

Perry Corp
A
411

PLAT OF SURVEY

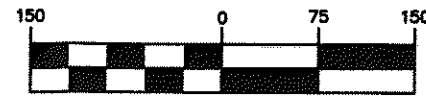
PART OF RIVER TRACT 59, TOWN 1 U.S.R., CITY OF PERRYSBURG, WOOD COUNTY, OHIO

LEGEND

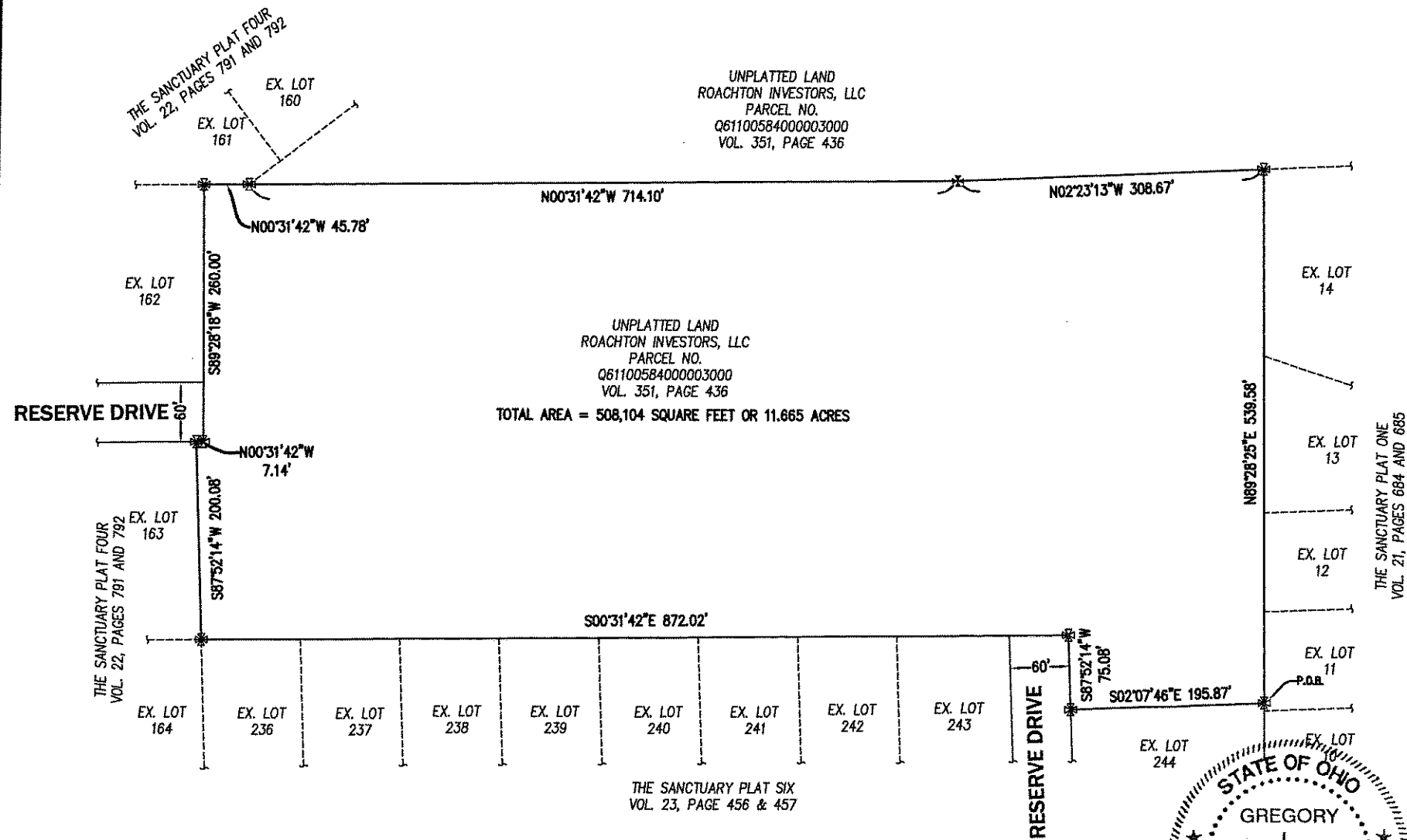
- ⊗ FOUND 6" DIA. X 30" CONCRETE CYLINDER WITH 2" DIA. ALUMINUM DISK STAMPED "ESA LLC." WITH "X" PUNCH AND IRON PIN.
- * SET 6" DIA. X 30" CONCRETE CYLINDER WITH 2" DIA. ALUMINUM DISK STAMPED "ESA LLC." WITH "X" PUNCH AND IRON PIN.



GRAPHIC SCALE

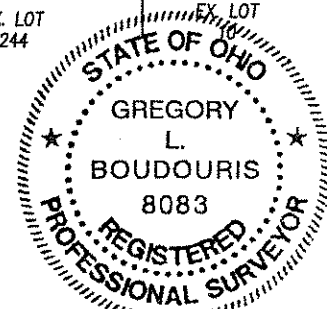


(IN FEET)
1 inch = 150 ft.



SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT OF SURVEY WAS MADE IN ACCORDANCE WITH "MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO" AS ADOPTED 5-1-80 OF THE ADMINISTRATIVE CODE, CHAPTER 4733-37. LOCAL GOVERNING REQUIREMENTS, IF MORE STRINGENT, SHALL BE ADHERED TO.



Gregory L. Boudouris 8-9-12
Gregory L. Boudouris, P.S. Date
Registered Surveyor No. 8083

LEGAL DESCRIPTION

A PARCEL OF LAND BEING PART OF RIVER TRACT 59, OF THE MAUMEE AND WESTERN RESERVE LANDS IN TOWN ONE (1) OF THE UNITED STATES RESERVE OF THE TWELVE MILES SQUARE AT THE FOOT OF THE RAPIDS OF THE MIAMI OF LAKE ERIE IN THE CITY OF PERRYSBURG, WOOD COUNTY, OHIO, SAID PARCEL OF LAND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND CONCRETE MONUMENT WITH ALUMINUM CAP IN THE NORTH LINE OF THE SANCTUARY PLAT SIX AS RECORDED IN PLAT BOOK 23, PAGES 456 & 457, WOOD COUNTY, OHIO, PLAT RECORDS. SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 244 IN SAID THE SANCTUARY PLAT SIX;

THENCE S02°07'46"E, ALONG SAID WEST LINE OF THE SANCTUARY PLAT SIX, A DISTANCE OF 195.87 FEET TO A FOUND CONCRETE MONUMENT IN THE NORTH RIGHT-OF-WAY LINE OF RESERVE DRIVE (60 FEET WIDE). SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 244 IN THE SANCTUARY PLAT SIX;

THENCE S87°52'14"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 75.08 FEET TO A FOUND CONCRETE MONUMENT IN THE NORTHWEST CORNER OF SAID THE SANCTUARY PLAT SIX;

THENCE S00°31'42"E, ALONG THE WEST LINE OF SAID THE SANCTUARY PLAT SIX, PASSING THE SOUTH RIGHT-OF-WAY LINE OF SAID RESERVE DRIVE AT 60.03 FEET, A TOTAL DISTANCE OF 872.02 FEET TO A FOUND CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID THE SANCTUARY PLAT SIX. SAID POINT ALSO BEING ON THE NORTH LINE OF THE SANCTUARY PLAT FOUR AS RECORDED IN PLAT BOOK 22, PAGES 791 & 792, WOOD COUNTY, OHIO, PLAT RECORDS;

THENCE S87°52'14"W, ALONG SAID NORTH LINE OF THE SANCTUARY PLAT FOUR, A DISTANCE OF 200.08 FEET TO A FOUND CONCRETE MONUMENT IN THE EAST RIGHT-OF-WAY LINE OF RESERVE DRIVE (60 FEET WIDE);

THENCE N00°31'42"W, ALONG SAID EAST RIGHT-OF-WAY LINE AND NORTH LINE OF THE SANCTUARY PLAT FOUR A DISTANCE OF 7.14 FEET TO A FOUND CONCRETE MONUMENT;

THENCE S89°28'18"W, CONTINUING ALONG SAID NORTH LINE OF THE SANCTUARY PLAT FOUR, PASSING THE WEST RIGHT-OF-WAY LINE OF SAID RESERVE DRIVE AT 60.00 FEET, A TOTAL DISTANCE OF 260.00 FEET TO A FOUND CONCRETE MONUMENT ON THE EASTERLY LINE OF LOT 161 AND THE NORTHWEST CORNER OF LOT 162 IN SAID THE SANCTUARY PLAT FOUR;

THENCE N00°31'42"W, AND CONTINUING ALONG SAID NORTH LINE OF THE SANCTUARY PLAT FOUR A DISTANCE OF 45.78 FEET TO A FOUND CONCRETE MONUMENT IN THE NORTHEASTERLY CORNER OF SAID LOT 161 IN THE SANCTUARY PLAT FOUR;

THENCE CONTINUING N00°31'42"W, A DISTANCE OF 714.10 FEET TO A SET CONCRETE MONUMENT;

THENCE N02°23'13"W, A DISTANCE OF 308.67 FEET TO A FOUND CONCRETE MONUMENT IN THE SOUTHWEST CORNER OF THE SANCTUARY PLAT ONE AS RECORDED IN PLAT BOOK 21, PAGES 684 & 685, WOOD COUNTY, OHIO, PLAT RECORDS;

THENCE N89°28'25"E, ALONG THE SOUTH LINE OF SAID THE SANCTUARY PLAT ONE, A DISTANCE OF 539.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 508,104 SQUARE FEET OR 11.665 ACRES OF LAND MORE OR LESS AND SUBJECT TO LEGAL HIGHWAYS, LEASES, DRAINAGE EASEMENTS, UTILITY EASEMENTS OR RESTRICTIONS OF RECORD AND ALL BEING WITHIN PARCEL NUMBER Q6110058400003000.

SAID CONCRETE MONUMENTS SET BEING 6" IN DIAMETER & 30" IN LENGTH WITH A 2" ALUMINUM CAP, THE ALUMINUM CAP BEING STAMPED "ESA LLC."

BEARINGS USED IN THE ABOVE DESCRIPTION ARE BASED ON THE EASTERLY LINE OF RIVER TRACT #59. SAID EASTERLY LINE HAVING A BEARING OF S00°31'42"E. BEARINGS ARE FOR THE EXPRESS PURPOSE OF SHOWING ANGULAR MEASUREMENT.

PRIOR DEED REFERENCE IS VOLUME 351 PAGE 436 OF THE WOOD COUNTY DEED RECORDS.

NOTES:

1. THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
2. ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON.
3. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF ENVIRONMENTAL CONCERNS, SYSTEMS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS LAND.
4. SURVEYOR HAS MAKE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

ESA

Engineers, Surveyors & Associates, LLC
5555 Secor Rd., Toledo, Ohio, 43623 Phone (419) 475-9445

DATE

ISSUED FOR:

NO. 1

PLAT OF SURVEY

PART OF RIVER TRACT 59, TOWN 1, U.S.R.,
CITY OF PERRYSBURG, WOOD COUNTY, OHIO

DRAWN BY:	RDD
DWG DATE:	8/8/12
JOB NUMBER:	19-30
REVIEWED BY:	GLB

1 OF 1

Perry Corp
A
411