an Iron Pin Found;

Thence North 87°51'33" East along the north right of way line of Havemann Road, a distance of sixty and thirteen hundredths feet (60.13') to an Iron Pin Found, marking the TRUE POINT OF BEGINNING;

Thence North 01°38'19" East along the east right of way line of Holiday Drive, a distance of two hundred thirty-four and zero hundredths feet (234.00') to an Iron Pin Set;

Thence South 88°21'40" East a distance of three hundred one and thirty-four hundredths feet (301.34') to a point, passing an Iron Pin Set at 251.34';

Thence South 01°38'19" West along the west line of a tract as recorded in O.R. 187~Page 2658, a distance of two hundred fourteen and nine hundredths feet (214.09') to an Iron Pin Set;

Thence South 87°51'33" West along the north right of way line of Havemann Road, a distance of three hundred two and zero hundredths feet (302.00') to the TRUE POINT OF BEGINNING, containing 1.550 acres more or less.

Said tract being subject to all highways and any other easements or restrictions of record.

Previous Deed Reference: O.R. 180 ~ Page 2071;

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in February, 2009, on file with the Mercer County Engineer's Office.

PROJECT #209808.06/Alta Survey.dwg

## FANNING-HOWEY

CIVIL ENGINEERING DIVISION  
1200 IRMSCHER BLVD. CELINA, OH 45822  
www.fh.ai.com/civilengineering | 419.586.2292

0632426006

**SURVEY NOTE:**

CONTACT PROPER AUTHORITIES BEFORE BUILDING NEAR UTILITY LINES, FOR EASEMENT WIDTH AND RESTRICTIONS. UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.

BUILDING SETBACKS ARE TO BE DETERMINED BY THE CELINA BUILDING COMMISSION. (ZONING COMMUNITY SHOPPING DISTRICT (B-3))

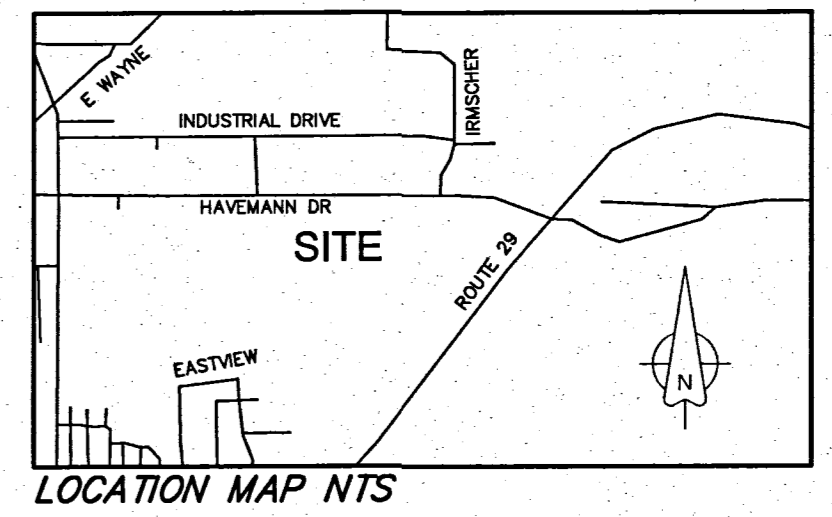
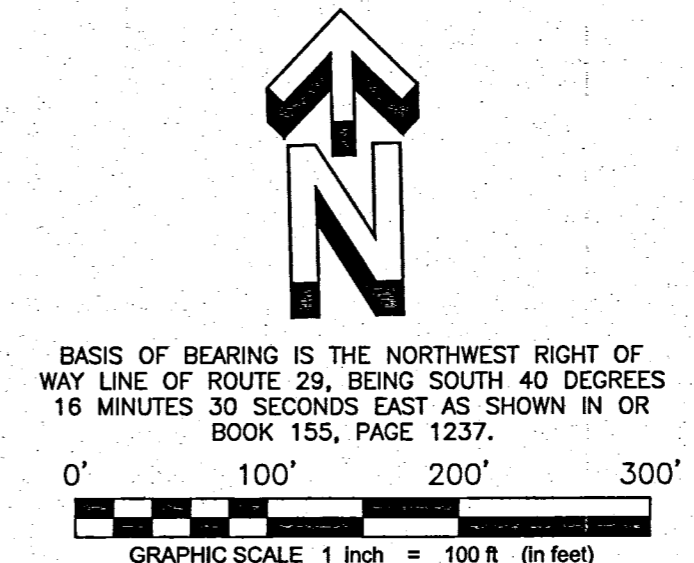
UNLESS STATED OTHERWISE, ANY MONUMENT REFERRED TO HEREIN AS AN "IRON PIN SET" IS A SET 5/8" DIAMETER, REBAR 30" IN LENGTH, WITH A RED PLASTIC CAP STAMPED "D.N. YOUNG S-8179".

THIS PROPERTY IS DETERMINED TO BE IN ZONE X, AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE PANEL NUMBER 390392 0100 B, EFFECTIVE DATE: SEPTEMBER 6, 1989.

I DO HEREBY STATE THAT THIS IS A TRUE, COMPLETE AND CORRECT SURVEY OF THE DESCRIBED REAL PROPERTY SITUATED IN MERCER COUNTY, OHIO AND THAT THE MINIMUM LATITUDE AND DEPARTURE CLOSURE ERROR OF 1:20,000 HAS BEEN COMPILED WITH.

DAVID N. YOUNG, OHIO PLS # 8179

LINE	BEARING	DISTANCE
L1	S 88°20'08" E	141.00'
L2	S 01°39'52" W	210.11'
L3	N 88°20'08" W	150.00'
L4	N 01°39'52" E	184.83'
L5	N 21°15'29" E	26.83'



**LEGEND**

- DEED POINT ○
- IRON PIN SET (IPS) ●
- IRON PIN FOUND, AS NOTED ●
- PK NAIL SET, WITH DISK (PKS) ▲
- MURPHY OIL BOUNDARY LINE ———
- WAL-MART BOUNDARY AS PER INST. #2005R00987 ———
- EASEMENT LINE - - - - -
- NEW SEVERANCE LINE (NSL)
- RECORD MEASUREMENT (R)
- FIELD MEASUREMENT (M)

**LEGAL DESCRIPTION**  
**GRAND LAKE ASSOCIATES LTD. & GCG CELINA LTD PROPERTY**  
 RECORDED IN INSTR. #200200011289 (OR BOOK 155, PG 1237)

Tract 1

Being a parcel of land situated in the City of Celina, Mercer County, Ohio, in the Southeast quarter of the southwest quarter and the Southwest quarter of the Southeast quarter of Section 32, Township 5 South, Range 3 East, being more particularly described as follows:

Commencing for reference at the cornerstone at the Northwest corner of the Southwest quarter of said Section 32;

Thence, South 88° 24' 29" East, along the North line of the South half of the Southwest quarter of said Section 32 and the centerline of Havemann Road, a distance of 2009.01 feet to a spindle, said point being the place of beginning for the parcel of land to be conveyed by this instrument;

Thence, continuing South 88° 24' 29" East, along the last described line, a distance of 647.32 feet to a spindle at the Northeast corner of the Southwest quarter of the Southwest quarter of said Section 32;

Thence, continuing South 88° 20' 07" East, along the North line of the South half of the Southwest quarter of said Section 32 and the centerline of Havemann Road and the extension thereof, a distance of 1066.89 feet to a spindle;

Thence, South 04° 33' 49" West, a distance of 86.20 feet to a 5/8 inch iron bar;

Thence, South 79° 42' 41" East, a distance of 255.56 feet to a 5/8 inch iron bar;

Thence, South 01° 30' 03" West, along the East line of the Southwest quarter of the Southwest quarter of said Section 32, a distance of 241.73 feet to a 5/8 inch iron bar;

Thence, South 40° 16' 30" West, a distance of 1164.95 feet to a 5/8 inch iron bar;

Thence, North 88° 35' 03" West, a distance of 609.62 feet to a 5/8 inch iron bar;

Thence, North 88° 34' 17" West, a distance of 642.70 feet to a 5/8 inch iron bar;

Thence, North 01° 29' 16" East, a distance of 1280.93 feet to the place of beginning;

Containing 49.922 acres (2,174,602.32 sq. ft. +/-) of land, more or less, and subject to all legal highways, easements and restrictions of record.

As surveyed in October, 2002, by Schaeffer, Amos, & Hughes, LLC, by Terry W. Hughes, Ohio Registered Surveyor #7963 with bearing based upon the centerline of State Route 429 being North 40° 16' 30" East as shown on the Centerline Survey Plat for MER-29-18.52 and Mercer 429-2-31 and Aug-29-00 Project Recorded in Volume 8, Page 80 of the Plat Records of Mercer County, Ohio.

**LEGAL DESCRIPTION**

SITUATED IN THE CITY OF CELINA, MERCER COUNTY, OHIO, IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 3 EAST, AND BEING PART OF THE PROPERTY NOW OR FORMERLY OWNED BY GRAND LAKE ASSOCIATES LTD. & GCG CELINA LTD PROPERTY RECORDED IN INSTR. #200200011289 (OR BOOK 155, PG 1237) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32;

THENCE SOUTH 01 DEGREES 41 MINUTES 42 SECONDS WEST A DISTANCE OF 35.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF HAVEMANN ROAD;

THENCE WITH SAID RIGHT OF WAY LINE AS FOLLOWS:

SOUTH 88 DEGREES 20 MINUTES 08 SECONDS EAST 73.81 FEET TO A 5/8" IRON PIN SET (S-8179), SAID 5/8" IRON PIN SET BEING THE TRUE POINT OF BEGINNING OF THE TRACT;

THENCE SOUTH 88 DEGREES 20 MINUTES 08 SECONDS EAST A DISTANCE OF 141.00 FEET TO A 5/8" IRON PIN SET (S-8179);

THENCE LEAVING SAID RIGHT OF WAY LINE ACROSS THE GRAND LAKE ASSOCIATES LTD. & GCG CELINA LTD PROPERTY (RECORDED IN OR BOOK 155, PAGE 1237) AS FOLLOWS:

SOUTH 01 DEGREES 39 MINUTES 52 SECONDS WEST A DISTANCE OF 210.11 FEET TO A "X" IN CURB FOUND;

THENCE NORTH 88 DEGREES 20 MINUTES 08 SECONDS WEST A DISTANCE OF 150.00 FEET TO A 5/8" IRON PIN SET (S-8179);

THENCE NORTH 01 DEGREES 39 MINUTES 52 SECONDS EAST A DISTANCE OF 184.83 FEET TO A "X" IN CURB FOUND;

THENCE NORTH 21 DEGREES 15 MINUTES 29 SECONDS EAST A DISTANCE OF 26.83 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 31,402.55 SQUARE FEET, OR 0.721 ACRES, MORE OR LESS.

ACCORDING TO A SURVEY BY DAVID N. YOUNG, PLS S-8179 OF YOUNG, HOBBS, AND ASSOCIATES, 1200 CROSSLAND AVENUE, CLARKSVILLE, TN 37040, DATED 04/12/07.

BASES OF BEARING IS THE NORTHWEST RIGHT OF WAY LINE OF ROUTE 29, BEING SOUTH 40 DEGREES 16 MINUTES 30 SECONDS EAST AS SHOWN IN OR BOOK 155, PAGE 1237.

**LEGAL DESCRIPTION**  
**GRAND LAKE ASSOCIATES LTD. & GCG CELINA LTD PROPERTY**  
 RECORDED IN INSTR. #200200011289 (OR BOOK 155, PG 1237)

Tract 1

Being a parcel of land situated in the City of Celina, Mercer County, Ohio, in the Southeast quarter of the southwest quarter and the Southwest quarter of the Southeast quarter of Section 32, Township 5 South, Range 3 East, being more particularly described as follows:

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Thence, continuing South 88° 20' 07" East, along the North line of the South half of the Southwest quarter of said Section 32 and the centerline of Havemann Road and the extension thereof, a distance of 1066.89 feet to a spindle;

Thence, South 04° 33' 49" West, a distance of 86.20 feet to a 5/8 inch iron bar;

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Thence, North 88° 34' 17" West, a distance of 642.70 feet to a 5/8 inch iron bar;

Thence, North 01° 29' 16" East, a distance of 1280.93 feet to the place of beginning;

Containing 49.922 acres (2,174,602.32 sq. ft. +/-) of land, more or less, and subject to all legal highways, easements and restrictions of record.

As surveyed in October, 2002, by Schaeffer, Amos, & Hughes, LLC, by Terry W. Hughes, Ohio Registered Surveyor #7963 with bearing based upon the centerline of State Route 429 being North 40° 16' 30" East as shown on the Centerline Survey Plat for MER-29-18.52 and Mercer 429-2-31 and Aug-29-00 Project Recorded in Volume 8, Page 80 of the Plat Records of Mercer County, Ohio.

**LESS AND EXCEPT**

SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 3 EAST, AND BEING PART OF THE PROPERTY NOW OR FORMERLY OWNED BY GRAND LAKE ASSOCIATES LTD. & GCG CELINA LTD PROPERTY RECORDED IN INSTR. #200200011289 (OR BOOK 155, PG 1237) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32;

THENCE SOUTH 01 DEGREES 41 MINUTES 42 SECONDS WEST A DISTANCE OF 35.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF HAVEMANN ROAD;

THENCE WITH SAID RIGHT OF WAY LINE AS FOLLOWS:

SOUTH 88 DEGREES 20 MINUTES 08 SECONDS EAST 73.81 FEET TO A 5/8" IRON PIN SET (S-8179), SAID 5/8" IRON PIN SET BEING THE TRUE POINT OF BEGINNING OF THE TRACT;

THENCE SOUTH 88 DEGREES 20 MINUTES 08 SECONDS EAST A DISTANCE OF 141.00 FEET TO A 5/8" IRON PIN SET (S-8179);

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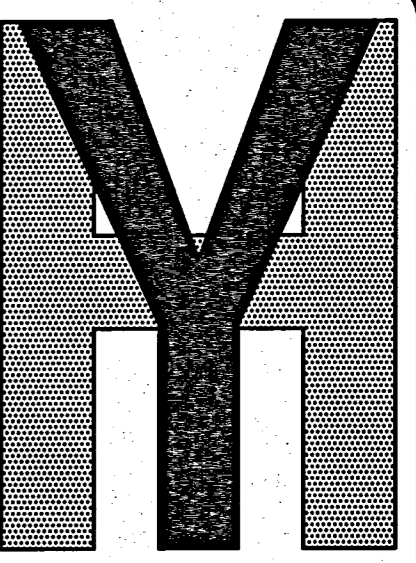
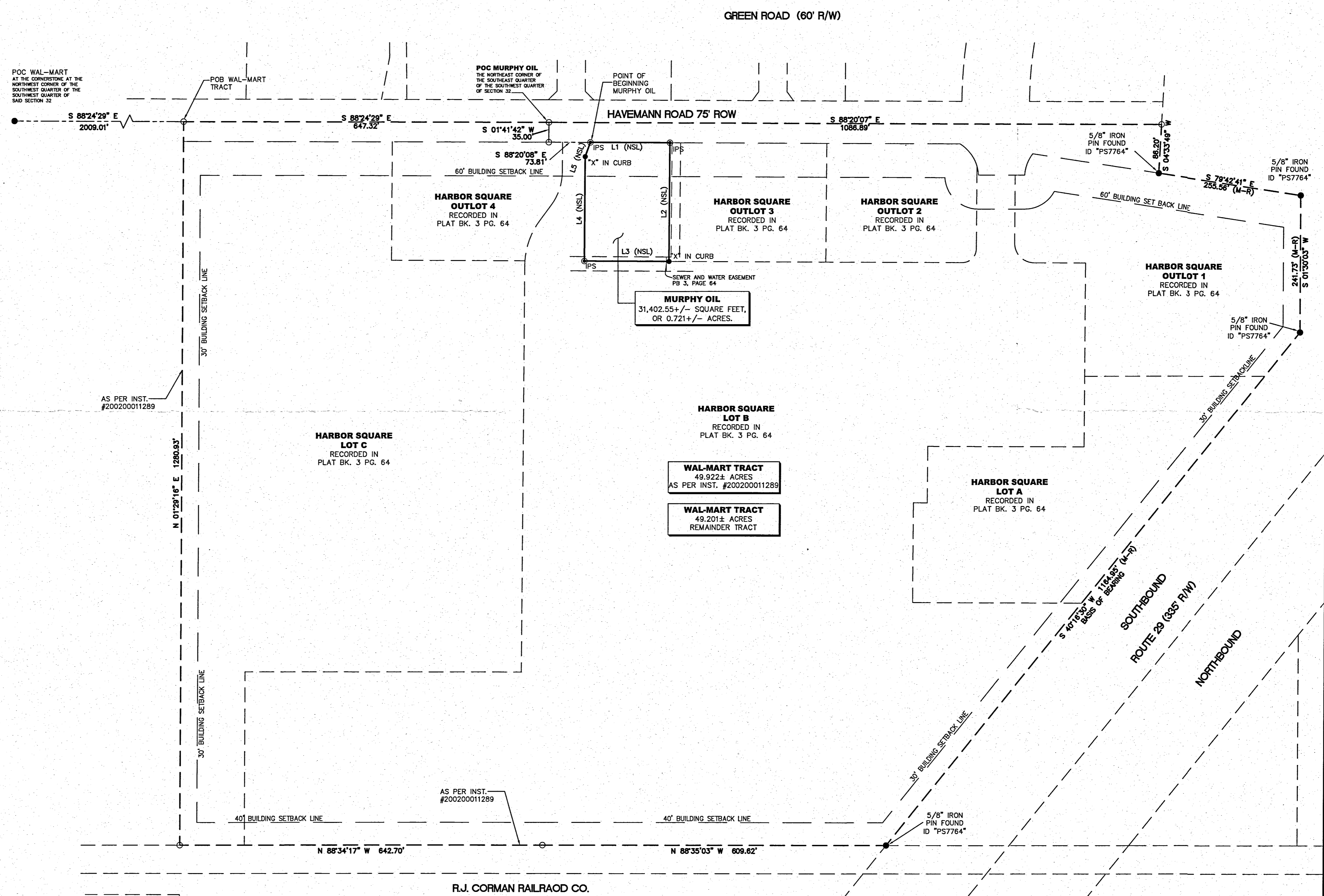
THENCE NORTH 21 DEGREES 15 MINUTES 29 SECONDS EAST A DISTANCE OF 26.83 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 31,402.55 SQUARE FEET, OR 0.721 ACRES, MORE OR LESS.

ACCORDING TO A SURVEY BY DAVID N. YOUNG, PLS S-8179 OF YOUNG, HOBBS, AND ASSOCIATES, 1200 CROSSLAND AVENUE, CLARKSVILLE, TN 37040, DATED 04/12/07.

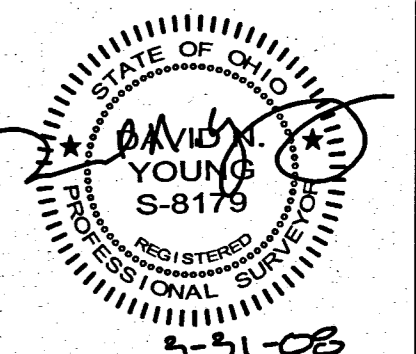
BASES OF BEARING IS THE NORTHWEST RIGHT OF WAY LINE OF ROUTE 29, BEING SOUTH 40 DEGREES 16 MINUTES 30 SECONDS EAST AS SHOWN IN OR BOOK 155, PAGE 1237.

GRAND LAKE ASSOCIATES LTD. & GCG CELINA LTD PARCEL CONTAINING 49.922+/- ACRES (2,174,602.32 SQ. FT. +/-).

LESS AND EXCEPT LEASE AREA  
 LEASE AREA CONTAINING 0.721+/- ACRES (31,402.55 SQ. FT. +/-).  
 REMAINING AREA IS 49.201+/- ACRES (2,143,199.77 SQ. FT. +/-).



**YOUNG - HOBBS AND ASSOCIATES**  
 1200 CROSSLAND AVE.  
 CLARKSVILLE, TN 37040  
 PHONE: 931-645-2524  
 FAX: 931-645-2768



DAVID N. YOUNG, OHIO PLS # 8179

REVISION	DATE	DESCRIPTION
1	4/11/08	As per inst. #200200011289
2		Stevens & Hobbs City of Celina

**PARCEL SPLIT EXHIBIT**  
**WAL-MART SUPERCENTER**  
 WALMART #1433-01, CELINA, OHIO

**OWNER INFORMATION**  
 OF THE GRAND LAKE ASSOCIATES LTD. AND GCG CELINA LTD PROPERTY RECORDED IN INSTR. #200200011289 (OR BOOK 155, PAGE 1237) PART OF THE SOUTHWEST QUARTER OF THE SW QUARTER OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 3 EAST.

**CITY OF CELINA, MERCER COUNTY, OHIO**

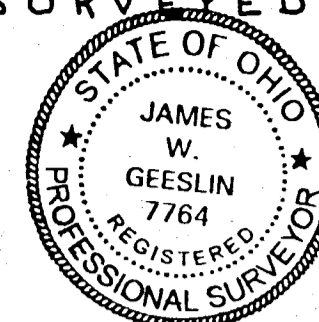
DRAWN BY: JDG  
 APPROVED BY: DNY  
 DATE: (FIELD) 2/15/07  
 DATE: (OFFICE) 4/12/07  
 YHA PRO. # 04907  
 SHEET: 1 OF 1

0632451004  
 -001  
 -002  
 -003  
 -004  
 -005

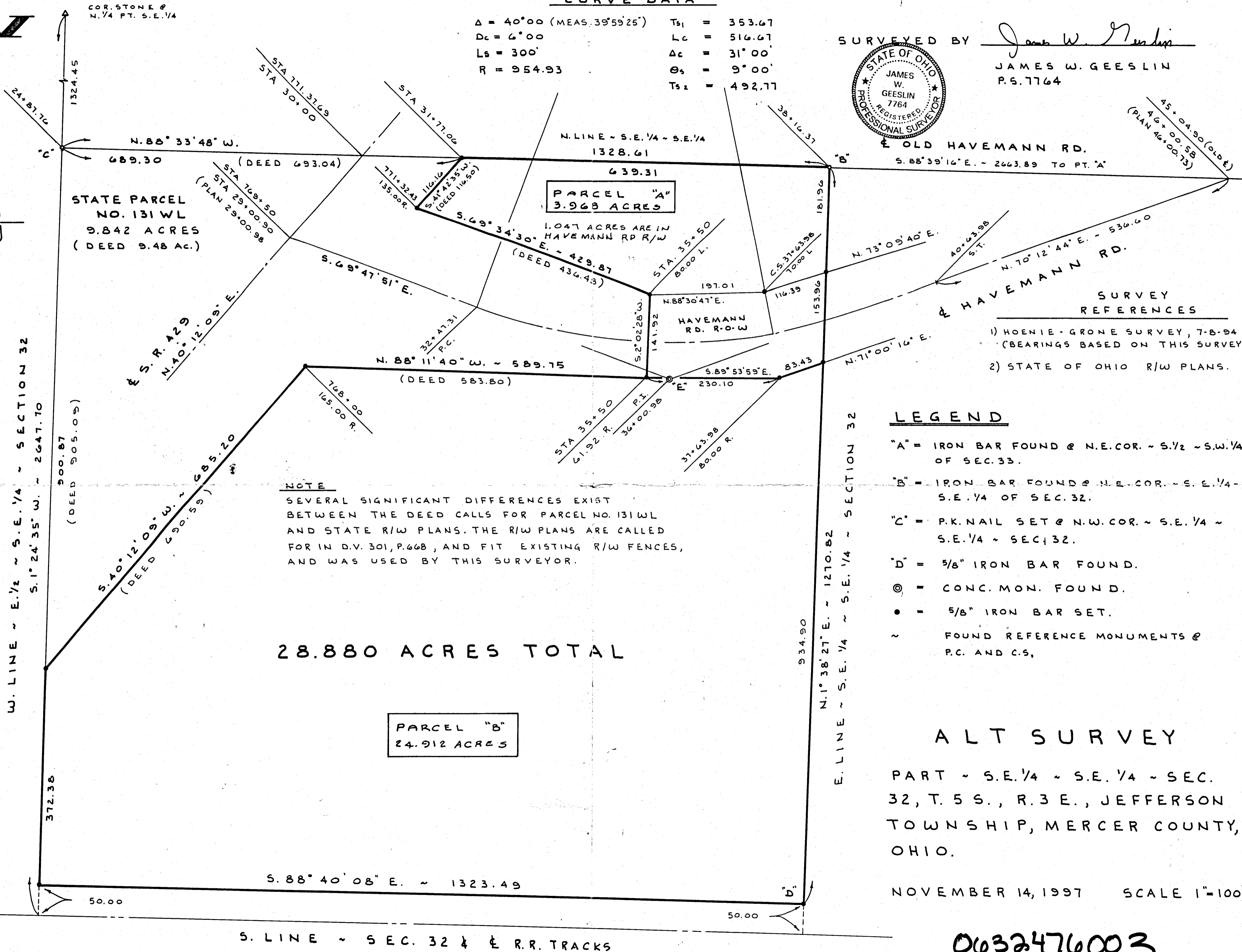
CURVE DATA

$\Delta = 40^{\circ}00'$  (MEAS.  $39^{\circ}59'25''$ )  $Ts_1 = 353.67$   
 $D_c = 6^{\circ}00'$   $L_c = 516.67$   
 $L_s = 300'$   $\Delta_c = 31^{\circ}00'$   
 $R = 954.93$   $\theta_s = 9^{\circ}00'$   
 $Ts_2 = 492.77$

SURVEYED BY James W. Geeslin  
 JAMES W. GEESLIN  
 P.S. 7764



COR. STONE @  
N. 1/4 PT. S.E. 1/4



OLD HAVEMANN RD.  
 $S. 88^{\circ}39'16'' E. \sim 2663.89$  TO PT. 'A'  
 $45^{\circ}04'30''$  (OLD E.)  
 $46^{\circ}00'58''$   
 (PLAN  $46^{\circ}00'73''$ )

SURVEY REFERENCES

- 1) HOENIE - GRONE SURVEY, 7-8-94 (BEARINGS BASED ON THIS SURVEY).
- 2) STATE OF OHIO R/W PLANS.

LEGEND

- "A" = IRON BAR FOUND @ N.E. COR. ~ S. 1/2 ~ S.W. 1/4 OF SEC. 33.
- "B" = IRON BAR FOUND @ N.E. COR. ~ S.E. 1/4 ~ S.E. 1/4 OF SEC. 32.
- "C" = P.K. NAIL SET @ N.W. COR. ~ S.E. 1/4 ~ S.E. 1/4 ~ SEC. 32.
- "D" = 5/8" IRON BAR FOUND.
- ⊙ = CONC. MON. FOUND.
- = 5/8" IRON BAR SET.
- ~ = FOUND REFERENCE MONUMENTS @ P.C. AND C.S.

NOTE  
 SEVERAL SIGNIFICANT DIFFERENCES EXIST BETWEEN THE DEED CALLS FOR PARCEL NO. 131WL AND STATE R/W PLANS. THE R/W PLANS ARE CALLED FOR IN D.V. 301, P. 668, AND FIT EXISTING R/W FENCES, AND WAS USED BY THIS SURVEYOR.

28.880 ACRES TOTAL

PARCEL "B"  
24.912 ACRES

ALT SURVEY  
 PART ~ S.E. 1/4 ~ S.E. 1/4 ~ SEC. 32, T. 5 S., R. 3 E., JEFFERSON TOWNSHIP, MERCER COUNTY, OHIO.

NOVEMBER 14, 1997 SCALE 1"=100'

0632476003

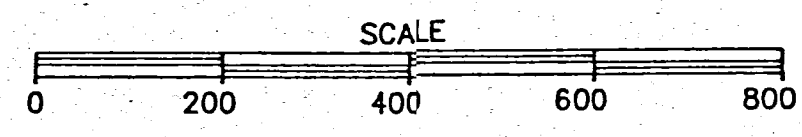
S. LINE ~ SEC. 32 & R.R. TRACKS



# S.R.-429 & S.R.-29 INTERCHANGE EXCESS LAND PLAT

FHWA REGION	STATE	PROJECT
5	OHIO	

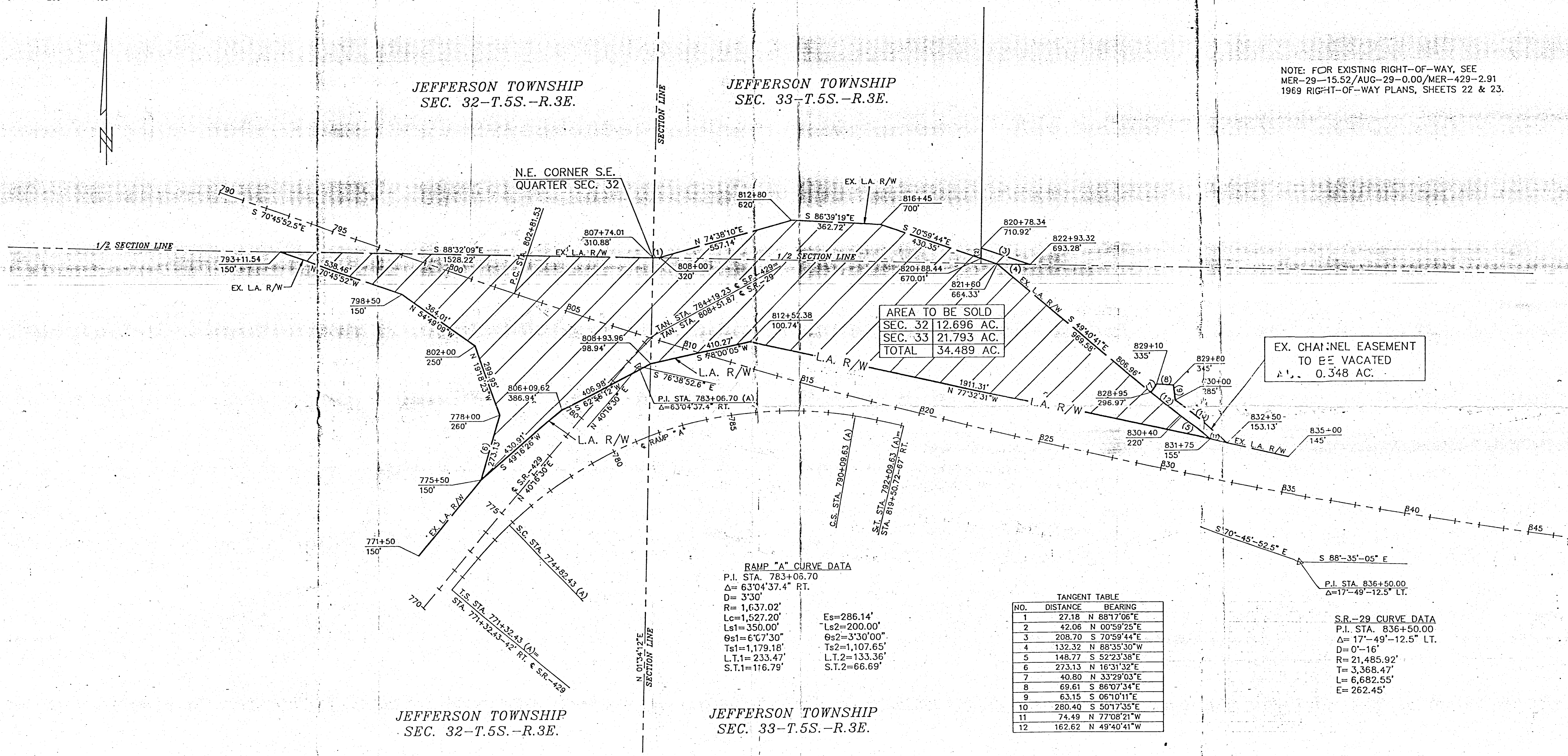
MERCER COUNTY  
 MER-29-15.52  
 MER-429-2.91



NOTE: FOR EXISTING RIGHT-OF-WAY, SEE  
 MER-29-15.52/AUG-29-0.00/MER-429-2.91  
 1969 RIGHT-OF-WAY PLANS, SHEETS 22 & 23.

JEFFERSON TOWNSHIP  
 SEC. 32-T.5S.-R.3E.

JEFFERSON TOWNSHIP  
 SEC. 33-T.5S.-R.3E.



JEFFERSON TOWNSHIP  
 SEC. 32-T.5S.-R.3E.

JEFFERSON TOWNSHIP  
 SEC. 33-T.5S.-R.3E.

RAMP "A" CURVE DATA  
 P.I. STA. 783+06.70  
 Δ=63°04'37.4" RT.  
 D=3'30"  
 R=1,637.02'  
 Lc=1,527.20'  
 Ls1=350.00'  
 θs1=6°07'30"  
 Ts1=1,179.18'  
 L.T.1=233.47'  
 S.T.1=116.79'

Es=286.14'  
 Ls2=200.00'  
 θs2=3°30'00"  
 Ts2=1,107.65'  
 L.T.2=133.36'  
 S.T.2=66.69'

TANGENT TABLE

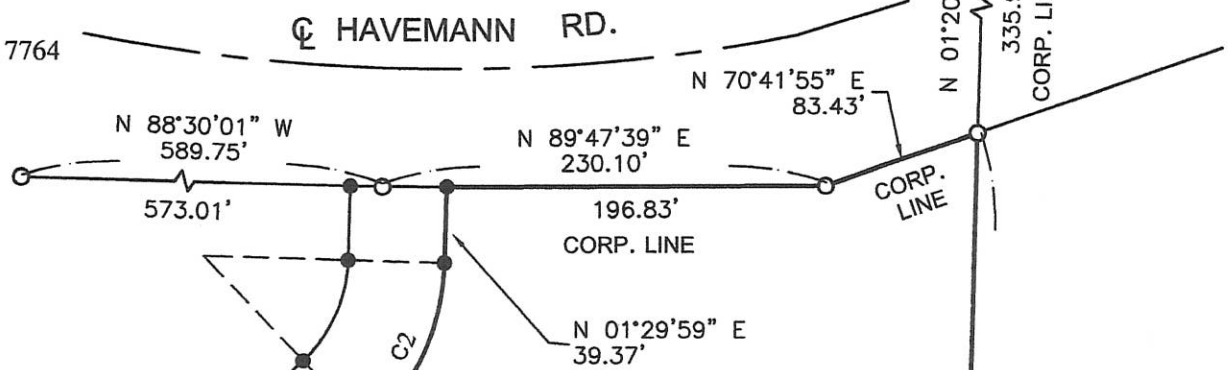
NO.	DISTANCE	BEARING
1	27.18	N 88°17'06"E
2	42.06	N 00°59'25"E
3	208.70	S 70°59'44"E
4	132.32	N 88°35'30"W
5	148.77	S 52°23'38"E
6	273.13	N 16°31'32"E
7	40.80	N 33°29'03"E
8	69.61	S 86°07'34"E
9	63.15	S 06°10'11"E
10	280.40	S 50°17'35"E
11	74.49	N 77°08'21"W
12	162.62	N 49°40'41"W

Date	Revision	Description
Completion Date: 8-24-89		

THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION, AS DATED HEREIN.

*James W. Geeslin*  
 JAMES W. GEESLIN  
 PROFESSIONAL SURVEYOR 7764

N.E. COR. - S.E. 1/4 -  
 S.E. 1/4 - SEC. 32



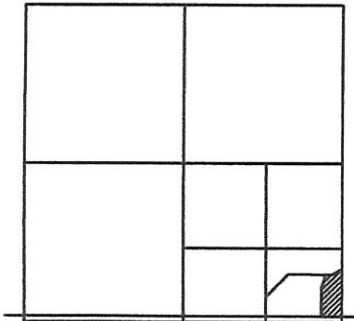
OWNER: KKT REALTY, LLC  
 24.912 ACRES  
 O.R. 112 PG. 301

5/8" IRON BAR SET 11/14/97.  
 5/8" IRON BAR SET BY E. THOMAS, AUG. 99.  
 POINT AT S. 1/4 POST SEC. 33.

**LEGEND**

- ▲ - CORNERSTONE.
- - MINE SPIKE.
- - 5/8" IRON BAR SET 11/14/97.
- - 5/8" IRON BAR SET BY E. THOMAS, AUG. 99.
- △ - POINT AT S. 1/4 POST SEC. 33.

**LOCATION SKETCH**



SECTION 32

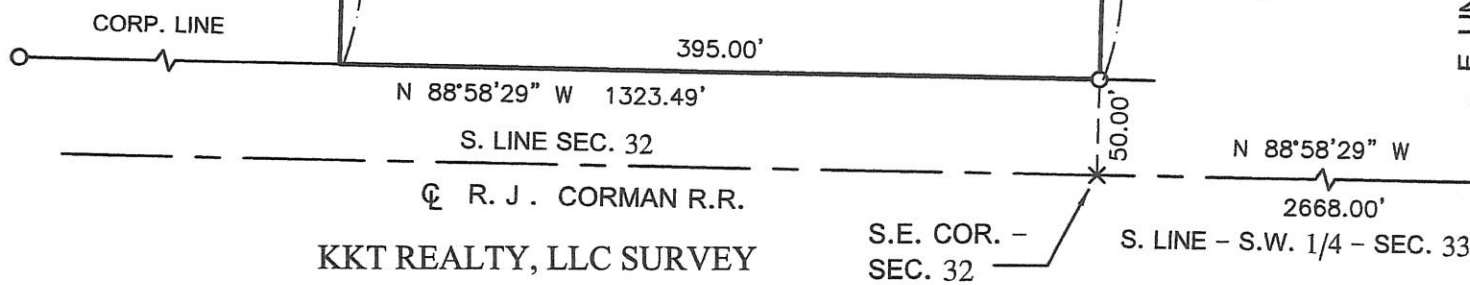
**7.809 ACRES**

\*\* THIS SURVEY WAS DONE WITHOUT BENEFIT OF FIELD WORK AND IS BASED ON THE SURVEYS REFERENCED HEREIN.

**SURVEY REFERENCES :**  
 1) HOENIE-GRONE SUR VEY BY G. GEESLIN, P.S. 5372, 7/8/94.  
 2) RIGHT-OF-WAY DEDICATION SURVEY, E. THOMAS, P.S. 7236, AUG. 99.  
 30 ALT SURVEY DATED 11/14/97.

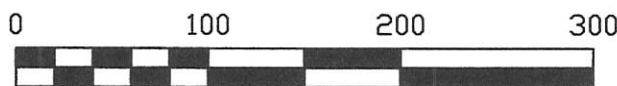
CELINA ALUMINUM PRECISION TECHNOLOGY, INC.  
 79.665 ACRES  
 VOL. 328 PG. 1005

E. LINE - S.W. 1/4 - SEC. 33 & ☉ STAEGER RD.  
 N 01°09'25" E 2645.51' (BEARING BASED ON MERCER CO. LOCAL GPS DATUM)



PART OF THE S.E. 1/4 - S.E. 1/4 - SEC. 32, T. 5 S., R. 3 E., (JEFFERSON TOWNSHIP), MERCER COUNTY, OHIO.

AUGUST 23, 2018

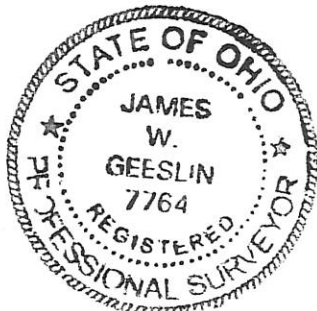


SCALE 1" = 100'

**GEESLIN LAND SURVEYING**

525 S. SECOND ST.  
 COLDWATER, OHIO 45828

PHONE: (419)678-7233  
 geeslinsurveying@gmail.com



PERMANENT PARCEL No. \_\_\_\_\_

Part of: \_\_\_\_\_ Sec. \_\_\_\_ T. \_\_\_\_ R. \_\_\_\_\_ Township

Grantor: \_\_\_\_\_ Area Retained: \_\_\_\_\_ Acres

Grantee: \_\_\_\_\_ Area Retained: \_\_\_\_\_ Acres

Deed References: \_\_\_\_\_

APPROVALS:

AGENCY: \_\_\_\_\_ Board of Health \_\_\_\_\_ Township Zoning Officer \_\_\_\_\_ Mercer County Engineer

DATE: \_\_\_\_\_

06-320

06-32-426-005  
06-32-D

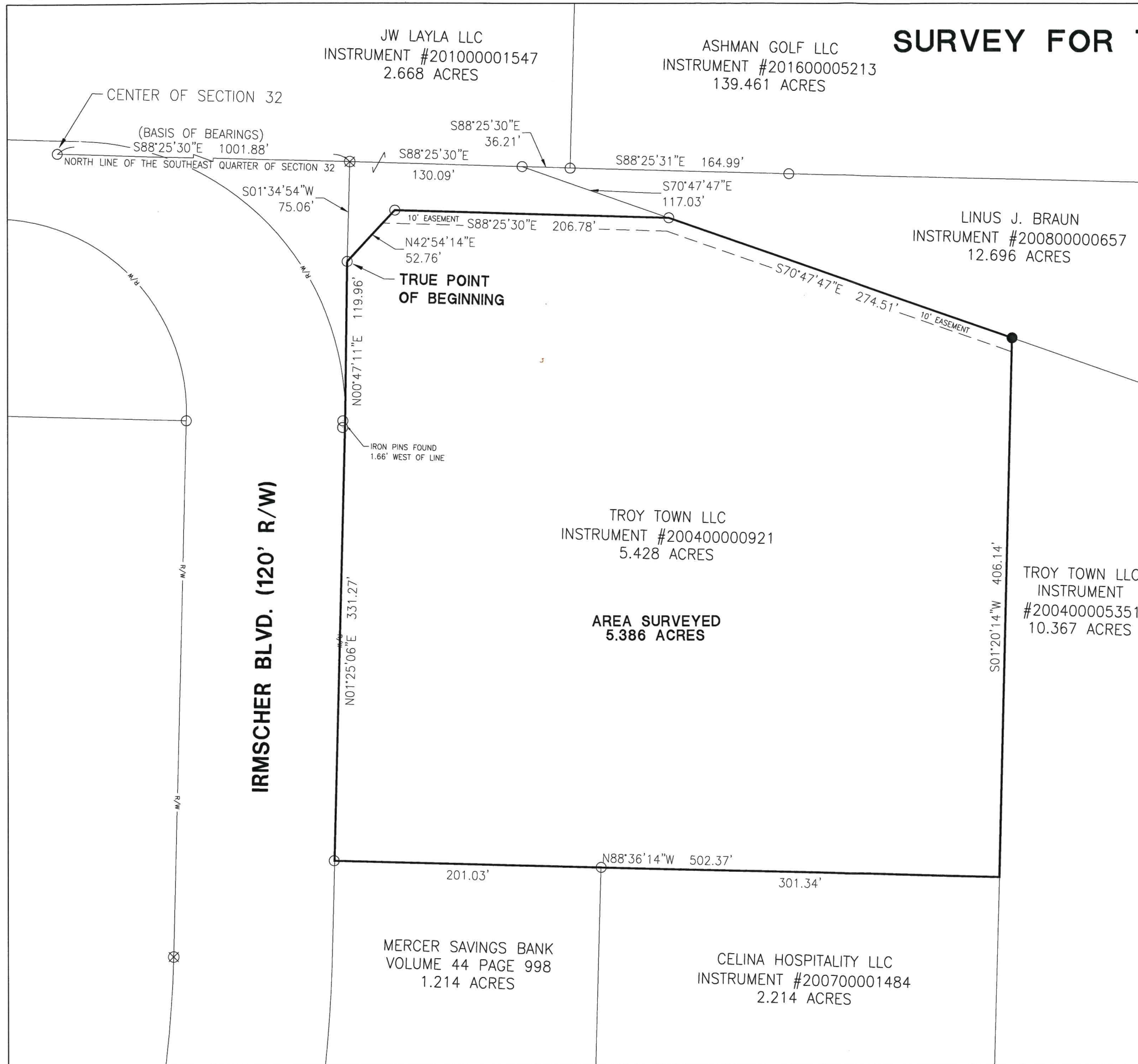
# SURVEY FOR TROY TOWN LLC


## LEGEND

- ⊗ RR Spike Found
- Iron Pin Found
- Iron Pin Set
- ⊙ Mag Nail Set
- ⊗ Mag Nail Found
- Con Mon. Found
- △ Section Corner

## REFERENCES:

LAKEWOOD VILLAGE SHOPPING CENTER BY CLAYTON J. BACON PS#6179 IN MARCH OF 1991.  
 IRMSCHER SURVEY BY KENT B. MARBAUGH PS#7421 IN JUNE OF 1992.  
 EAGLEBROOKE ESTATES COMMERCIAL AREA BY GORDON L. GEESLIN PS#5372 IN JULY OF 1995. - PLAT CABINET 1 PAGE 231.  
 IRMSCHER DEVELOPMENT SURVEY BY ERIC C. THOMAS PS#7236 IN APRIL OF 1999. - PLAT CABINET 1 PAGE 309.  
 MERCER SAVINGS BANK SURVEY BY JAMES W. GEESLIN PS#7764.  
 SURVEY FOR TROY TOWN LLC BY CRAIG W. MESCHER PS#8237 IN JULY OF 2005.  
 HOLIDAY DRIVE DEDICATION BY CRAIG W. MESCHER PS#8237 IN MARCH OF 2009.  
 ALL DEEDS AND EASEMENTS AS RECORDED

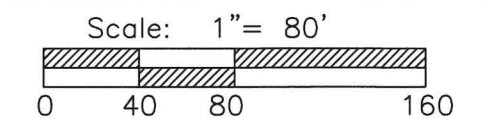
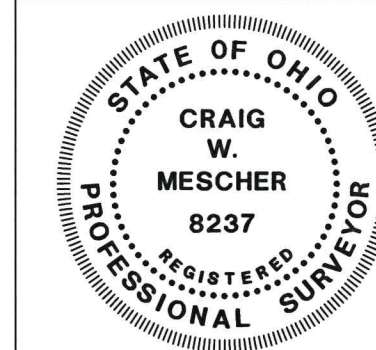


Surveyed By:   
 Craig W. Mescher Reg. Surveyor No. 8237

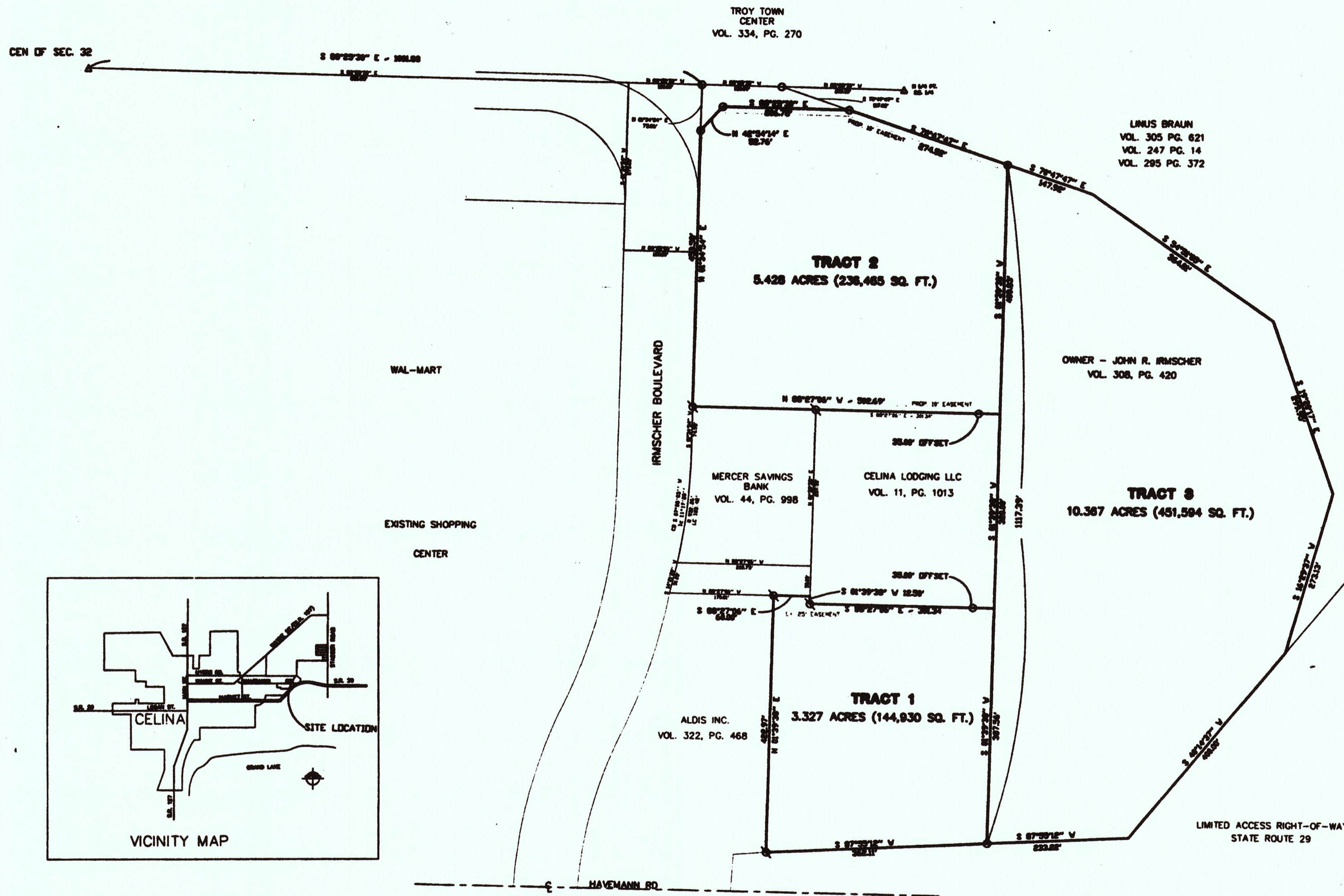


Basis of Bearings:  
 Bearings are based upon the Irmscher Development Survey by Eric C. Thomas, PS #7236 in April of 1999.

State of: Ohio County: Mercer  
 Township: Jefferson City: Celina  
 Sec.: 32 Town: 5S Range: 3E  
 Deed Ref.: Instrument #200400000921  
 Date Surveyed: July 22, 2019



PROJECT # 219804.02  
  
 1200 IRMSCHER BLVD., SUITE B, CELINA, OH 45822  
 www.accessengllc.com 419-586-1430



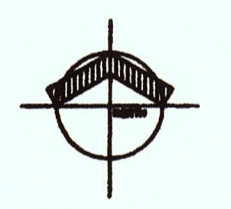
RECORDED IN  
 PUBLIC RECORDS IN  
 MERCER COUNTY, OHIO  
 BOOK 1, PAGE 309  
 PLAT NO. 159 PG. 10:44 ac.  
 DATE 04-28-1999  
 BOOK OR Vol. 1 Pg. 309 - 309

**LEGEND**

- ⊗ 5/8 IRON BAR FOUND
- 5/8 IRON BAR SET

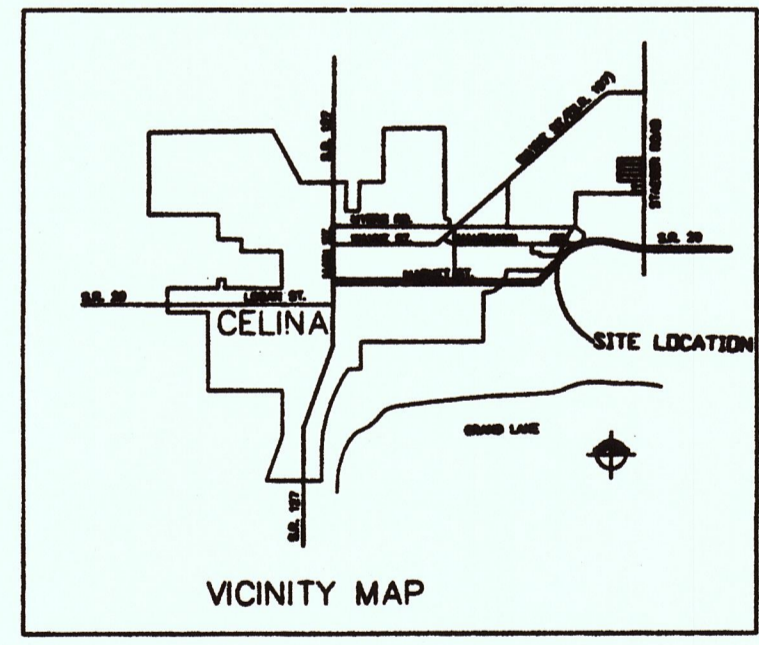
**LOCATION**

SE 1/4 OF SEC. 32 T-5-S, R-3-E  
 MERCER COUNTY, OHIO



SCALE: 1"=100'

PREVIOUS SURVEY OF THIS AREA  
 JAMES W. GEESLIN P.S. 7764



IRMSCHER DEVELOPMENT  
 SURVEY  
 LOCATED IN  
 CELINA, OHIO

**Fanning/Howey**  
**Associates, Inc.**  
 Architects Engineers Consultants

<b>SURVEY</b>	ORIGIN BY: RAS	ORIG. NO.: 9923.00
	CHECKED BY: JCE	DATE: APRIL 15, 1999
	REVISION NO.	DATE
	1	



*Eric C. Thomas*  
 Eric C. Thomas P.S.

**DEDICATION**  
 KNOWN ALL MEN BY THESE PRESENTS:

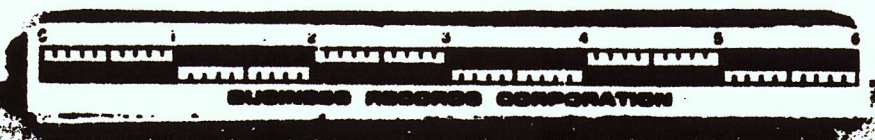
We the undersigned, being all of the owners and lienholders of the land herein subdivided, do hereby acknowledge the making and signing of this plat (instrument) to be our voluntary act and deed and do hereby dedicate the easements as shown on the within plat to the public use forever.

Easement shown on the within plat are reserved for the construction, operation, maintenance, repair, replacement, or removal of stormwater, sewer, gas, electric, telephone, or other utility lines or services, and for the express privilege of removing any or all trees or other obstructions to the free use of said utilities and for providing ingress to and egress from the premises for said purposes and are to be maintained as such forever.

*John R. Irmscher*  
 John R. Irmscher, President

*Karen Bithorn*  
 Witness

*Aime Kremer*  
 Witness



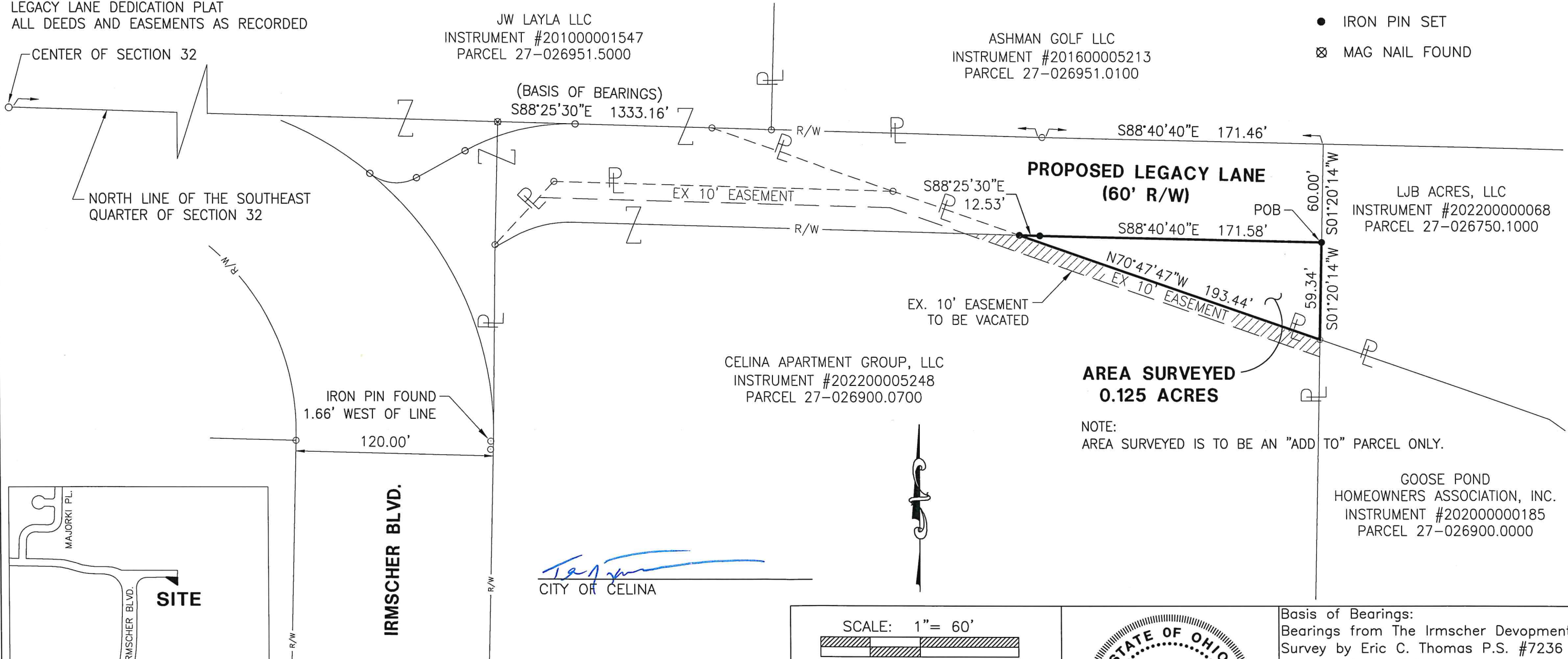
# SURVEY FOR LJB ACRES, LLC

## REFERENCES

LAKWOOD VILLAGE SHOPPING CENTER BY CLAYTON J. BACON PS#6179 IN MARCH OF 1991.  
 IRMSCHER SURVEY BY KENT B. MARBAUGH PS#7421 IN JUNE OF 1992.  
 EAGLEBROOKE ESTATES COMMERCIAL AREA BY GORDON L. GEESLIN PS#5372 IN JULY OF 1995. - PLAT CABINET 1 PAGE 231.  
 IRMSCHER DEVELOPMENT SURVEY BY ERIC C. THOMAS PS#7236 IN APRIL OF 1999. - PLAT CABINET 1 PAGE 309.  
 HOLIDAY DRIVE DEDICATION BY CRAIG W. MESCHER PS#8237 IN MARCH OF 2009.  
 LEGACY LANE DEDICATION PLAT  
 ALL DEEDS AND EASEMENTS AS RECORDED

## LEGEND

- IRON PIN FOUND
- IRON PIN SET
- ⊗ MAG NAIL FOUND

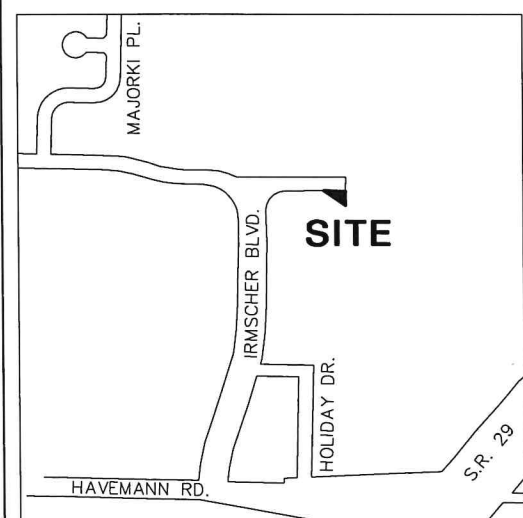


**AREA SURVEYED**  
**0.125 ACRES**

NOTE:  
 AREA SURVEYED IS TO BE AN "ADD TO" PARCEL ONLY.

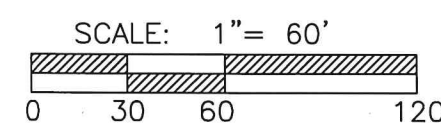
GOOSE POND HOMEOWNERS ASSOCIATION, INC.  
 INSTRUMENT #202000000185  
 PARCEL 27-026900.0000

*[Signature]*  
 CITY OF CELINA



**VICINITY MAP**  
 NO SCALE

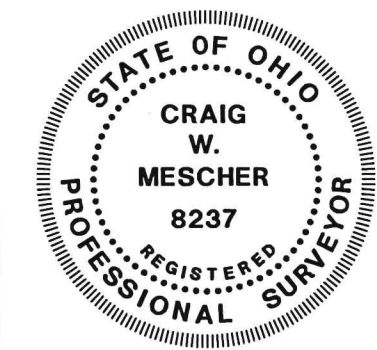
SURVEYED BY: *[Signature]*  
 CRAIG W. MESCHER REG. SURVEYOR NO. 8237



PROJECT # 219804.02

**ACCESS**  
 Engineering Solutions

1200 IRMSCHER BLVD., SUITE B, CELINA, OH 45822  
 www.accessengllc.com | 419-586-1430



Basis of Bearings:  
 Bearings from The Irmischer Devopment Survey by Eric C. Thomas P.S. #7236 dated April 15, 1999.

State of: Ohio County: Mercer  
 City: Celina Township: Jefferson  
 Sec.: SE 1/4 32 Town: 5S Range: 3E  
 Deed Ref.: Instrument #202200000068  
 Date Surveyed: November 2022

Instrument #202300000464 Recorded: 2/13/2023 1:39 PM 2 Pages, PLAT COPY MIN (11 X 17)  
 Total Fees: \$80.00 Julie Peel, Recorder, Mercer County, OH Dropped off by: ACCESS/BRIAN

**REFERENCES**

LAKWOOD VILLAGE SHOPPING CENTER BY CLAYTON J. BACON PS#6179 IN MARCH OF 1991.  
 IRMSCHER SURVEY BY KENT B. MARBAUGH PS#7421 IN JUNE OF 1992.  
 EAGLEBROOKE ESTATES COMMERCIAL AREA BY GORDON L. GEESLIN PS#5372 IN JULY OF 1995. - PLAT CABINET 1 PAGE 231.  
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 HOLIDAY DRIVE DEDICATION BY CRAIG W. MESCHER PS#8237 IN MARCH OF 2009.  
 ALL DEEDS AND EASEMENTS AS RECORDED

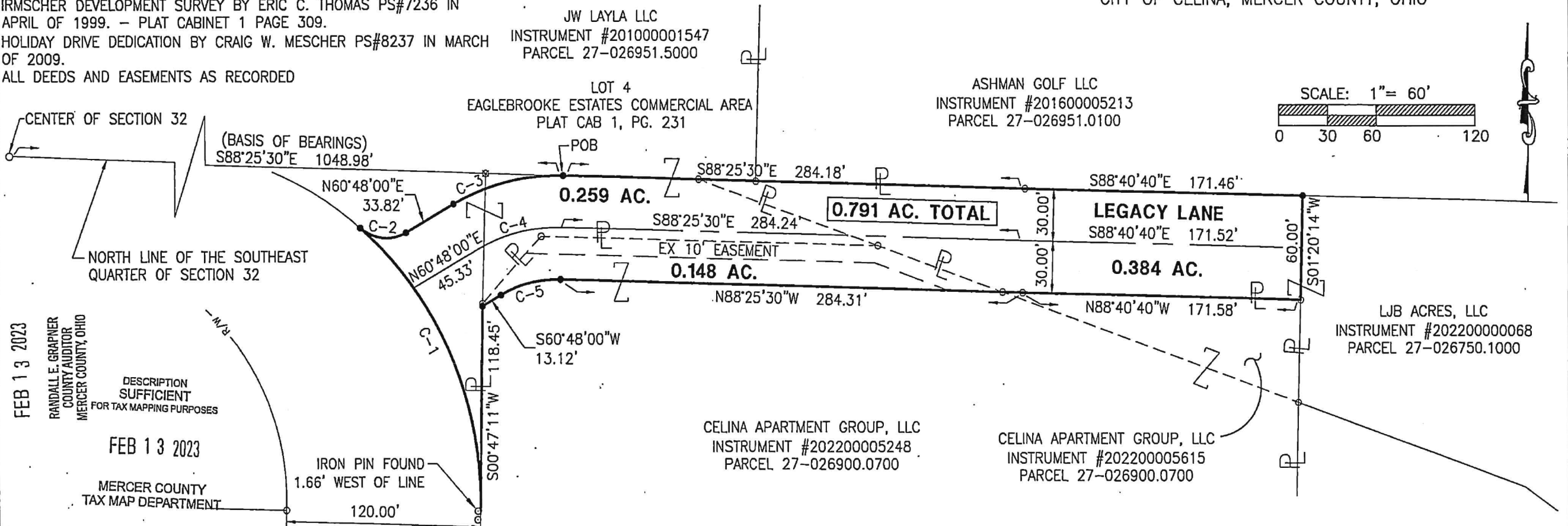
**BASIS OF BEARINGS**

BASIS OF BEARINGS ARE BASED UPON THE IRMSCHER DEVELOPMENT SURVEY BY ERIC C. THOMAS, REG. SURVEYOR #7236, DATED APRIL 15, 1999.

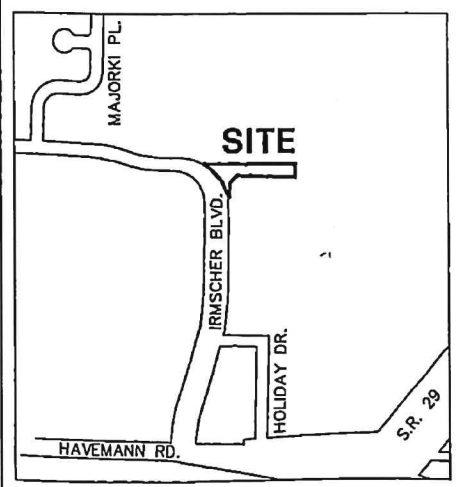
**LEGACY LANE DEDICATION PLAT**

BEING A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWN 5 SOUTH, RANGE 3 EAST, JEFFERSON TOWNSHIP, CITY OF CELINA, MERCER COUNTY, OHIO

TRANSFER NOT NECESSARY



FEB 13 2023  
 RANDALL E. GRAPNER  
 COUNTY AUDITOR  
 MERCER COUNTY, OHIO  
 DESCRIPTION SUFFICIENT FOR TAX MAPPING PURPOSES  
 FEB 13 2023  
 MERCER COUNTY TAX MAP DEPARTMENT



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C-1	185.52'	205.00'	51°51'07"	N24°20'40"W, 179.26'
C-2	30.08'	25.00'	68°55'46"	S84°44'07"E, 28.29'
C-3	69.83'	130.00'	30°46'29"	N76°11'15"E, 68.99'
C-4	53.71'	100.00'	30°46'29"	N76°11'15"E, 53.07'
C-5	37.60'	70.00'	30°46'29"	S76°11'15"W, 37.15'

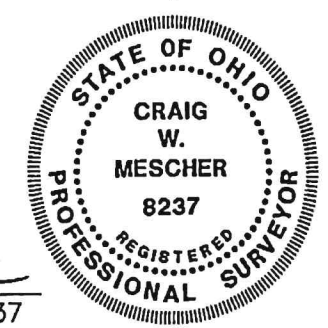
**AREA IN NEW RIGHT-OF-WAY  
 ACREAGE BREAKDOWN**

0.259 ACRES IN PARCEL 27-026951.5000  
 0.148 ACRES IN PARCEL 27-026900.0700  
 0.384 ACRES IN PARCEL 27-026750.1000  
 0.791 TOTAL ACRES TO BE DEDICATED

**LEGEND**

- IRON PIN FOUND
- IRON PIN SET

SURVEYED BY: *Craig W. Mescher*  
 CRAIG W. MESCHER REG. SURVEYOR NO. 8237



PROJECT #219804.02  
**ACCESS**  
 Engineering Solutions  
 1200 IRMSCHER BLVD., SUITE 8, CELINA, OH 45822  
 www.accessenginc.com | 419-586-1430