

RIGHT-OF-WAY DEDICATION

Being a part of Outlot 382 together with a part of Outlot 412, City of Fremont, County of Sandusky, State of Ohio

LEGAL DESCRIPTION

Situated in the City of Fremont, County of Sandusky, State of Ohio and being a part of a 15.643 acre tract of land as described in Volume 406, Page 186 of the Sandusky County Deed Records, now known as Outlot 412, together with a part of a 10.850 acre tract of land as described in Volume 407, Page 488, now known as part of Outlot 382, of the Sandusky County Deed Records, a tract of land bounded and described as follows:

Commencing at an iron pin found marking the intersection of the centerline of County Road Number 166 (50 feet wide) with the north line of the SW 1/4 of said Section 22; thence on the said centerline and the west line of Outlot 412, N01°16'52"E, a distance of 241.44 feet to a railroad spike found marking the northwest corner of said Outlot 412; thence on the north line of said Outlot 412, S89°40'00"E, a distance of 721.18 feet to the PRINCIPAL point of beginning of the tract of land herein described; thence from the above described PRINCIPAL point of beginning, continuing on said north line S89°40'00"E, a distance of 80.00 feet, thence parallel with the centerline of State Route 53, S00°19'37"W, a distance of 380.41 feet; thence parallel with the said north line of Outlot 412, S89°40'00"E, a distance of 234.99 feet to the westerly right-of-way line of State Route Number 53; thence on said westerly right-of-way line, N01°06'32"W, a distance of 356.01 feet to point of deflection in said westerly right-of-way line; thence continuing on said westerly right-of-way line, N01°33'03"E, a distance of 4.51 feet to the north line of said Outlot 412; thence on said north line, S89°40'00"E, a distance of 104.92 feet to an iron pin found marking the northeast corner of said Outlot 412; thence on the east line of said Outlot 412, also being the centerline of State Route Number 53, and on a spiral curve to the left, the chord of said spiral curve bearing S00°24'05"W, a distance of 69.42 feet to the T.S. of said spiral; thence continuing on said east line and the southerly extension of said east line, also being the said centerline, S00°19'37"W, a distance of 670.15 feet to an iron pin found marking the northeast corner of a 3.500 acre tract of land as described in Volume 395, Page 0142 of the Sandusky County Deed Records; thence at right angles, on the north line of said 3.500 acre tract, N89°40'23"W, a distance of 80.00 feet to the said westerly right-of-way line of State Route Number 53; thence on said westerly right-of-way line, N01°19'37"E, a distance of 339.58 feet to a point of deflection in said westerly right-of-way line, also being on the south line of said Outlot 412, also being the north line of Outlot 382; thence continuing on said westerly right-of-way line, N01°06'32"W, a distance of 159.64 feet; thence parallel with the said north line of Outlot 412, N89°40'00"E, a distance of 317.00 feet to an iron pin set; thence parallel with the said centerline, N07°19'37"E, a distance of 440.41 feet to the PRINCIPAL point of beginning and containing 3.287 acres of land, more or less, subject however to all legal highways and prior easements of record.

Sandusky County Deed Reference: Volume 406, Page 186 and Volume 407, Page 488.

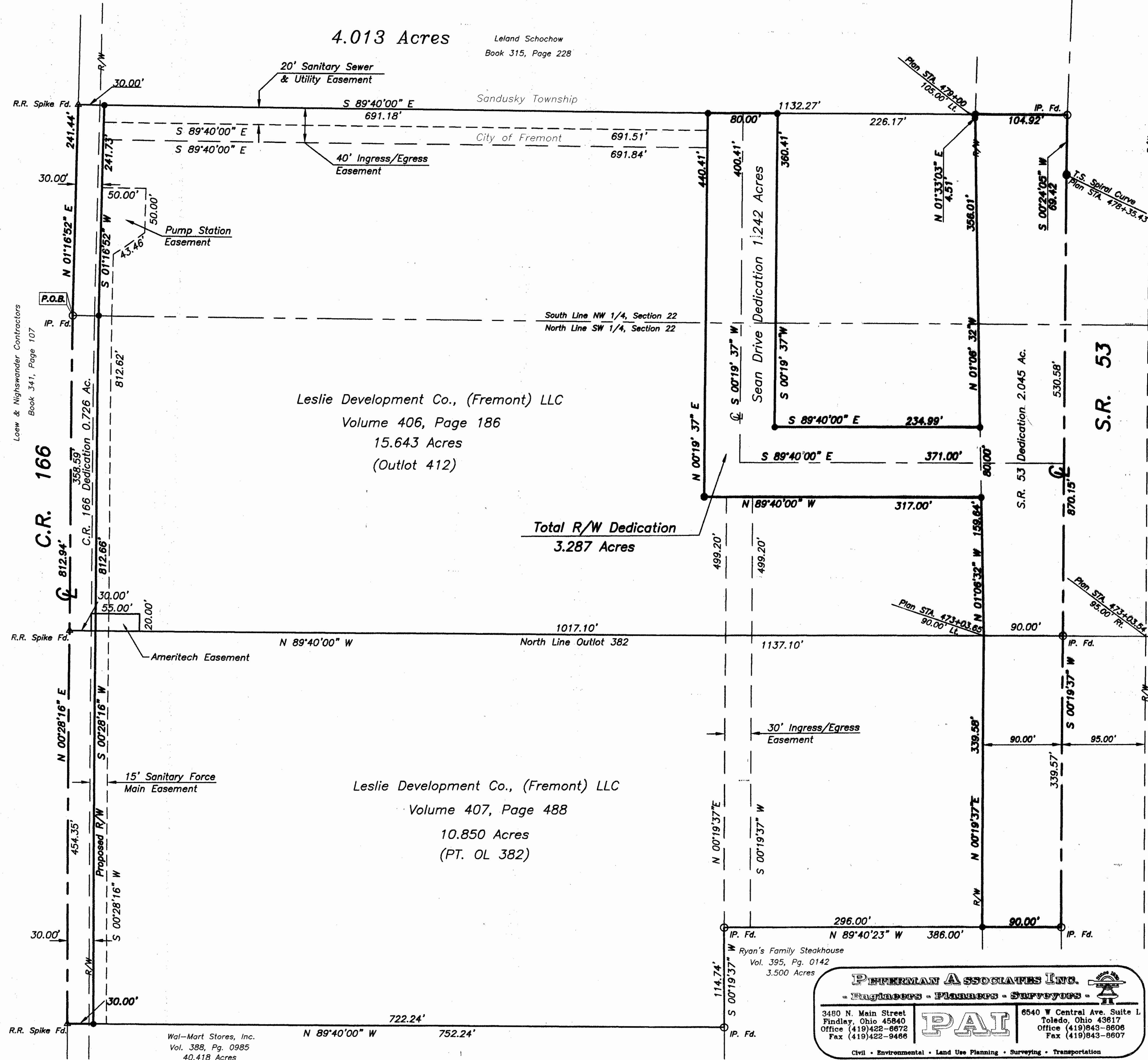
NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurements.

Situated in the City of Fremont, County of Sandusky, State of Ohio and being a part of a 15.643 acre tract of land as described in Volume 406, Page 186 of the Sandusky County Deed Records, now known as Outlot 412, together with a part of a 10.850 acre tract of land as described in Volume 407, Page 488, now known as part of Outlot 382, of the Sandusky County Deed Records, a tract of land bounded and described as follows:

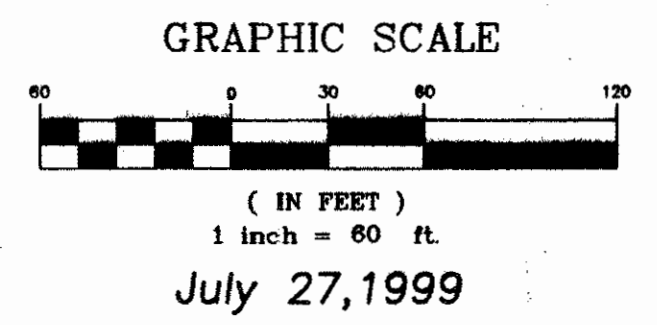
Beginning at an iron pin found marking the intersection of the centerline of County Road Number 166 (50 feet wide) with the north line of the SW 1/4 of said Section 22, said north line also being the south line of the NW 1/4 of said Section 22; thence on the said centerline and the west line of Outlot 412, N01°16'52"E, a distance of 241.44 feet to a railroad spike found marking the northwest corner of said Outlot 412; thence on the said north line, S89°40'00"E, a distance of 30.00 feet; thence 30.00 feet easterly of and parallel with said centerline, S00°28'16"W, a distance of 812.66 feet to the north line of a 40.418 acre tract of land as described in Volume 388, Page 0985 of the Sandusky County Deed Records; thence on the said north line, N89°40'00"W, a distance of 30.00 feet to a railroad spike found on the said centerline of County Road Number 166 marking the northwest corner of said 40.418 acre tract; thence on the said centerline also the west line of said 10.850 acre and 15.643 acre tracts, N00°28'16"E, a distance of 812.94 feet to the point of beginning and containing 0.726 acres of land, more or less, subject however to all legal highways and prior easements of record.

Sandusky County Deed Reference: Volume 406, Page 186 and Volume 407, Page 488.

NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurements.



KF Ventures, LTD.
Vol. 404, Pg. 130
34.87 Acres
(Outlot 413)



KNOW ALL MEN BY THESE PRESENTS:
That We, the undersigned owners in fee simple of all the lands embraced in the above named right-of-way dedication, do hereby approve the plan and survey of same and do dedicate the roads and ways of width shown to public use according to governing laws and do hereby create, established and grant the easement areas shown on the plat for public utility, CATV and drainage purposes.

Witness my hand this 30 day of July 1999

OWNER: 1. Leslie Development Company (Fremont) LLC, 2. Donald L. Leeder, 3. Managing Member
WITNESS: 1. Chelsea Egoval, 2. [Signature], 3. [Signature]

FRANKLIN
COUNTY OF SANDUSKY)
STATE OF OHIO)
Before me, a Notary Public in and for said County, personally appeared the above named Owners, who did acknowledge and affirm the signing of the above dedication as their free act and deed. In testimony whereof, I do hereunto subscribe my name and affix my official seal this 30 day of July 1999

CHERIE EGOVAL
Notary Public, State of Ohio
My Commission Expires Feb. 5, 2003

CITY ACCEPTANCE
I, ANITA SALTER, Clerk of Council of the City of Fremont, Ohio, do hereby certify that the above plat of right-of-way dedication was presented to said Council at a meeting held on the 27th day of July, 1999, and that the plat of right-of-way was approved and accepted, and said Clerk was directed to sign under Seal and upon said plat, which is hereby done.
Witness my hand and official seal this 27th day of July 1999
Anita Salter, Clerk of Council, City of Fremont

CITY PLANNING COMMISSION CERTIFICATE

I hereby certify that this plat has been approved by the City of Fremont Planning Commission in accordance with the Subdivision Rules and Regulations for the City of Fremont, Ohio, signed this 27th day of July, 1999.

July 27, 1999
Chairman
CITY ENGINEER

The above plat has been reviewed by me and is hereby approved this 27th day of July 1999

City Engineer

WITNESS my hand this 30 day of July 1999

I hereby certify that this plat of the above named right-of-way dedication was presented to me and transferred this 20th day of August, 1999

Sandusky County Auditor

COUNTY RECORDER

I hereby certify that the above plat was presented to me on the 6th day of August, 1999, and duly recorded in Plat Volume 20, at Page 75, Sandusky County Records, this the 6th day of August, 1999.

File No. 99-3214
Sandusky County Recorder

SURVEYORS CERTIFICATE

I hereby certify that I have made a survey of the lands shown and comprising the above named right-of-way dedication and that lot, boundary and street right of way dimensions are correct, as shown, and that monuments have been set at all locations marked thus on the plat.

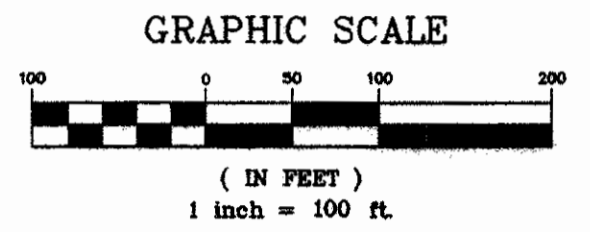
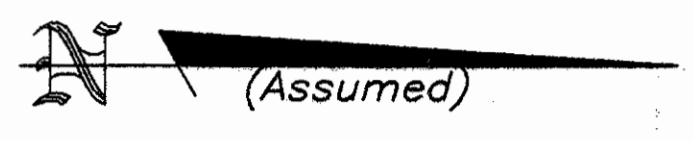
Date 7-27-99
Registered Surveyor

PETERMAN ASSOCIATES INC.
- PLANNERS - PLANNERS - SURVEYORS -
3480 N. Main Street Findlay, Ohio 45840 Office (419)422-8672 Fax (419)422-9466
6540 W Central Ave. Suite L Toledo, Ohio 43617 Office (419)843-8608 Fax (419)843-8607
Civil • Environmental • Land Use Planning • Surveying • Transportation

PETERMAN ASSOCIATES INC.
3480 N MAIN ST
FINDLAY, OH 45840

Record in SANDUSKY COUNTY, OHIO
CHIRLEEN LETTERMAN
On 08-05-1999 at 02:43
PLAT 43.20
Book 20 Page 75

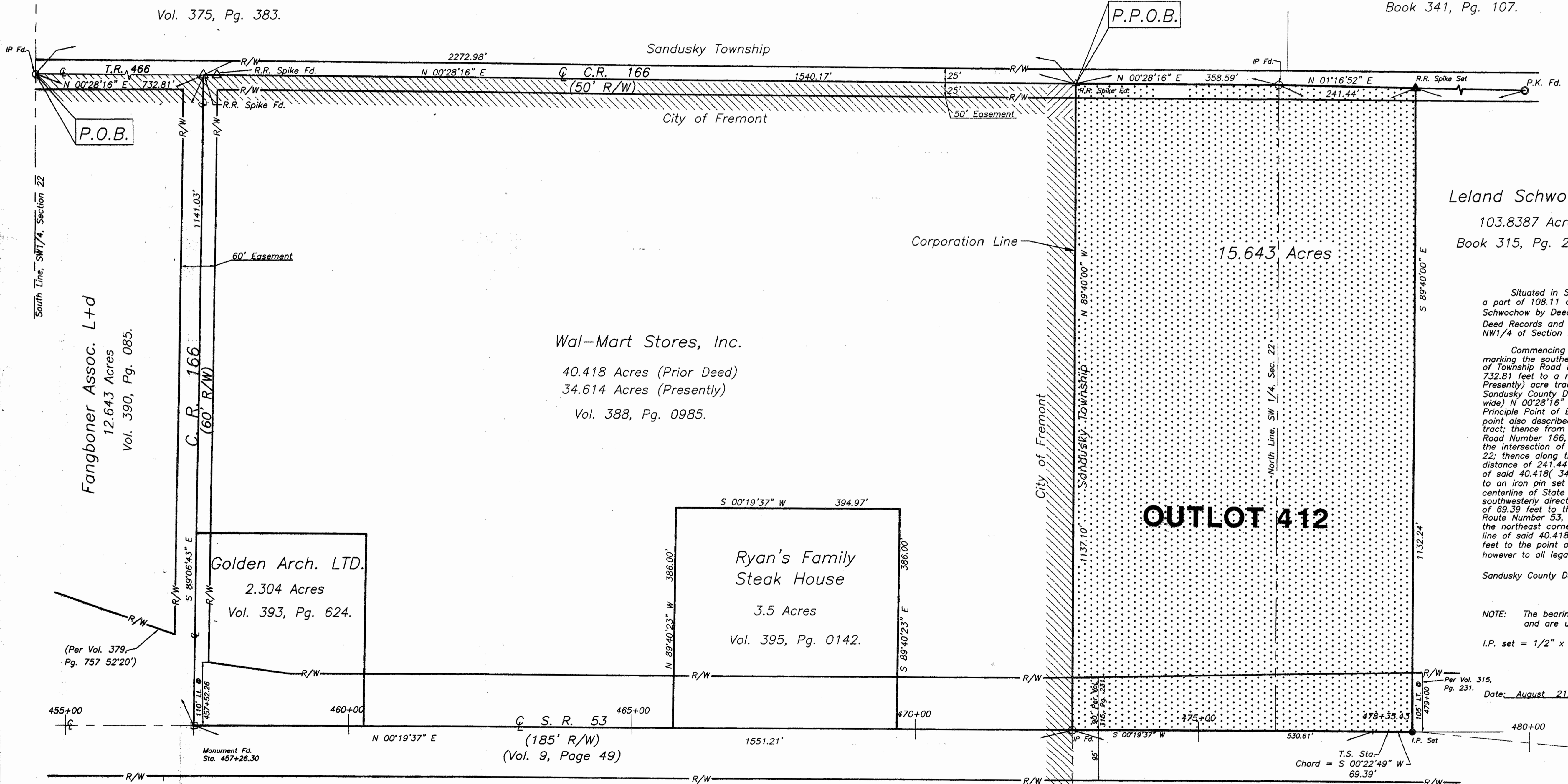
Proposed Annexation to the City of Fremont, County of Sandusky, State of Ohio



Howard Schlegal
96 Acres
Vol. 375, Pg. 383.

being a part of the SW 1/4, of the NW 1/4, Sec. 22, T. 5N., R. 15E.
Sandusky Township, Sandusky County, Ohio.

Loew & Nighswander Contractors
42.24 Acres
Book 341, Pg. 107.



- Legend**
- ▲ R. R. Spike Found
 - △ R. R. Spike Set
 - I. P. Found
 - P. K. Found
 - Monument Found

Leland Schwochow
103.8387 Acres
Book 315, Pg. 228.

LEGAL DESCRIPTION

Situated in Sandusky Township, County of Sandusky, State of Ohio and being a part of 108.11 acre tract of land conveyed to Leland Schwochow and Leroy Schwochow by Deed recorded in Volume 315, Page 228 of the Sandusky County Deed Records and being a part of the SW 1/4, of Section 22 and a part of the NW 1/4 of Section 22, T 5 N, R 15 E, a tract of land bounded and described as follows:

Commencing at an iron pin found in an 8" x 10" x 10" limestone monument marking the southerly line of said Section 22 and the center line of Right of Way of Township Road Number 466 (50 feet wide); thence N 0°28'16" E, a distance of 732.81 feet to a railroad spike found marking the southwest corner of a 40.418 (34.614 Presently) acre tract of land as described in Deed Volume 383, Page 0985 of the Sandusky County Deed Records; thence along the centerline of County Road 166 (50 feet wide) N 0°28'16" E, a distance of 1540.17 feet to a railroad spike found being the Principle Point of Beginning of the tract of land to be herein described; said beginning point also described as being the northwest corner of said 40.418 (34.614 Presently) acre tract; thence from the above described Principle Point of Beginning and along County Road Number 166, N 0°28'16" E, a distance of 358.59 feet to an iron pin found marking the intersection of said centerline with the north line of the SW 1/4, of said Section 22; thence along the centerline of Township Road Number 166, N 01°16'52" E, a distance of 241.44 feet to a railroad spike set; thence parallel with the north line of said 40.418 (34.614 Presently) acre tract, S 89°40'00" E, a distance of 1132.24 feet to an iron pin set on the centerline of State Route Number 53; thence along the centerline of State Route Number 53, and along a spiral curve to the left in a southwesterly direction, the chord of said spiral curve bearing S 00°22'49" W, a distance of 69.39 feet to the T.S. of said spiral; thence continuing along the centerline of State Route Number 53, S 00°19'37" W, a distance of 530.61 feet to an iron pin found marking the northeast corner of said 40.418 (34.614 Presently) acre tract; thence along the north line of said 40.418 (34.614 Presently) acre tract, N 89°40'00" W, a distance of 1137.10 feet to the point of beginning and containing 15.643 acres of land, more or less, subject however to all legal highways and prior easements of record.

Sandusky County Deed Reference: Deed Volume 315, Page 228.

NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurements.
I.P. set = 1/2" x 30" Rebar with Peterman Associates' Cap.

Survey and Legal Description By:

James E. Wilson
Registered Surveyor # 7744



Filed **Sept. 26, 1997**
The Board of County Commissioners Sandusky County
Clerk
Adopted by the Council of the **City of Fremont**
Ohio, Ordinance No. **98-3039**
Dated **3-19-98**

Annexation approved by the Board of County Commissioners,
Sandusky County, Ohio on **Dec. 16**, 19**97**
Clerk
David J. Fogatach
Clerk of Council

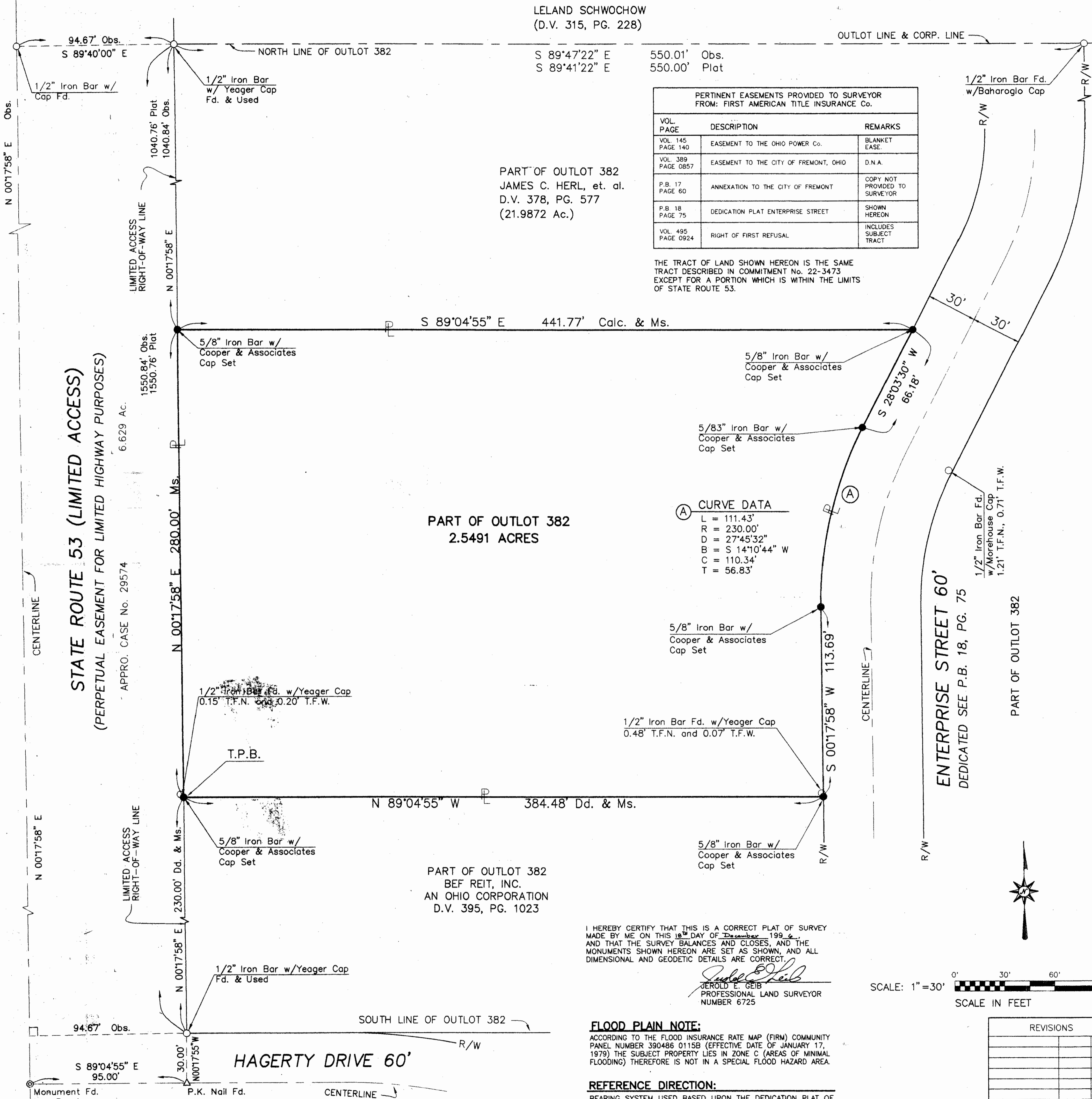
James Herl, et al
14.6427 Acres
Vol. 378, Pg. 577.
98-3738
Received for record this **16th** day of **April**, 19**98**.
at **10:31 A.M.** and recorded **April 20**, 19**98** in
Sandusky County Plat Records Volume **17** Page **72** and
fees of **\$43.20** collected.
Call Ch. 334-8963

Leland Schwochow
Record of proceedings in Deed Volume **403** Page **871** 103.8387 Acres
at **10:31 A.M.**, the **20th** day of **April**, 19**98**. Book 315, Pg. 228.
Sandusky County Recorder
Lot numbers as adopted by Council this **17th** day of **April**, 19**98**.
William L. Farrell
Sandusky County Auditor

Curve Data:
P.I. = Sta. 485+11.02
Δ = 20°47' Rt.
Dc = 2'00'
Δc = 14°47'
Ls = 300.00'
Lc = 739.17'
Ts = 675.59'
Es = 49.1'
Xc = 299.92'
Yc = 5.24'

PETERMAN ASSOCIATES, INC.
438 CARNAHAN AVENUE
FINDLAY, OHIO 45840
(419)422-6672

ARLY975957719760877 Mon Apr 06 16:32:45 1998 148



LELAND SCHWOCHOW
(D.V. 315, PG. 228)

PART OF OUTLOT 382
JAMES C. HERL, et. al.
D.V. 378, PG. 577
(21.9872 Ac.)

PART OF OUTLOT 382
2.5491 ACRES

PART OF OUTLOT 382
BEF REIT, INC.
AN OHIO CORPORATION
D.V. 395, PG. 1023

PERTINENT EASEMENTS PROVIDED TO SURVEYOR FROM: FIRST AMERICAN TITLE INSURANCE Co.

| VOL. PAGE | DESCRIPTION | REMARKS |
|--------------------|---------------------------------------|-------------------------------|
| VOL. 145 PAGE 140 | EASEMENT TO THE OHIO POWER Co. | BLANKET EASE. |
| VOL. 389 PAGE 0857 | EASEMENT TO THE CITY OF FREMONT, OHIO | D.N.A. |
| P.B. 17 PAGE 60 | ANNEXATION TO THE CITY OF FREMONT | COPY NOT PROVIDED TO SURVEYOR |
| P.B. 18 PAGE 75 | DEDICATION PLAT ENTERPRISE STREET | SHOWN HEREON |
| VOL. 495 PAGE 0924 | RIGHT OF FIRST REFUSAL | INCLUDES SUBJECT TRACT |

THE TRACT OF LAND SHOWN HEREON IS THE SAME TRACT DESCRIBED IN COMMITMENT No. 22-3473 EXCEPT FOR A PORTION WHICH IS WITHIN THE LIMITS OF STATE ROUTE 53.

A CURVE DATA

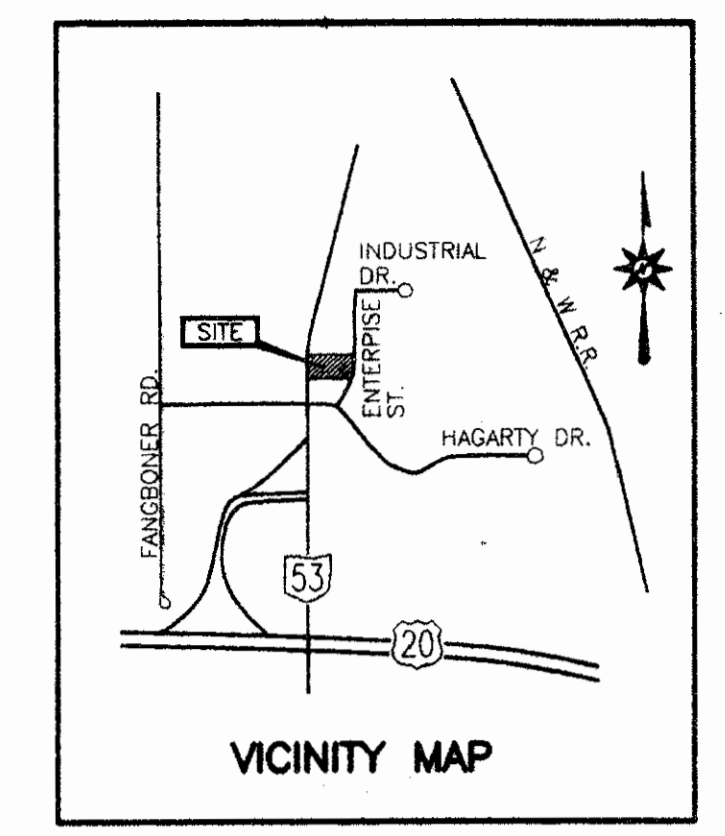
| |
|-------------------|
| L = 111.43' |
| R = 230.00' |
| D = 27°45'32" |
| B = S 14°10'44" W |
| C = 110.34' |
| T = 56.83' |

PERTINENT DOCUMENTS

- P.B. 18, PG. 75
- D.V. 315, PG. 228
- D.V. 358, PG. 45
- D.V. 359, PG. 182
- D.V. 378, PG. 576 & 577

LEGEND

- ▲ P.K. NAIL FOUND
- MONUMENT FOUND
- IRON BAR SET
- IRON BAR FOUND



DESCRIPTION OF 2.5491 ACRES

Known as and being part of Outlot 382 in the City of Fremont, Sandusky County, Ohio and being more particularly bounded and described as follows;

Beginning for the same at a point marked by an iron bar in a monument box found at the intersection of the centerline of State Route 53, with the centerline of Hagerty Drive (60 feet wide);

Thence S89°04'55"E along a portion of the centerline of said Hagerty Drive a distance of 95.00 feet to a point marked by a P.K. nail found;

Thence N00°17'55"W a distance of 30.00 feet to a point marked by a 1/2 inch iron bar with Yeager cap found on the north right-of-way line of said Hagerty Drive;

Thence N00°17'58"E along a portion of the east limited access line of previously stated State Route 53, a distance of 230.00 feet to a point marked by a 5/8 inch iron bar with Cooper & Associates cap set at the northwest corner of a tract of land now or formerly owned by BEF Reit, Inc. as recorded in Volume 395, Page 1023 in the Sandusky County Records of Deeds and being the true place of beginning for the tract of land herein described;

Thence continuing N00°17'58"E along a portion of the east limited access line of said State Route 53 a distance of 280.00 feet to a point marked by a 5/8 inch iron bar with Cooper & Associates cap set;

Thence S89°04'55"E distance of 441.77 feet to a point marked by a 5/8 inch iron bar with Cooper & Associates cap set on the west right-of-way line of Enterprise Street (60 feet wide) as dedicated in Plat Book 18, Page 75 in the Sandusky County Plat Records;

Thence S28°03'30"W along a portion of the west line of said Enterprise Street a distance of 66.81 feet to a point of curvature marked by a 5/8 inch iron bar with Cooper & Associates cap set;

Thence continuing along a portion of the west line of said Enterprise Street, on the arc of a curve to the left in a southerly direction, with said curve having a central angle of 27°45'32", a radius of 230.00 feet, an arc length of 111.43 feet, a distance of 111.43 feet to the point of tangency of said curve, marked by a 5/8 inch iron bar with Cooper & Associates cap set (last stated curve course has a chord bearing and distance of S14°10'44"W - 110.34 feet);

Thence S00°17'58"W continuing along a portion of the west line of said Enterprise Street (60 feet wide) a distance of 113.69 feet to a point marked by a 5/8 inch iron bar with Cooper & Associates cap set at the northeast corner of previously mentioned BEF Reit, Inc. tract of land;

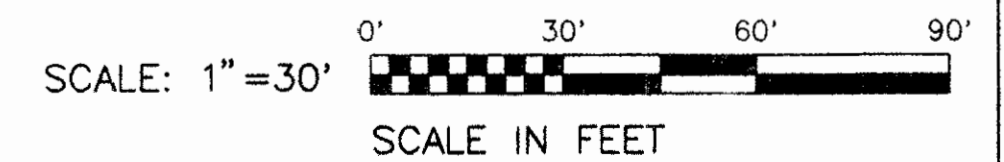
Thence N89°04'55"W along the north line of said BEF Reit Inc. tract of land a distance of 384.48 feet to a point marked by a 5/8 inch iron bar with Cooper and Associates cap set, at the northwest corner of said BEF Reit, Inc. tract of land and being the true place of beginning and containing 2.5491 acres of land more or less.

I HEREBY CERTIFY THAT THIS IS A CORRECT PLAT OF SURVEY MADE BY ME ON THIS 18th DAY OF December 1996, AND THAT THE SURVEY BALANCES AND CLOSES, AND THE MONUMENTS SHOWN HEREON ARE SET AS SHOWN, AND ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

Jerrold E. Geib
JERROLD E. GEIB
PROFESSIONAL LAND SURVEYOR
NUMBER 6725

FLOOD PLAIN NOTE:
ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 390486 0115B (EFFECTIVE DATE OF JANUARY 17, 1979) THE SUBJECT PROPERTY LIES IN ZONE C (AREAS OF MINIMAL FLOODING) THEREFORE IS NOT IN A SPECIAL FLOOD HAZARD AREA.

REFERENCE DIRECTION:
BEARING SYSTEM USED BASED UPON THE DEDICATION PLAT OF ENTERPRISE STREET AND INDUSTRIAL DRIVE AS RECORDED IN PLAT BOOK 18, PAGE 75 IN THE SANDUSKY COUNTY PLAT RECORDS; USING N 00°17'58" E FOR THE CENTERLINE OF STATE ROUTE 53.



REVISIONS

| NO. | DESCRIPTION | DATE | BY |
|-----|-------------|------|----|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

PLAT OF SURVEY

OF A PART OF OUTLOT 382 IN THE CITY OF FREMONT,
SANDUSKY COUNTY, OHIO
FOR: ALDI OHIO INC.

DATE: NOVEMBER, 1996

SCALE: 1" = 30'

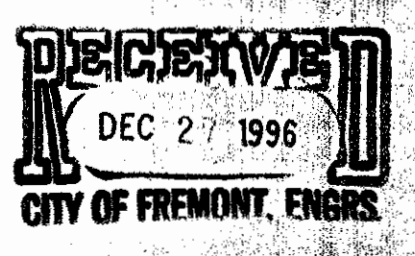


COOPER AND ASSOCIATES, P.L.L.
ENGINEERS AND SURVEYORS

BRYAN J. ASHMAN
JERROLD E. GEIB

PHONE (330) 452-5731
FAX NO. (330) 452-9110

96215 SHT 1/2





FILED 12/15/93
THE BOARD OF COUNTY COMMISSIONERS, SANDUSKY COUNTY, OHIO

Irma G. Celestino
IRMA G. CELESTINO, CLERK

ANNEXATION APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, SANDUSKY COUNTY, OHIO ON 4/21/94

John E. Battles
JOHN E. BATTLES
Jane K. Dorr
JANE K. DORR
Gary C. Nossaman
GARY C. NOSSAMAN

ANNEXATION ACCEPTED BY THE COUNCIL OF CITY OF FREMONT, OHIO ORDINANCE NO. 94-2969 DATED 8-21-94, 1994

Linda F. Swartz
LINDA F. SWARTZ, CLERK OF COUNCIL

LOT NUMBERS ASSIGNED AS ADOPTED BY COUNCIL ON THE 9th DAY OF September, 1994.
William L. Farrell
WILLIAM L. FARRELL, SANDUSKY COUNTY AUDITOR

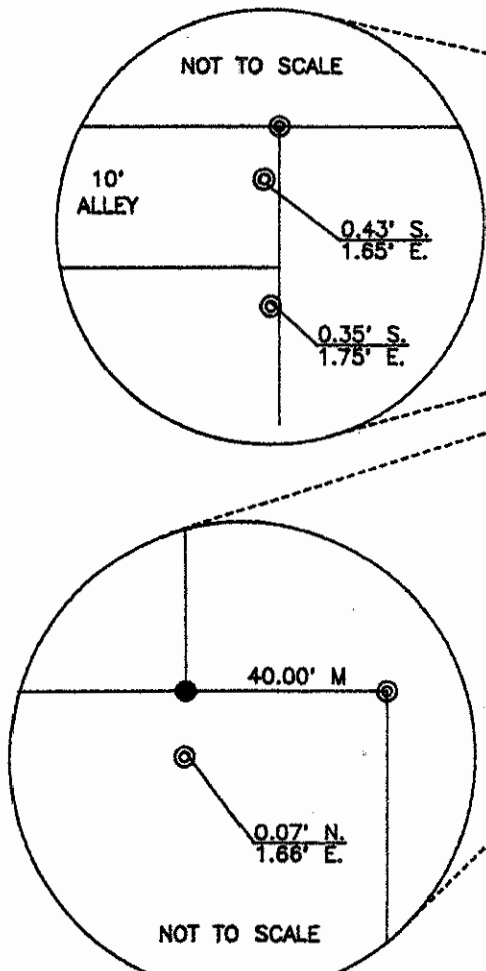
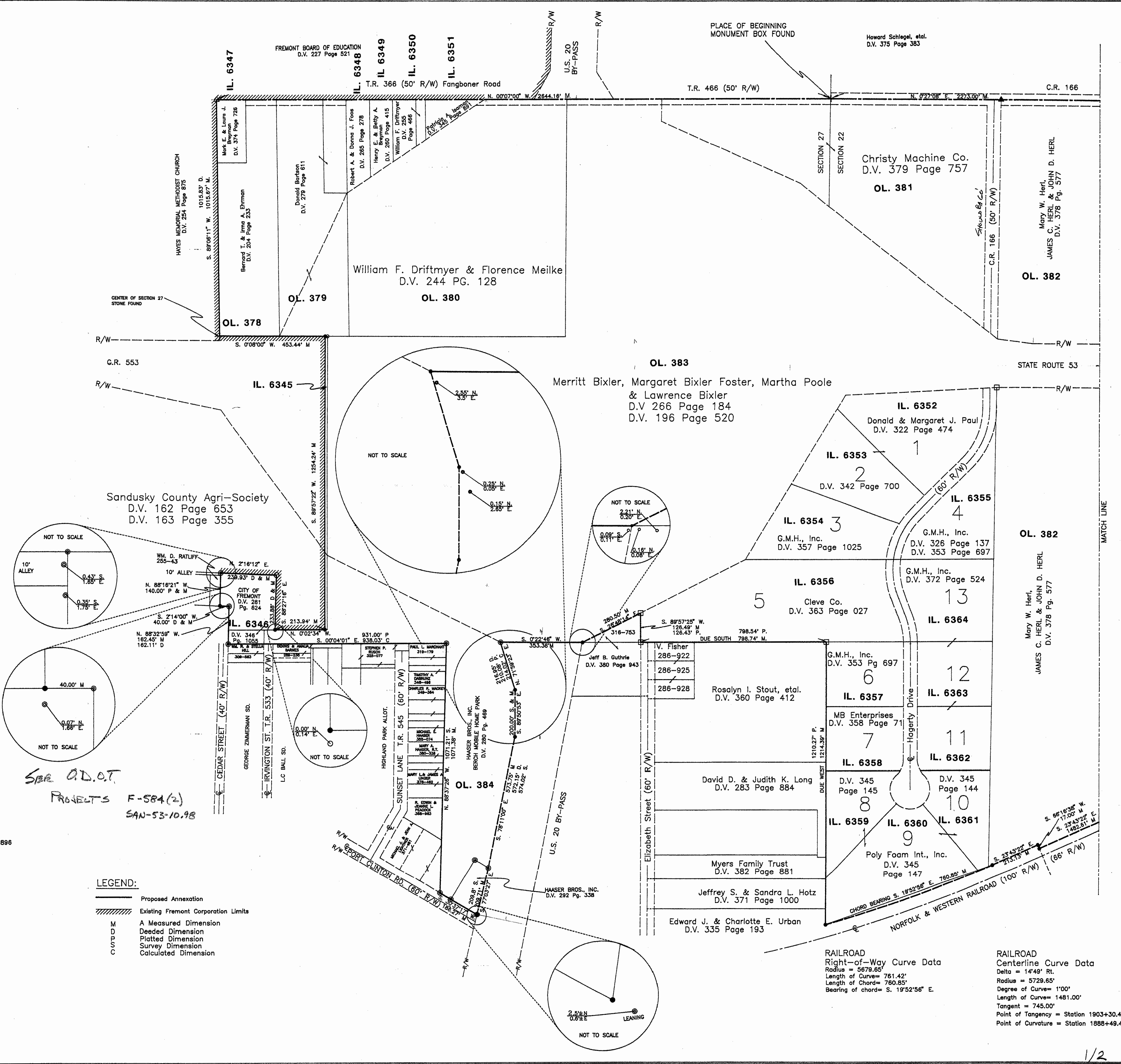
RECEIVED FOR RECORD THIS 9th DAY OF Sept., 1994 AT 3:18 AND RECORDED Sept 12, 1994, IN THE SANDUSKY COUNTY PLAT RECORDS VOLUME 17 PAGE 60 FEE OF \$6.42 COLLECTED. RECORD OF PROCEEDINGS RECORDED IN DEED VOLUME 320 PAGE 231
Charles Getteman
SANDUSKY COUNTY RECORDER

REFERENCES:

- Deed Volume as Shown
- Survey for City Water Tank Site by Weithman & Associates
- Survey for W. Adkins by Russell M. Kennedy dated December 14, 1957
- Survey for C. Haoser by A.O. Lybarger dated April, 1971
- Survey for Bernard Ehrman by R.E. Yeager dated December, 1991
- Sandusky County Engineer's Field Book #R-284
- Annexation Plat for City of Fremont by D.L. Hasselbach dated January, 1987 Plat Volume 14 Page 17
- Plat One & Two of 53 North-Industrial Park by R.D. Bredbeck Recorded in Plat Volume 12 Page 68
- Cole Estate Partition, Court Plat Record Volume 1 Page 2 dated January 25, 1896
- Survey for City of Fremont by D.L. Hasselbach dated July, 1985
- Survey for Agriculture Society by David J. Culver dated December 23, 1980
- Ohio Department of Transportation SAN. -53-7.67 S.R. 53 R/W Plans
- Wheeling & Lake Erie Railroad Main Line Right-Of-Way Plans
- Ohio Department of Transportation Plans San-20-14.60 & San-20-17.62
- Plat of L. C. Ball S.D. Plat Vol.3 Page 71
- Plat of Highland Park Allot. Plat Vol. 8 Page 69
- Geo. Zimmerman S.D. Plat Vol. 6 Page 22
- Plat of Survey prepared for Charles Harl by K.E. Wedekind Dated 11/1954 recorded in engineer's Survey Volume 12 Page 382

I hereby certify this plat to be a true representation of a survey done by me in November, 1993, and that it is accurate to the best of my knowledge and belief.

Roy E. Yeager
ROY E. YEAGER
Registered Surveyor 6262
REVISED 3/14/1994
REVISED 3/24/1994
REVISED 3/29/1994
REVISED 4/13/1994
REVISED 6/15/1994



SER. O.D.O.T.
PROJECTS F-584(2)
SAN-53-10.98

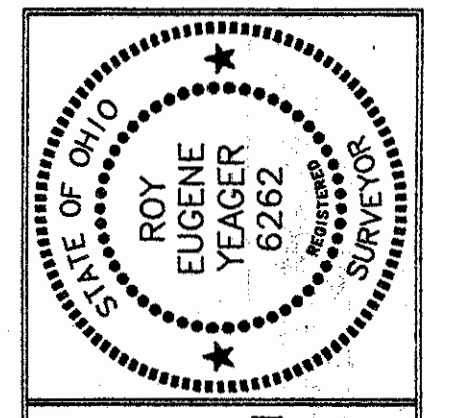
LEGEND:

- Proposed Annexation
- Existing Fremont Corporation Limits
- A Measured Dimension
- Deeded Dimension
- Platted Dimension
- Survey Dimension
- Calculated Dimension

RAILROAD
Right-of-Way Curve Data
Radius = 5679.65'
Length of Curve = 761.42'
Length of Chord = 760.85'
Bearing of chord = S. 19°52'56" E.

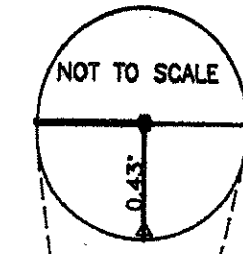
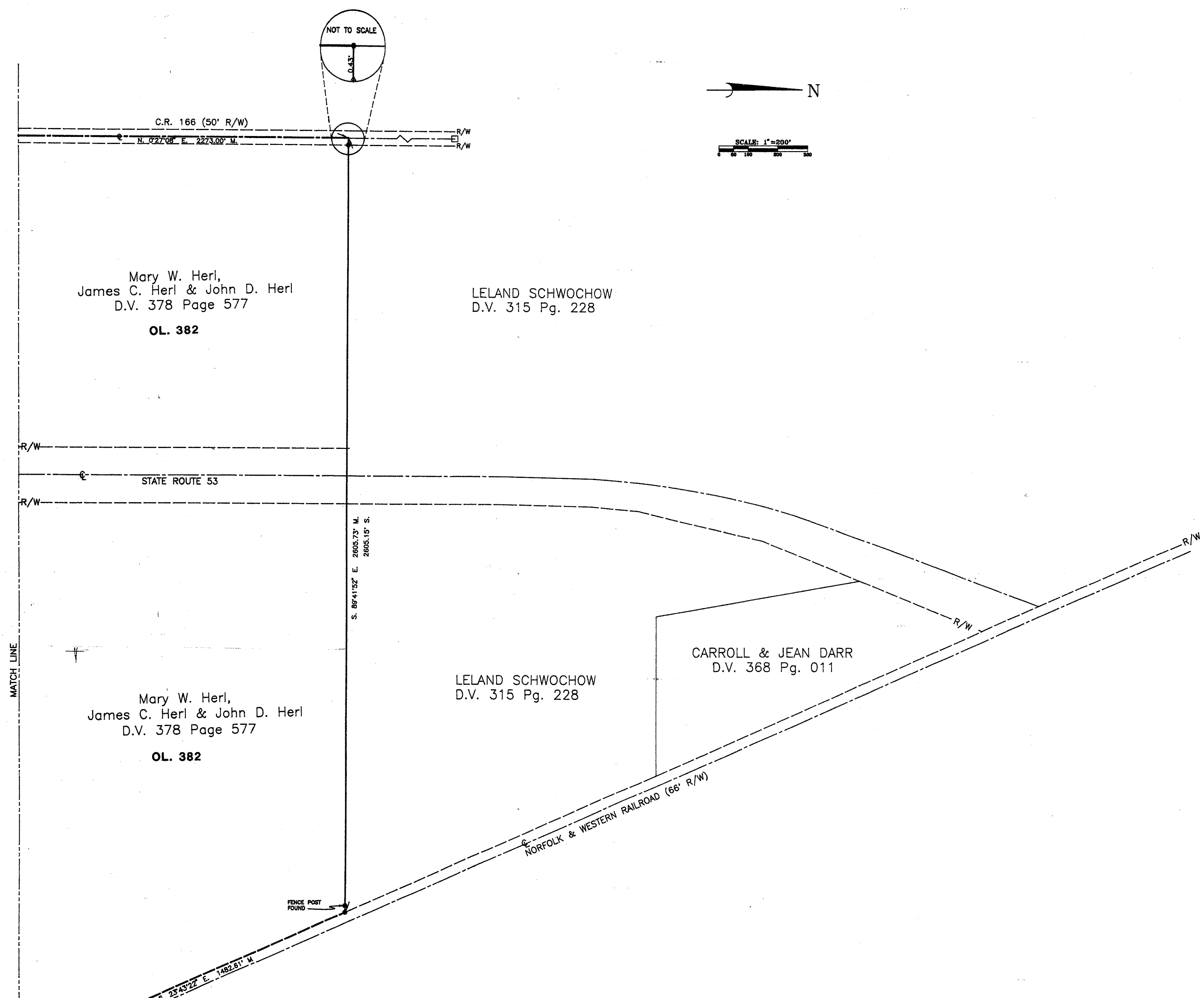
RAILROAD
Centerline Curve Data
Delta = 14°49' Rt.
Radius = 5729.65'
Degree of Curve = 1°00'
Length of Curve = 1481.00'
Tangent = 745.00'
Point of Tangency = Station 1903+30.43
Point of Curvature = Station 1888+49.43

R. E. YEAGER SURVEYING CO.
412 1/2 CROGHAN STREET, FREMONT, OHIO 43420
PHONE: (419) 334-8348



| SET FOUND | LEGEND |
|-----------|-------------------|
| ○ | Iron Rod |
| ● | Iron Pipe |
| ○ | Parker-Kalon Nail |
| △ | Railroad Spike |
| □ | Concrete Monument |

PLAT OF SURVEY PREPARED FOR
CITY OF FREMONT
Being part of Section 22 and part of Fractional Section 27,
T5N-R15E, Sandusky Township, Sandusky County, Ohio
A-704



thence, South 23°43'22" East, in the West right-of-way line of said Railroad 1482.61 feet to an iron rod set;

thence, South 66°16'38" West, in the North line of said Railroad lands, 17.00 feet to an iron rod set;

thence, South 23°43'22" East, in the West right-of-way line of said Railroad lands, 213.13 feet to an iron rod set;

thence, in the arc of a 1" curve having a radius of 5,679.65 feet, a chord bearing of South 19°52'56" East, and a chord length of 760.85 feet a distance of 761.42 feet to an iron rod set to mark the Southeast corner of lot 9 of the 53 North-Industrial Park Subdivision;

thence, Due West, in the South line of said Subdivision, 1,214.39 feet to a concrete monument found marking the Southwest corner of Lot 6 of said Subdivision;

thence, Due South, in the East line of lot 5 of said subdivision, 798.74 feet to a concrete monument found marking the Southeast corner of Lot 5 of said subdivision;

thence, South 89°57'25" West, 126.49 feet to a concrete monument found marking the Southwest corner of Lot 5 of said subdivision;

thence, South 26°48'14" East, in the East line of the limited access right-of-way of said S.R. 53, 280.50 feet to an iron rod set to mark the Southwest corner of lands claimed by Jeff B. Guthrie thru Deed Volume 380 page 943;

thence, South 0°22'46" West, 353.38 feet to an iron pipe found in the South limited access right-of-way line of the U.S. 20 By-Pass as shown on State Highway Plans San-20-14.60 & San-20-17.62;

thence, North 71°59'23" East, in the South limited access right-of-way line of said U.S. 20 By-Pass, 214.02 feet to an iron rod set;

thence, South 89°50'53" East, in the South limited access right-of-way line of said U.S. 20 By-Pass, 200.00 feet to an iron rod set;

thence, South 78°11'00" East, in the South limited access right-of-way line of said U.S. 20 By-Pass, 573.75 feet to an iron pipe found marking the Northwest corner of lands claimed by Haaser Brothers, Inc. thru Deed Volume 292 Page 338;

thence, South 77°03'27" East, in the South limited access right-of-way line of said U.S. 20 By-Pass, 209.71 feet to an iron rod set to mark the Northeast corner of said Haaser Brother lands and in the West right-of-way line of Port Clinton Road;

thence, South 30°37'17" West, in the West right-of-way line of Port Clinton Road, 186.27 feet to an iron pipe found marking the Southeast corner of lands claimed by Haaser Brothers, Inc. thru Deed Volume 280 page 469;

thence, North 88°37'26" West, in the South line of said Haaser lands, 1,071.38 feet to an iron pipe found;

thence, South 00°04'01" East, in the East line of said Haaser lands and the East line of lands claimed by the City of Fremont thru Deed Volume 346 page 1055, 938.03 feet to an iron pipe found;

thence, North 88°32'59" West, in the South line of lands claimed by the City of Fremont and in the North right-of-way line of Cedar Street, 162.45 feet to an iron pipe found;

thence, South 02°14'00" West, in the East line of said Fremont lands and in the West line of Cedar Street, 40.00 feet to an iron rod set to mark the Northeast corner of lands claimed by William D. Ratliff lands thru Deed Volume 255 page 43;

thence, North 88°16'21" West, in the North line of said Ratliff lands, 140.00 feet to an iron pipe found in the East line of lands claimed by Sandusky Co. Agri-Society thru Deed Volume 163 Page 355;

thence, North 02°16'12" East, in the East line of said Agri-Society lands and in the East Corporation line of Fremont, 239.93 feet to an iron rod found;

thence, South 88°27'16" East, in the North line of land claimed by the City of Fremont thru Deed Volume 281 page 624, 233.88 feet to an iron rod set in the East line of lands claimed by the Sandusky County Agri-Society, thru Deed Volume 163 page 355;

thence, North 00°02'34" West, in the East line of said Agri-Society lands, 213.94 feet to an iron rod set 10.00 feet South 00°02'34" East of the Northeast corner of said Agri-Society lands and in the existing North Corporation line of Fremont;

thence, South 89°57'22" West, in the existing North Corporation line of Fremont, 1,254.24 feet to an iron rod set in the East line of lands claimed by Donald Bartson thru Deed Volume 279 page 611;

thence, South 00°08'00" West, in the East line of said Bartson lands and in the East line of lands claimed by Bernard Ehrman thru Deed Volume 204 page 233, 453.44 feet to a stone found marking the Southeast corner of said Ehrman lands and the center of Fractional Section 27;

thence, South 89°06'11" West, in the North Corporation line of Fremont and in the South line of said Ehrman lands and in the South line of lands claimed by Mark Breyman thru Deed Volume 374 page 726, 1,015.67 feet to a railroad spike found in the centerline of T.R. 366 (Fangboner Road);

thence, North 00°07'00" West, in the centerline of said T.R. 366 and in the East Corporation line of Fremont, 2,644.16 feet to a monument box and the Place of Beginning, containing 296.817 Acres of land more or less but subject to all easements and restrictions of record.

Mary W. Herl,
James C. Herl & John D. Herl
D.V. 378 Page 577
OL. 382

LELAND SCHWOCHOW
D.V. 315 Pg. 228

Mary W. Herl,
James C. Herl & John D. Herl
D.V. 378 Page 577
OL. 382

LELAND SCHWOCHOW
D.V. 315 Pg. 228

CARROLL & JEAN DARR
D.V. 368 Pg. 011

REFERENCES:

- Deed Volume as Shown
- Survey for City Water Tank Site by Weithman & Associates
- Survey for W. Adkins by Russell M. Kennedy dated December 14, 1957
- Survey for C. Haaser by A.O. Lybarger dated April, 1971
- Survey for Bernard Ehrman by R.E. Yeager dated December, 1991
- Sandusky County Engineer's Field Book #R-284
- Annexation Plat for City of Fremont by D.L. Hasselbach dated January, 1987 Plat Volume 14 Page 17
- Plat One & Two of 53 North-Industrial Park by R.D. Bredbeck Recorded in Plat Volume 12 Page 68
- Cole Estate Partition, Court Plat Record Volume 1 Page 2 dated January 25, 1986
- Survey for City of Fremont by D.L. Hasselbach dated July, 1985
- Survey for Agriculture Society by David J. Culver dated December 23, 1980
- Ohio Department of Transportation SAN. -53-7.67 S.R. 53 R/W Plans
- Ohio Department of Transportation SAN. 20-14.60 & San-20-17.62
- Whealing & Lake Erie Railroad Main Line Right-Of-Way Plans
- Plat of L.C. Ball Subdivision, Plat Volume 3 Page 71
- Plat of Highland Park Allotment, Plat Volume 8 Page 69
- Plat of George Zimmerman Subdivision, Plat Volume 6 Page 22
- Plat of Survey prepared for Charles Herl by K.E. Wedekind Dated 11/1954 recorded in engineer's Survey Volume 12 Page 382

LEGEND:

- Proposed Annexation
- Existing Fremont Corporation Limits
- Measured Dimension
- Deeded Dimension
- Platted Dimension
- Survey Dimension
- Calculated Dimension

LEGAL DESCRIPTION

Being part of Sections 22 & 27, T5N-R15E, Sandusky Township Sandusky County, Ohio, and being more particularly described as follows:
Beginning at a monument box found marking the intersection of the South line of said Section 22 with the centerline of T.R. 466;

thence, North 0°27'08" East, in the centerline of T.R. 466 and C.R. 166 (Fangboner Road) 2,273.00 feet to a Parker-Kalon nail set to mark the Southwest corner of lands claimed by Leland Schwochow, thru Deed Volume 315 page 228;

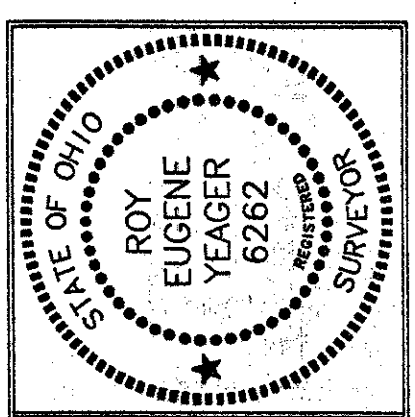
thence, South 89°41'52" East, in the South line of said Schwochow lands, 2605.73 feet to an iron rod set to mark the intersection of said Schwochow's South line with the West right-of-way line of the Norfolk & Western Railroad;

I hereby certify this plat to be a true representation of a survey done by me in November, 1993, and that it is accurate to the best of my knowledge and belief.

Roy E. Yeager
Roy E. Yeager
Registered Surveyor 6262
REVISED 3/14/1994
REVISED 3/24/1994
REVISED 3/29/1994
REVISED 4/13/1994
REVISED 4/15/1994

Bearings in the above description are based on a meridian assumed for the purpose of indicating angles only.

R. E. YEAGER SURVEYING CO.
412 1/2 CROGHAN STREET, FREMONT, OHIO 43420
PHONE: (419) 334-8348



| SET | FOUND | LEGEND |
|-----|-------|-------------------|
| ● | ○ | Iron Rod |
| ● | ○ | Iron Pipe |
| ▲ | △ | Parker-Kalon Nail |
| ■ | □ | Railroad Spike |
| ■ | □ | Concrete Monument |

PLAT OF SURVEY PREPARED FOR
CITY OF FREMONT
Being part of Section 22 & part of Fractional Section 27, T5N-R15E, Sandusky Township, Sandusky County, Ohio
A-704

RIGHT-OF-WAY DEDICATION

Being a part of Section 22, T 5 N, R 15 E,
City of Fremont, County of Sandusky, State of Ohio
1.048 Acres

LEGAL DESCRIPTION

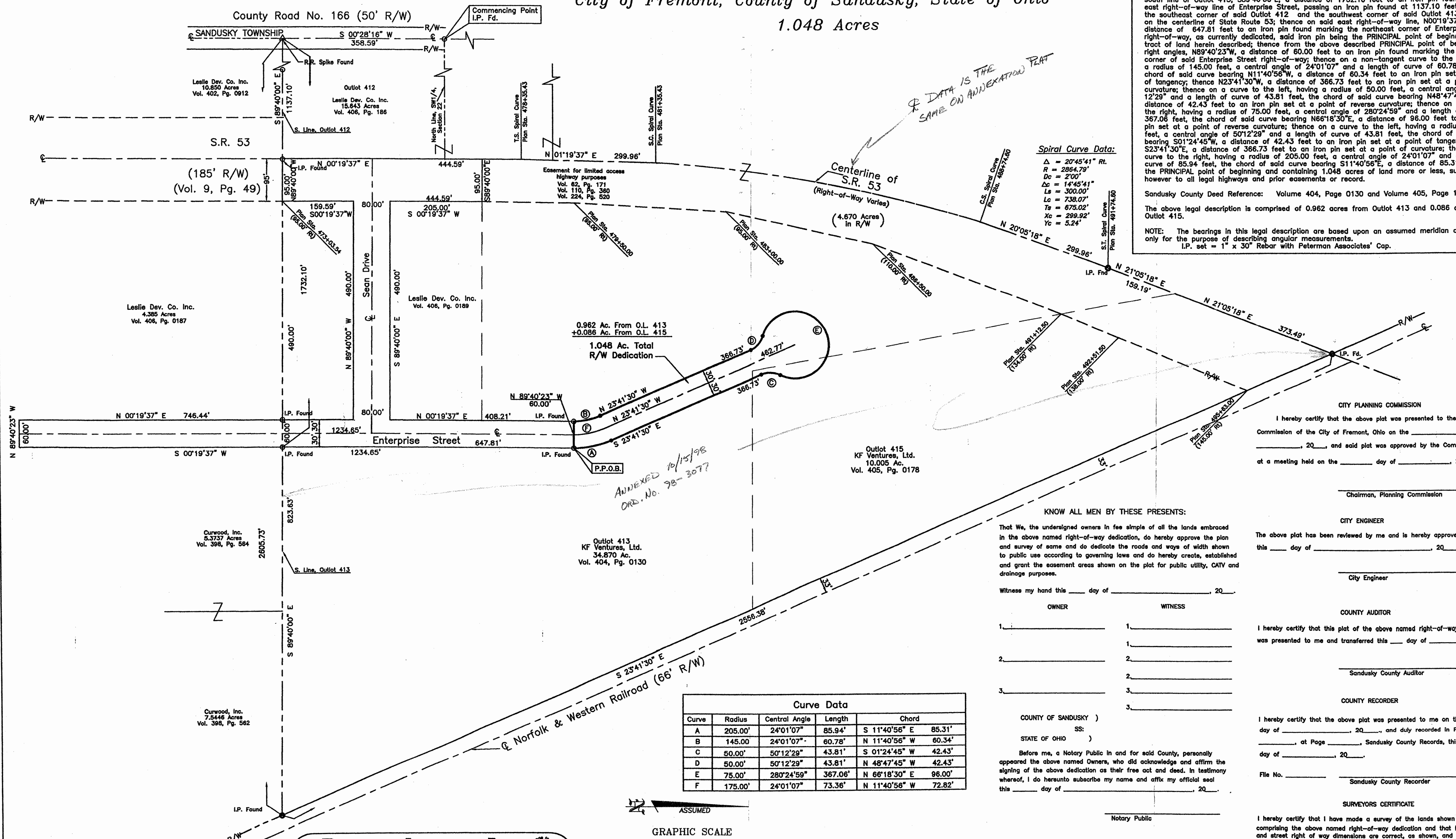
Situated in the City of Fremont, County of Sandusky, State of Ohio, and being a part of Outlot 413 together with a part of Outlot 415, a tract of land bounded and described as follows:

Commencing at an iron pin found marking the intersection of the north line of the SW 1/4 of Section 22 with the centerline of County Road Number 166; thence on said centerline, S00°28'16" W, a distance of 358.59 feet to a railroad spike found marking the southwest corner of a 16.643 acre tract of land, as described in Deed Volume 406, Page 186 of the Sandusky County Deed Records, now known as Outlot 412; thence on the south line of said Outlot 412 and the south line of Outlot 413, S89°40'00"E, a distance of 1732.10 feet to an iron pin found on the east right-of-way line of Enterprise Street, passing an iron pin found at 1137.10 feet marking the southeast corner of said Outlot 412 and the southwest corner of said Outlot 413, also being on the centerline of State Route 53; thence on said east right-of-way line, N00°19'37"E, a distance of 647.81 feet to an iron pin found marking the northeast corner of Enterprise Street right-of-way, as currently dedicated, said iron pin being the PRINCIPAL point of beginning of the tract of land herein described; thence from the above described PRINCIPAL point of beginning, at right angles, N89°40'23"W, a distance of 60.00 feet to an iron pin found marking the northwest corner of said Enterprise Street right-of-way; thence on a non-tangent curve to the left, having a radius of 145.00 feet, a central angle of 24°01'07" and a length of curve of 60.78 feet, the chord of said curve bearing N11°40'56"W, a distance of 60.34 feet to an iron pin set at a point of tangency; thence N23°41'30"W, a distance of 366.73 feet to an iron pin set at a point of curvature; thence on a curve to the left, having a radius of 50.00 feet, a central angle of 50°12'29" and a length of curve of 43.81 feet, the chord of said curve bearing N48°47'45"W, a distance of 42.43 feet to an iron pin set at a point of reverse curvature; thence on a curve to the right, having a radius of 75.00 feet, a central angle of 28°24'59" and a length of curve of 367.06 feet, the chord of said curve bearing N66°18'30"E, a distance of 98.00 feet to an iron pin set at a point of reverse curvature; thence on a curve to the left, having a radius of 50.00 feet, a central angle of 50°12'29" and a length of curve of 43.81 feet, the chord of said curve bearing S01°24'45"W, a distance of 42.43 feet to an iron pin set at a point of tangency; thence S23°41'30"E, a distance of 366.73 feet to an iron pin set at a point of curvature; thence on a curve to the right, having a radius of 205.00 feet, a central angle of 24°01'07" and a length of curve of 85.94 feet, the chord of said curve bearing S11°40'56"E, a distance of 85.31 feet to the PRINCIPAL point of beginning and containing 1.048 acres of land more or less, subject however to all legal highways and prior easements or record.

Sandusky County Deed Reference: Volume 404, Page 0130 and Volume 405, Page 178.

The above legal description is comprised of 0.962 acres from Outlot 413 and 0.086 acres from Outlot 415.

NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurements.
I.P. set = 1" x 30" Rebar with Peterman Associates' Cap.

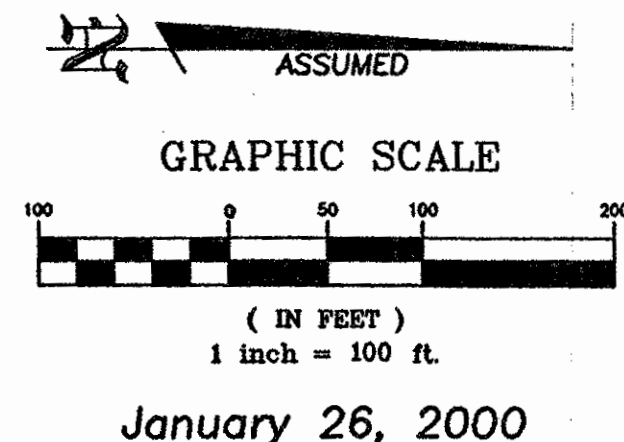


Spiral Curve Data:

| |
|-------------------|
| Δ = 20°45'41" Rt. |
| R = 2864.79' |
| Dc = 2'00" |
| Lc = 14°45'41" |
| Ls = 300.00' |
| Ts = 675.02' |
| Xc = 299.92' |
| Yc = 5.24' |

Curve Data

| Curve | Radius | Central Angle | Length | Chord |
|-------|---------|---------------|---------|----------------------|
| A | 205.00' | 24°01'07" | 85.94' | S 11°40'56" E 85.31' |
| B | 145.00' | 24°01'07" | 60.78' | N 11°40'56" W 60.34' |
| C | 50.00' | 50°12'29" | 43.81' | S 01°24'45" W 42.43' |
| D | 50.00' | 50°12'29" | 43.81' | N 48°47'45" W 42.43' |
| E | 75.00' | 28°24'59" | 367.06' | N 66°18'30" E 98.00' |
| F | 175.00' | 24°01'07" | 73.36' | N 11°40'56" W 72.82' |



PETERMAN ASSOCIATES INC.
- Engineers - Planners - Surveyors -
3480 N. Main Street
Findley, Ohio 45640
Office (419)422-6672
Fax (419)422-9486

PAI

6540 Y Central Ave., Suite 1
Toledo, Ohio 43617
Office (419)843-8806
Fax (419)843-8807

Civil • Environmental • Land Use Planning • Surveying • Transportation

CITY PLANNING COMMISSION

I hereby certify that the above plot was presented to the Planning Commission of the City of Fremont, Ohio on the _____ day of _____, 20____, and said plat was approved by the Commission at a meeting held on the _____ day of _____, 20____.

Chairman, Planning Commission

CITY ENGINEER

The above plot has been reviewed by me and is hereby approved this _____ day of _____, 20____.

City Engineer

COUNTY AUDITOR

I hereby certify that this plat of the above named right-of-way dedication was presented to me and transferred this _____ day of _____, 20____.

Sandusky County Auditor

COUNTY RECORDER

I hereby certify that the above plat was presented to me on the _____ day of _____, 20____, and duly recorded in Plat Volume _____ at Page _____, Sandusky County Records, this _____ day of _____, 20____.

Sandusky County Recorder

SURVEYORS CERTIFICATE

I hereby certify that I have made a survey of the lands shown and comprising the above named right-of-way dedication and that lot, boundary and street right of way dimensions are correct, as shown, and that monuments have been set at all locations marked thus "e" on the plat.

Date January 25, 2000

Thomas E. Silva, P.S.
Professional Surveyor #7805
Peterman Associates, Inc.

KNOW ALL MEN BY THESE PRESENTS:

That We, the undersigned owners in fee simple of all the lands embraced in the above named right-of-way dedication, do hereby approve the plan and survey of same and do dedicate the roads and ways of width shown to public use according to governing laws and do hereby create, establish and grant the easement areas shown on the plat for public utility, CATV and drainage purposes.

Witness my hand this _____ day of _____, 20____.

| | |
|----------|----------|
| OWNER | WITNESS |
| 1. _____ | 1. _____ |
| 2. _____ | 2. _____ |
| 3. _____ | 3. _____ |

COUNTY OF SANDUSKY)
SS:
STATE OF OHIO)

Before me, a Notary Public in and for said County, personally appeared the above named Owners, who did acknowledge and affirm the signing of the above dedication as their free act and deed. In testimony whereof, I do hereunto subscribe my name and affix my official seal this _____ day of _____, 20____.

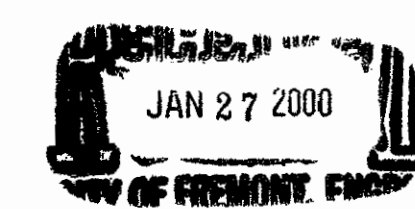
Notary Public

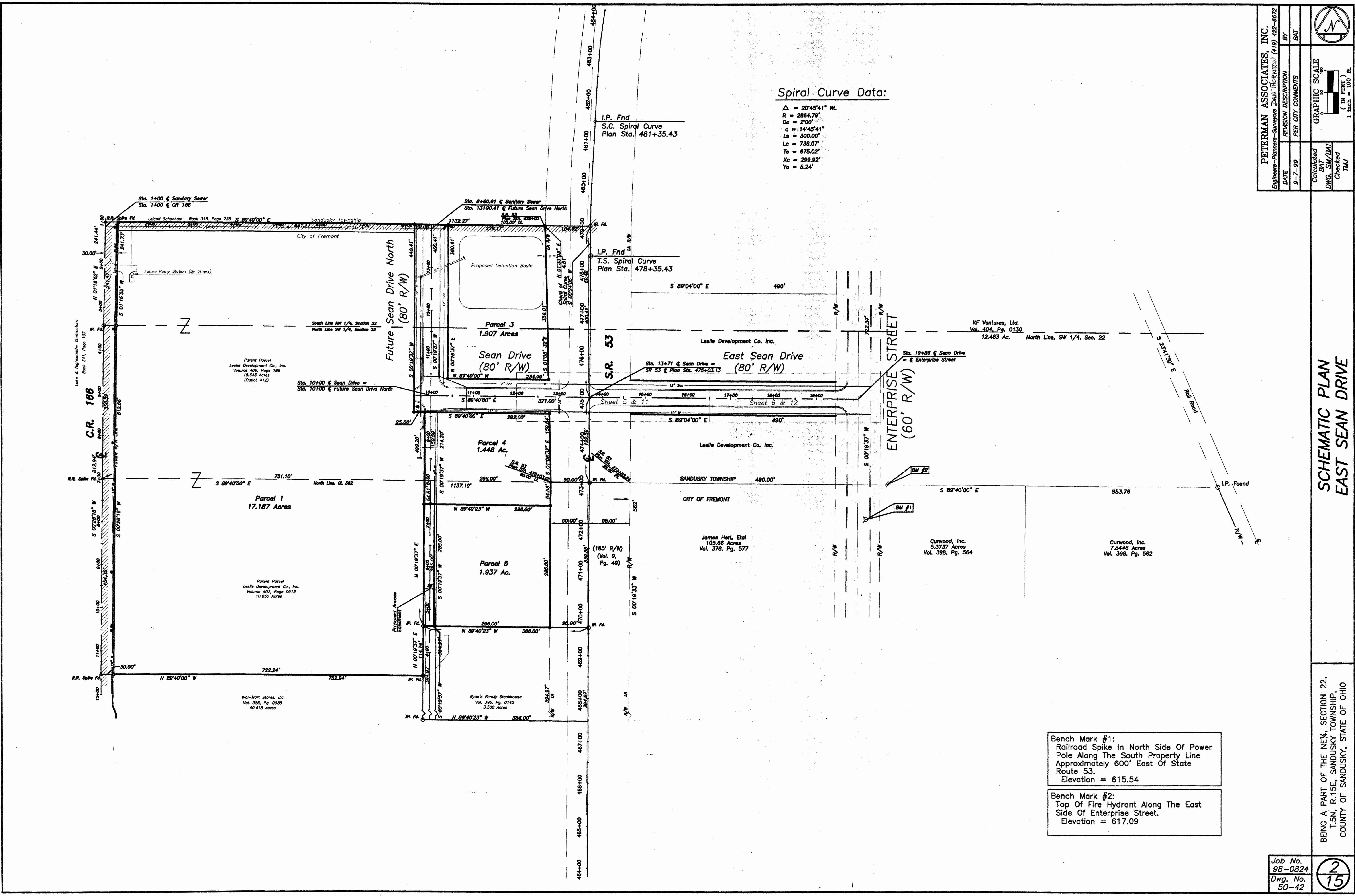
CITY ACCEPTANCE

I, _____, Clerk of Council of the City of Fremont, Ohio, do hereby certify that the above plat of right-of-way dedication was presented to said Council at a meeting held on the _____ day of _____, 20____, and that the plat of right-of-way was approved and accepted, and said Clerk was directed to certify said action under Seal and upon said plat, which is hereby done.

Witness my hand and official seal this _____ day of _____, 20____.

By _____
Clerk of Council





Spiral Curve Data:

$\Delta = 20'45'41''$ Rt.
 $R = 2864.79'$
 $Dc = 2'00''$
 $c = 14'45'41''$
 $Ls = 300.00'$
 $Lc = 738.00'$
 $Ts = 675.02'$
 $Xc = 299.92'$
 $Yc = 5.24'$

| | |
|---|----------------------|
| PETERMAN ASSOCIATES, INC. Engineers-Planners-Surveyors DAN THEKENTON (419) 422-8872 | |
| DATE | REVISION DESCRIPTION |
| 9-7-99 | PER CITY COMMENTS |
| Calculated | BY |
| BAT | BAT |
| Checked | Checked |
| TMJ | TMJ |

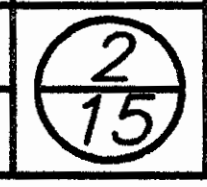
**SCHEMATIC PLAN
EAST SEAN DRIVE**

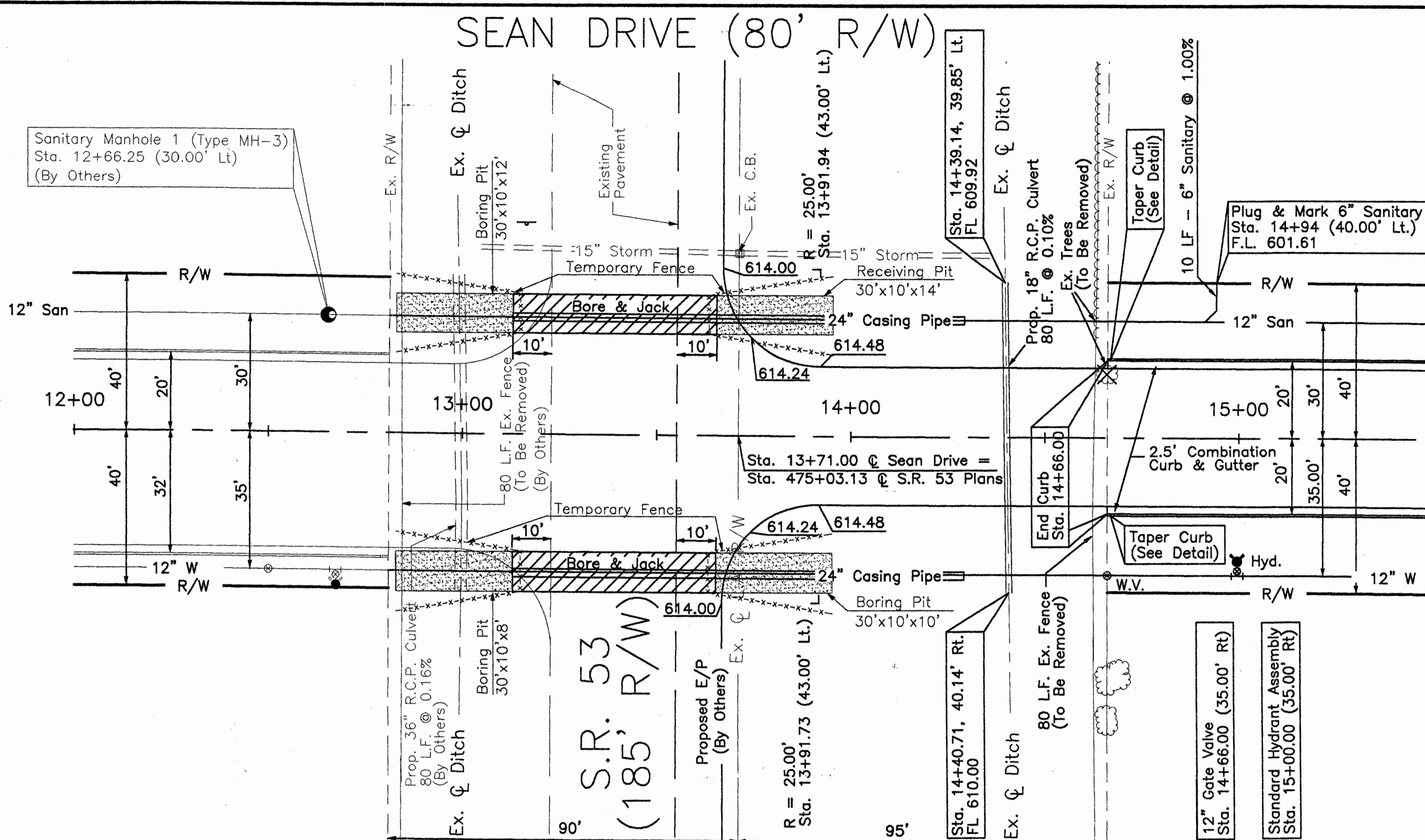
BEING A PART OF THE NE 1/4, SECTION 22,
 T.5N, R.15E, SANDUSKY TOWNSHIP,
 COUNTY OF SANDUSKY, STATE OF OHIO

Bench Mark #1:
 Railroad Spike In North Side Of Power Pole Along The South Property Line Approximately 600' East Of State Route 53.
 Elevation = 615.54

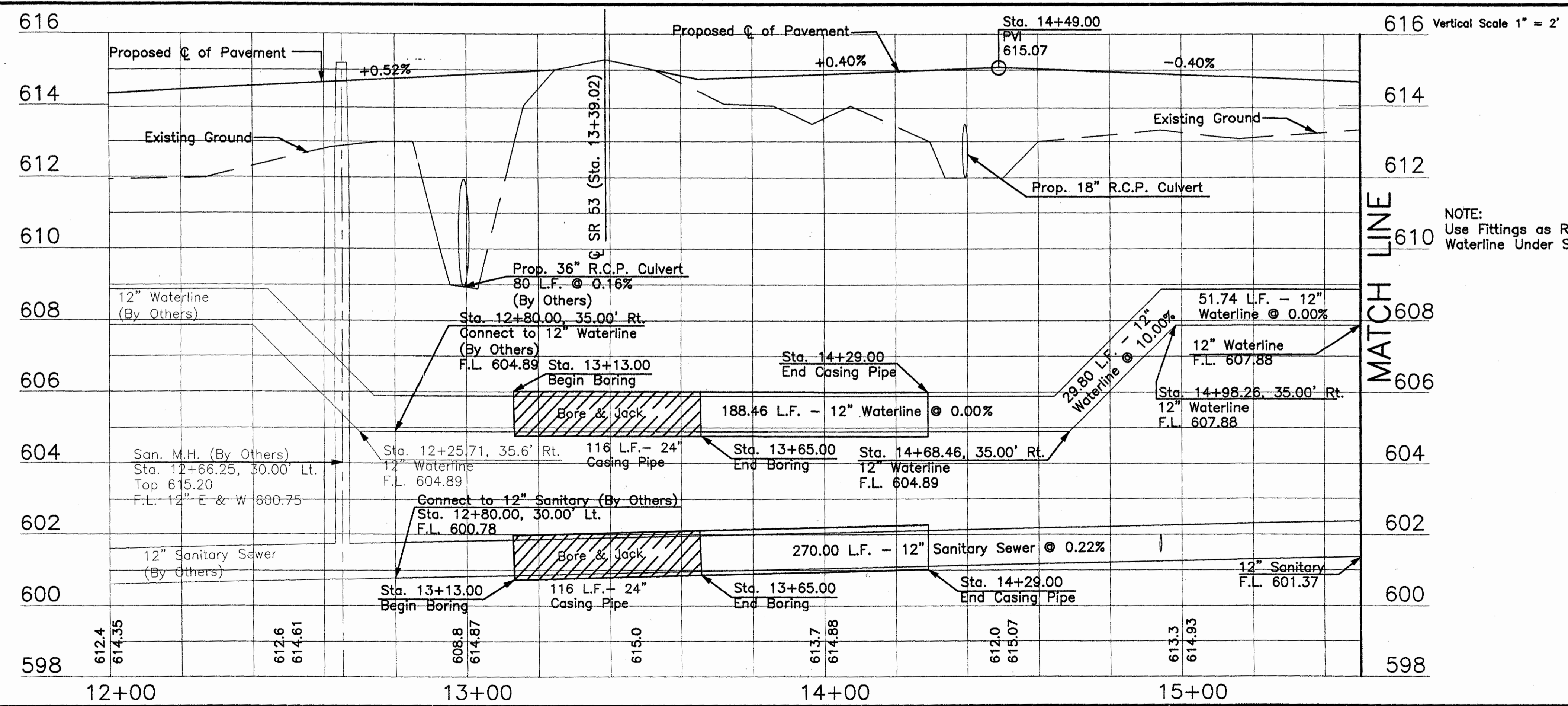
Bench Mark #2:
 Top Of Fire Hydrant Along The East Side Of Enterprise Street.
 Elevation = 617.09

Job No. 98-0824
 Dwg. No. 50-42





MATCH LINE STA. 15+50
(SEE SHEET NO. 6)



NOTE:
Use Fittings as Required to Align
Waterline Under S.R. 53.

Legend
Ex. Gnd. &
Prop. &

| | |
|---|----------------------------|
| PETERMAN ASSOCIATES, INC. Engineers-Planners-Surveyors (419) 422-6672 | |
| DATE | REVISION DESCRIPTION |
| 9-7-99 | PER CITY COMMENTS |
| 10-8-99 | REVISE LATERALS PER CLIENT |
| Calculated | BY BMT |
| DWG. JLM | Checked |
| | Checked |
| | TNU |

PLAN & PROFILE - EAST SEAN DRIVE
STA. 13+66.84 TO STA. 15+50.00

BEING A PART OF THE NE 1/4, SECTION 22
T.5N, R.15E, SANDUSKY TOWNSHIP,
COUNTY OF SANDUSKY, STATE OF OHIO

Job No.
98-0824
Dwg. No.
50-42

