

UNITED STATES ROUTE # 20

NOTE*
A.V.A.E.=ANTI-VEHICULAR ACCESS EASEMENT

ACREAGE SUMMARY
 LOT 1 (DEVELOPMENT) = 10.6276 acres
 ROAD RIGHT-OF-WAY = 2.0990 acres (0.0955 acres in Road Tract 3 & 2.0035 acres in Road Tract 2)
 PLAT 1 (TOTAL) = 12.7266 acres

MARKET CENTRE PLAT 1
 PART OF ROAD TRACT 2 & 3
 TOWN 4 UNITED STATES RESERVE
 PERRYSBURG TOWNSHIP, WOOD COUNTY, OHIO

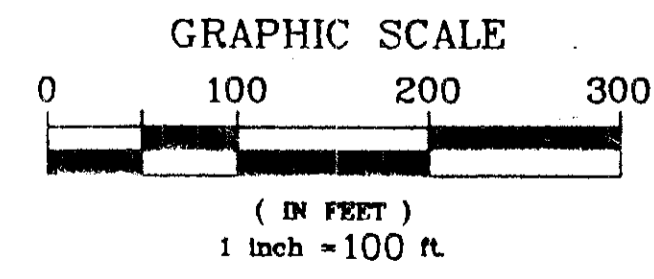
NOTE:
 2.0' BUFFER LOTS AND TEMPORARY TURNAROUND EASEMENTS SHALL REMAIN IN FORCE UNTIL SUCH TIME THAT THE SIMMONS ROAD PUBLIC RIGHT-OF-WAY IS EXTENDED SOUTH AND THE 60' ACCESS/UTILITY EASEMENT IS EXTENDED FURTHER WEST. AT THE TIME OF EXTENSION OF SIMMONS ROAD, OWNERSHIP OF THE BUFFER LOT ON SIMMONS ROAD SHALL REVERT TO THE WOOD COUNTY COMMISSIONERS OR THEIR ASSIGNS, AND THE ASSOCIATED TEMPORARY TURNAROUND EASEMENT SHALL REVERT TO THE OWNERSHIP OF LOT 1. AT THE TIME OF EXTENSION OF THE 60' ACCESS/UTILITY EASEMENT, THE ASSOCIATED BUFFER LOT AND TEMPORARY TURNAROUND EASEMENTS SHALL REVERT TO THE OWNERSHIP OF LOT 1.

A 4' CONCRETE SIDEWALK SHALL BE PROVIDED WITHIN THE SIMMONS ROAD 60' RIGHT-OF-WAY FROM ITS SOUTHERLY TERMINUS TO A POINT 525' NORTH OF SAME. THE SIDEWALK SHALL BE LOCATED 1' INSIDE THE WEST AND EAST RIGHTS-OF-WAY LINE OF SIMMONS ROAD.

SURVEY LEGEND

● FND P.K. NAIL	● SET P.K. NAIL
○ FND IRON PIPE OR ROD	● SET IRON PIPE OR ROD
□ FND MONUMENT	■ SET MONUMENT
○ FND R.R. SPIKE	● SET R.R. SPIKE
× FND DRILL HOLE OR CUT "X"	× SET DRILL HOLE OR CUT "X"
⊕ BENCHMARK OR BORE	(M) MEASURED QUANTITY
— LIMIT OF MEASUREMENT	(D) DEED QUANTITY
△ P.L.	(P) PLAT QUANTITY

- LEGEND FOR MONUMENTATION**
- TYPE "A" MONUMENT ~ 6" DIA. x 30" CONCRETE WITH 2" DIA. ALUMINUM DISK STAMPED "POGGEMEYER DESIGN GROUP", AND AN ENCASED 1/2" STEEL REBAR. TO BE SET BY THE SURVEYOR. (9 SUCH)
 - ⊗ TYPE "B" MONUMENT ~ 6" DIA. x 30" CONCRETE WITH A 1" x 12" MACHINE BOLT. TO BE SET BY THE CONTRACTOR AND WITNESSED BY THE SURVEYOR. (NO SUCH)
 - SURVEY MARKER ~ 5/8" x 30" STEEL REBAR WITH 10 CAP EMBOSSED "POGGEMEYER DESIGN GROUP". TO BE SET BY SURVEYOR. (4 SUCH)
 - EXISTING MONUMENT
 - EXISTING IRON PROPERTY PIN



Recorded Nov 1, 2001
 Book of Plats Vol 22 Pg 546
 Wood County Recorder's Office

MARKET CENTRE PLAT 1
PERRYSBURG TWP., WOOD COUNTY

POGGEMEYER DESIGN GROUP, INC.
 ENGINEERS ARCHITECTS PLANNERS
 1168 NORTH MAIN STREET (419) 352-7537 BOWLING GREEN, OHIO 43402

1 / 2

LEGAL DESCRIPTION OF MARKET CENTRE PLAT 1

THE FOLLOWING REAL ESTATE BEING A PARCEL OF LAND SITUATED IN PART OF ROAD TRACT 2 AND ROAD TRACT 3 OF THE MAUMEE AND WESTERN RESERVE LANDS IN TOWN 4 OF THE UNITED STATES RESERVE OF TWELVE MILES SQUARE AT THE FOOT OF THE RAPIDS OF THE MIAMI OF LAKE ERIE IN PERRYSBURG TOWNSHIP, WOOD COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

OFFICE OF THE WOOD COUNTY AUDITOR, BOWLING GREEN, OHIO THIS PLAT WAS SUBMITTED FOR APPRAISEMENT AND IS HEREBY TRANSFERRED ON THIS 12th DAY OF November, 2001

OFFICE OF THE WOOD COUNTY RECORDER, BOWLING GREEN, OHIO THIS PLAT WAS FILED FOR RECORD ON THIS 12th DAY OF November, 2001 AT 3:10 P.M. RECORDED IN VOLUME 22, PAGE(S) 546.

WOOD COUNTY ENGINEER APPROVED THIS 31st DAY OF October, 2001

NORTHWESTERN WATER & SEWER DISTRICT APPROVED THIS 31st DAY OF October, 2001

WOOD COUNTY DISTRICT BOARD OF HEALTH APPROVED THIS 2nd DAY OF October, 2001

APPROVED THIS 7th DAY OF August, 2001

APPROVED THIS 25th DAY OF OCTOBER, 2001. THE UNDERSIGNED COMMISSIONERS IN AND FOR THE COUNTY OF WOOD, STATE OF OHIO, DO HEREBY APPROVE AND ACCEPT THE ATTACHED PLAT, TOGETHER WITH THE DEDICATION OF ALL RIGHT-OF-WAYS SHOWN THEREON.

OWNERS CERTIFICATION

We, the undersigned, owners of the property hereon described, do hereby adopt this subdivision, subdividing same into a lot as shown, establish setback lines as shown, and dedicate to public use rights-of-ways as shown.

WITNESSES: Signed and acknowledged in the presence of: Tamara S. Martin, SUE KINDER, WOOD COUNTY RECORDER, David E. Sanbolt, DAVID E. SANBOLT

OWNERS: PERRYSBURG INVESTORS, LLC By: Bostleman Development, LLC, its Managing Member. Perryburg Investors, LLC 1445 Timberwolf Drive Holland, Ohio 43528 (419) 724-7000

STATE OF OHIO) COUNTY OF WOOD) SS: The foregoing instrument was acknowledged before me this 5th day of February, 2001 by Gary A. Yunker, the authorized member of Bostleman Development, LLC, an Ohio limited liability company, on behalf of the company, as the managing member of Perryburg Investors, LLC, an Ohio limited liability company, on behalf of the company.

My Commission Expires: 12-31-01 State of Ohio County of Wood

On this 20th day of June, 2001, before me personally appeared Gary A. Yunker, Vice President of Bostleman Corp., an Ohio corporation, on behalf of the corporation, as Manager of Perryburg Investors, LLC, an Ohio limited liability company, on behalf of the company, and acknowledged the signing of this plat to be his free act and deed for the purposes hereon mentioned.

Witness my hand and seal the day and year first above written. Notary Public

SURVEYOR CERTIFICATION

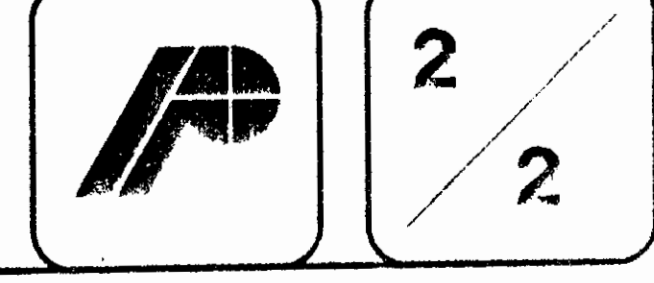
We Poggemeyer Design Group, Inc., hereby declare that during June 2001, we surveyed the hereon described property, subdividing the same into lots numbered 1 inclusive, and that this is a true and complete plat of said survey made either by me or under my supervision.

By: Robert A. Sanford 7/19/01 Robert A. Sanford Registered Professional Surveyor No. 5424 Poggemeyer Design Group, Inc. 1168 North Main Street Bowling Green, Ohio 43402 (419) 352-7537

MARKET CENTRE PLAT 1 PERRYSBURG TWP., WOOD COUNTY

DRAWN: MAH CHECKED:RAS DATE: 07/19/01 JOB NO.: 6363-034 FILE:

POGGEMEYER DESIGN GROUP, INC. ENGINEERS ARCHITECTS PLANNERS 1168 NORTH MAIN STREET (419) 352-7537 BOWLING GREEN, OHIO 43402



16883-034 300-01 MARKET CENTRE PLAT 1 WOOD COUNTY, OHIO 10/19/01 2:32:24 PM EST