MATCHLINE SEE SHEET 1 OF 2

# PROPOSED PARCEL SPLIT

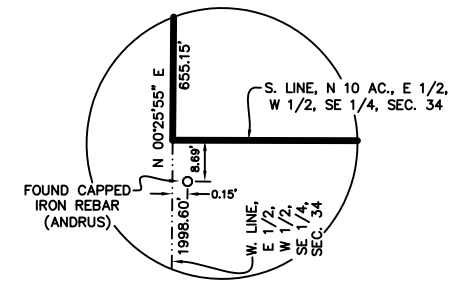
OF A PARCEL OF LAND BEING PART OF THE NORTHEAST (1/4) AND THE SOUTHEAST (1/4) BOTH BEING IN SECTION (34), TOWNSHIP (8) NORTH, RANGE (12) EAST, IN THE CITY OF NORTHWOOD, WOOD COUNTY, OHIO.

PREPARED FOR NATIONWIDE–TOLEDO REAL ESTATE INVESTMENT, LLC AT THE REQUEST OF MR. SOLEYMAN (SAMMY) KAHEN

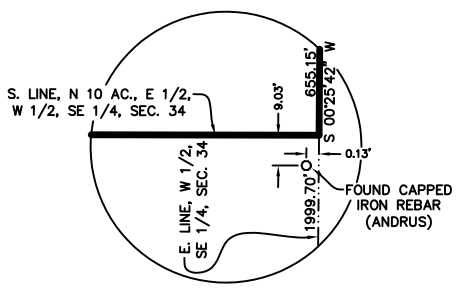
GRAPHIC SCALE

100 0 50 100 200 400

( IN FEET )
1 inch = 100 ft.




DETAIL "A"
NOT TO SCALE




DETAIL "B"
NOT TO SCALE

| PRIOR DEED REFERENCE | | TAX PARCEL # |
|---|---|---|
| ① | DEED VOLUME 648, PAGE 960 | M50–812–3400–00–006–00 |
| ② | DEED VOLUME 698, PAGE 938 | M50–812–3400–00007–000 |
| ③ | OFFICIAL RECORD 2476, PAGE 0966 | M50–812–3400–00–005000 |
| ④ | DEED VOLUME 658, PAGE 490 | M50–812–3400–00–008–000 |

LEMOYNE ROAD (AS IT NOW EXISTS)

TAX PARCEL #M50–812–3400–000–10–000

TAX PARCEL #M50–812–3400–000–01–000

TAX PARCEL #M50–812–3404–050–01–000

TAX PARCEL #M50–812–3404–050–01–000

TAX PARCEL #M50–812–3404–050–01–000

N 00°29'53" E 2661.46' — W. LINE, NW 1/4, SEC. 34

N 00°03'46" W 2651.04' — W. LINE, NE 1/4, SEC. 34

E. LINE, NW 1/4, SEC. 34

N 00°08'48" W 2652.39' — W. LINE, E 1/2, NE 1/4, SEC. 34

S 00°13'51" E 1633.42' — E. LINE, W 1/2, NE 1/4, SEC. 34

S 00°23'55" E 2656.50' — 1636.15'

FOUND MONUMENT BOX WITH IRON PIN W 1/4 COR., SEC. 34

S 89°56'27" E 2665.49'

N. LINE, SW 1/4, SEC. 34

FOUND IRON PIPE CENTER OF SEC. 34

S. LINE, NE 1/4, SEC. 34

N 89°52'56" W 664.88'

N. LINE, SE 1/4, SEC. 34

N 89°52'56" W 664.88'

S. LINE, NE 1/4, SEC. 34

N 89°52'56" W 1329.76'

N. LINE, SE 1/4, SEC. 34

FOUND IRON PIPE E 1/4 COR., SEC. 34

6 20' PERM. UTIL. EASEMENT

6 40' TEMP. CONSTRUCTION EASEMENT

5 15' PERM. UTIL. EASEMENT

5 20' TEMP. CONSTRUCTION EASEMENT

673.31'

N 00°25'55" E 613.31'

655.15'

S 00°25'42" W 655.15'

SEE DETAIL "A"

S. LINE, N 10 AC., E 1/2, W 1/2, SE 1/4, SEC. 34

664.92'

N 89°52'56" W

SEE DETAIL "B"

N 00°25'55" E 1998.60'

W. LINE, E 1/2, W 1/2, SE 1/4, SEC. 34

E. LINE, W 1/2, SE 1/4, SEC. 34

S 00°25'42" W 1999.70'

N 00°25'16" E 2657.04'

E. LINE, SE 1/4, SEC. 34

N 00°42'54" E 2648.61' — W. LINE, SW 1/4, SEC. 34

2652.65' S 00°26'08" W

S. LINE, SW 1/4, SEC. 34

2678.39' N 89°51'07" W

FOUND IRON BOLT SW COR., SEC. 34

FOUND IRON REBAR S 1/4 COR., SEC. 34

N 89°47'15" W 665.04'

S. LINE, SE 1/4, SEC. 34

N 89°47'15" W 665.04'

S. LINE, SE 1/4, SEC. 34

N 89°47'15" W 1330.08'

FOUND MAG NAIL SE COR., SEC. 34

## AREA TABLE:

| | | |
|---|---|---|
| PARCEL 1 (GROSS AREA) | 74,711 SQUARE FEET | 1.715 ACRES± |
| PARCEL 1 (P.R.O. AREA) | 4,269 SQUARE FEET | 0.098 ACRES± |
| PARCEL 1 (NET AREA) | 70,442 SQUARE FEET | 1.617 ACRES± |
| PARCEL 2 (GROSS AREA) | 56,322 SQUARE FEET | 1.293 ACRES± |
| PARCEL 2 (P.R.O. AREA) | 3,218 SQUARE FEET | 0.074 ACRES± |
| PARCEL 2 (NET AREA) | 53,104 SQUARE FEET | 1.219 ACRES± |
| PARCEL 3 (GROSS AREA) | 35,108 SQUARE FEET | 0.806 ACRES± |
| PARCEL 3 (P.R.O. AREA) | 2,006 SQUARE FEET | 0.046 ACRES± |
| PARCEL 3 (NET AREA) | 33,102 SQUARE FEET | 0.760 ACRES± |
| PARCEL 4 (GROSS AREA) | 2,487,072 SQUARE FEET | 57.095 ACRES± |
| PARCEL 4 (P.R.O. AREA) | 12,720 SQUARE FEET | 0.292 ACRES± |
| PARCEL 4 (NET AREA) | 2,474,352 SQUARE FEET | 56.803 ACRES± |

## TITLE COMMITMENT

THE FOLLOWING EASEMENTS ARE LISTED (AS NUMBERED HEREON) IN SCHEDULE B – SECTION 2 OF THE TITLE COMMITMENT AS PROVIDED BY SHUMAKER, LOOP & KENDRICK, LLP WITH A COMMITMENT ORDER NO. A105–0046 AND HAVING AN EFFECTIVE DATE OF FEBRUARY 2, 2005 AT 7:30 AM:

2.) EASEMENT DATED MAY 8, 1967 FROM FLOYD KINSMAN AND DOROTHY KINSMAN HUSBAND AND WIFE, TO TOLEDO EDISON COMPANY. FILED FOR RECORD MAY 17, 1967 AT 9:40 AM AND RECORDED IN VOLUME 450, PAGE 637, WOOD COUNTY, OHIO, DEED RECORDS. (PARCEL I) (PLOTTED AND SHOWN HEREON).

3.) EASEMENT DATED JUNE 11, 1948 FROM ADA A. KNAPP TO TOLEDO EDISON COMPANY. FILED FOR RECORD JUNE 22, 1949 AT 10:10 AM AND RECORDED IN VOLUME 300, PAGE 400, WOOD COUNTY, OHIO, DEED RECORDS. (PARCEL I) (DOES NOT AFFECT SUBJECT PROPERTY).

4.) EASEMENT DATED AUGUST 15, 1924 FROM HENRY BUSSON AND GRACE BUSSON TO NORTHWEST LIGHT AND POWER COMPANY. FILED FOR RECORD MARCH 30, 1929 AT 11:00 AM AND RECORDED IN VOLUME 218, PAGE 170, WOOD COUNTY, OHIO, DEED RECORDS. (PARCEL I) (NOT PLOTTED LOCATION UNDETERMINED).

5.) EASEMENT FROM WOOD COUNTY COMMISSIONERS TO RESOLUTION SECURING EASEMENT FOR WATERLINE. FILED FOR RECORD SEPTEMBER 16, 1991 AT 10:05 AM AND RECORDED IN VOLUME 659, PAGE 278, WOOD COUNTY, OHIO, DEED RECORDS. (PARCELS 3 & 4) (PLOTTED AND SHOWN HEREON).

6.) JUDGMENT ENTRY RECORDED IN VOLUME 488, PAGE 298 FROM EDWARD ADKINS TO THE BOARD OF COUNTY COMMISSIONERS FOR SANITARY SEWER. FILED FOR RECORD JUNE 29, 1972 AT 2:00 PM AND RECORDED IN WOOD COUNTY, OHIO, CLERK OF COURTS. (PARCELS 3 & 4) (PLOTTED AND SHOWN HEREON)

| REV. | DESCRIPTION | BY | DATE |
|---|---|---|---|
| 1 | REV. DRAWING FROM 1 PAGE TO 2 | TAG | 07/11/05 |
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**Saneholtz & Associates, LLC**

P.O. Box 2628 Whitehouse, OH 43571
Phone: (419) 877–0400
Fax: (419) 877–1140
Mobile: (419) 350–8818
E–Mail: ss@saneholtz.com

P.O. Box 964 Bryan, OH 43506
Phone: (419) 636–5828
Fax: (419) 636–5838
Mobile: (419) 438–2566
E–Mail: pj@saneholtz.com


| | | | |
|---|---|---|---|
| JOB NAME: PARCEL SPLIT FOR ADKINS | JOB NUMBER: 051S00780 | DRAWN BY: TAG |
| | SCALE: 1" = 100' | SURVEY BY: JS |
| CLIENT NAME: NATIONWIDE | DATE: 05/25/05 | CHECKED BY: SNS |
| | OUPS TICKET NUMBER: --- | |
| DESCRIPTION: PARCEL SPLIT SURVEY | DRAWING NAME: 051–00780FT00A1 | SHEET 2 of 2 |