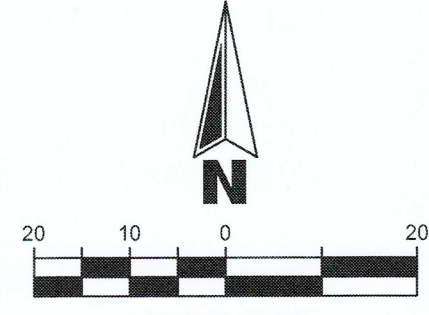


BOUNDARY SURVEY

A PART OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14 T4N, R4E NOBLE TOWNSHIP, DEFIANCE COUNTY, OHIO

The purpose of this Boundary Survey is to prepare an updated description of the parcel, after the exceptions to the the title tract. This survey is based on an ALTA/NSPS Land Title Survey performed by this office, dated September 10, 2024.



BEARING REFERENCE
Bearings are based on the West right of way of State Route 66 (North Clinton Street) as shown on a centerline survey plat made in 2008 for the Ohio Department of Transportation titles "DEF-66-7.37"

LEGEND:

- | | | | |
|---|-------------------|---|--------------|
| X | FD CHISELED X | ● | FD MAG NAIL |
| ⊗ | SET DRILL HOLE | ○ | FD NAIL |
| ⊕ | FD HARRISON MON. | ⊖ | SET NAIL |
| ⊙ | SET HARRISON MON. | ⊗ | FD PIPE |
| ⊚ | SET HUB/TACK | ⊘ | FD RR SPIKE |
| ⊛ | FD REBAR | ⊙ | SET RR SPIKE |
| ○ | SET REBAR | ⊚ | FD STONE |



NORTH CLINTON STREET
(AKA OH ROUTE 66 - PUBLIC - RW VARIES - ASPHALT)

Re: 11683VV - RESIDUE Parcel after right of way take is moved
1802 North Clinton Street
Defiance, Ohio

Situated in the State of Ohio, County of Defiance, City of Defiance, being part of the Southeast Quarter of the Northeast Quarter of Section 14, Town 4 North, Range 4 East, Noble Township, and also being on the left (west) side of the centerline of right of way of State Route 66 (North Clinton Street) as shown on a centerline survey plat made in 2008 for the Ohio Department of Transportation titles "DEF-66-7.37". Being the residue parcel of Emro Marketing Company, a Delaware Corporation by limit Warranty Deed from Marathon Petroleum Company, f/k/a Marathon Oil Company and the Ohio Oil Company, an Ohio Corporation dated May 8, 1989 and recorded August 3, 1989 in Volume 254 page 705 after the right of way take of Parcel 17-WDV, a 0.002 acre tract described by Jon D. Bruner, Professional Surveyor Number 7098 of the Mannik & Smith Group on April 1, 2008 conveyed to The City of Defiance, Defiance County, Ohio as recorded October 6, 2009 in Deed Book 338 pages 1747-1750 per Instrument Number 200900006328 in the Office of the Recorder of Defiance County, Ohio, more particularly described as follows:

Commencing at an iron pin in a monument box found at the Southeast Corner of the Northeast Quarter of said Section 14, Town 4 North, Range 4 East and being 12.52 feet left of centerline of station 377+44.23 per survey plat made in 2008 for the Ohio Department of Transportation titles "DEF-66-7.37";

Thence South 89 degrees 35 minutes 25 seconds West along the South line of said Northeast Quarter of Section 14 a distance of 57.50 feet to the existing Westerly right of way line of State Route 66, being 70.00 feet left of station 377+42.69 per said "DEF-66-7.37" survey plat;
Thence North 01 degrees 07 minutes 13 seconds East along and with the said existing Westerly right of way line of State Route 66 a distance of 30.82 feet to a Mag nail found Marking the Southeast corner of said Emro Marketing Company tract recorded August 3, 1989 in Volume 254 page 705, also being the Northeast corner of Wal-Mart Real Estate Business Trust 19.79 acre tract recorded March 31, 2006 in Deed Record 303 pages 2603-2604, also being the TRUE POINT OF BEGINNING;

Thence North 88 degrees 20 minutes 46 seconds West along and with the South line of said Emro tract, also being the North line of said Wal-Mart Real Estate Business Trust tract a distance of 130.00 feet to a Mag nail found marking the Southwest corner of said Emro tract;

Thence North 01 degrees 07 minutes 14 seconds East along and with the West line of said Emro tract, also being the East line of said Wal-Mart Real Estate Business Trust tract a distance of 185.00 feet to a point witnessed by a rebar being South 33 degrees 50 minutes 11 seconds East a distance of 1.22 feet;

Thence South 88 degrees 20 minutes 46 seconds East along and with the North line of said Emro tract, also being the South line of said Wal-Mart Real Estate Business Trust tract a distance of 114.82 feet to a 3/4 inch Jon D. Bruner Surveyor Number 7098 pipe found per a survey of the Mannik & Smith Group dated April 1, 2008, marking the West corner of a 0.002 acre tract conveyed to The City of Defiance, Defiance County, Ohio as recorded October 6, 2009 in Deed Book 338 pages 1747-1750 per Instrument Number 200900006328 and being 85.00 feet left of station 379+58.51 per said "DEF-66-7.37" survey plat;

Thence South 50 degrees 13 minutes 11 seconds East along and with the Southwest line of said 0.002 acre tract conveyed to The City of Defiance, also being the Northeast line of the residue parcel of said Emro tract a distance of 19.44 feet to a 3/4 inch Jon D. Bruner Surveyor Number 7098 pipe found marking the Southeast corner of said 0.002 acre tract conveyed to The City of Defiance and being 70.00 feet left of station 379+46.51 per said "DEF-66-7.37" survey plat;

Thence South 01 degrees 07 minutes 14 seconds West along and with the Westerly 70 foot right of way line of State Route 66 (North Clinton Street) as shown on a said "DEF-66-7.37" survey plat, also being the East line of said Emro Marketing Company tract a distance of 173.00 feet to the point of beginning.

Containing 23958.00 square feet or 0.5500 acres more or less.

Prior Instrument Reference: Volume 254 Page 705
ID Number 060014003200
Address: 1802 North Clinton Street, Defiance, Ohio

Bearings are based on the West right of way of State Route 66 (North Clinton Street) as shown on a centerline survey plat made in 2008 for the Ohio Department of Transportation titles "DEF-66-7.37"

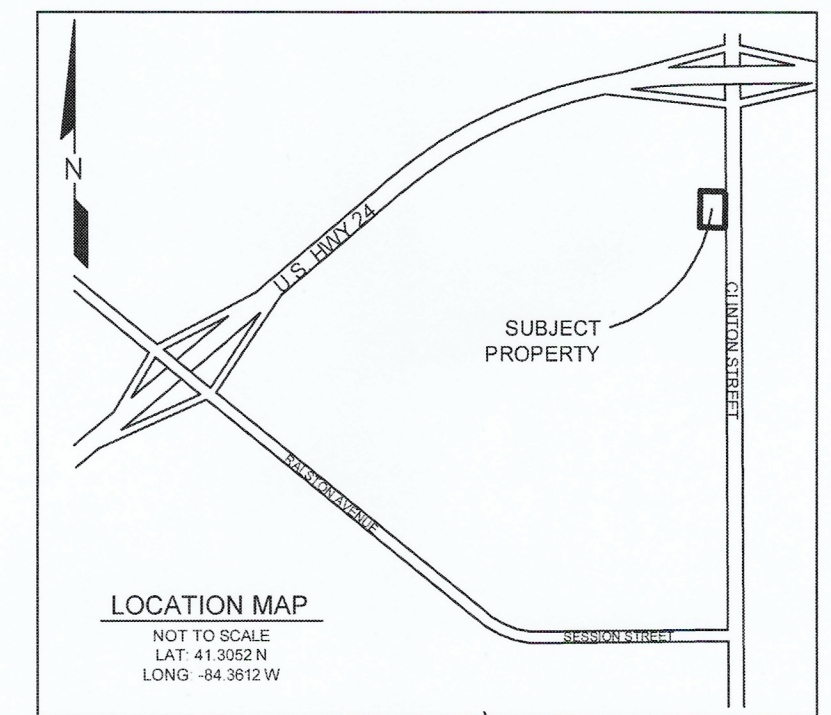
The purpose of this document is to remove the property within the right of way take of Parcel 17-WDV, a 0.002 acre tract described by Jon D. Bruner, Professional Surveyor Number 7098 of the Mannik & Smith Group on April 1, 2008 conveyed to The City of Defiance, Defiance County, Ohio as recorded October 6, 2009 in Deed Book 338 pages 1747-1750 per Instrument Number 200900006328

Subject to right of way of State Route 66 (North Clinton Street) as shown on a centerline survey plat made in 2008 for the Ohio Department of Transportation titles "DEF-66-7.37" along the entire East side thereof.

Subject to all rights-of-way, easements, public ways, leases, restrictions, reservations, covenants, right of persons in possession, outstanding mineral interests, land use restrictions imposed by governmental authorities, and all other matter of record affecting title to the subject real estate, if any there be.

This description was prepared by and based on a survey done under the direction of James C. Tibbett P.S. 8332 with BRCJ Surveying during a survey dated 09-10-2024. All rebars set are 5/8 inch x 30 inch with cap reading BRCJ-TIBBETT - S 8332 OH.

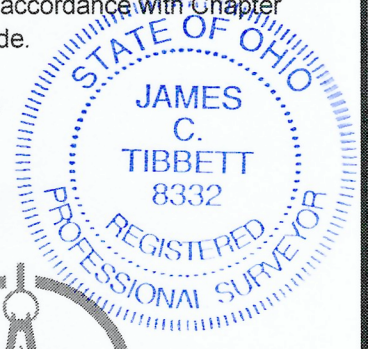
County: DEFIANCE
Date: 10-23-24
Record Owners:
EMRO MARKETING COMPANY
(VOL 254 PG 705)



- NOTES:
- ALL 5/8" REBAR SET ARE MARKED WITH ORANGE CAP STAMPED "BRCJ-TIBBETT S 8332" AND ARE FLUSH WITH GROUND UNLESS NOTED OTHERWISE.
 - (R) = RECORDED
(M) = MEASURED
(C) = CALCULATED FROM RECORD
(A.G.) = ABOVE GROUND
(B.G.) = BELOW GROUND
 - ALL ACCEPTED MONUMENTS WERE FOUND IN GOOD CONDITION, UNLESS OTHERWISE NOTED.
 - SOURCE DOCUMENTS, DEED REFERENCES, AND SURVEY RECORDS AS SHOWN.

CERTIFICATION
To the best of my knowledge and belief the within plat represents a survey made under my supervision in accordance with Chapter 4733-37 of the Ohio Administrative Code.

Date of Plat or Map: October 23, 2024
By: *James C. Tibbett*
Name: James C. Tibbett
Professional Surveyor No. 8332
State of Ohio



1351 West Tapp Road Bloomington, Indiana 47403
Phone: 812-336-8277 Email: mjames@brcjcivil.com

BRCJ Project No. 11683VV

MARK	DATE	REVISION	BY	APVD

Survey For: 7-Eleven	
1802 N. Clinton Street Defiance, Ohio (Speedway)	
SCALE: 1"= 20'	CHKD./AP'VD:
DATE: OCTOBER 23, 2024	APPROVED:
DWN. BY: GSK	
CHKD. BY: MLC/JCT	