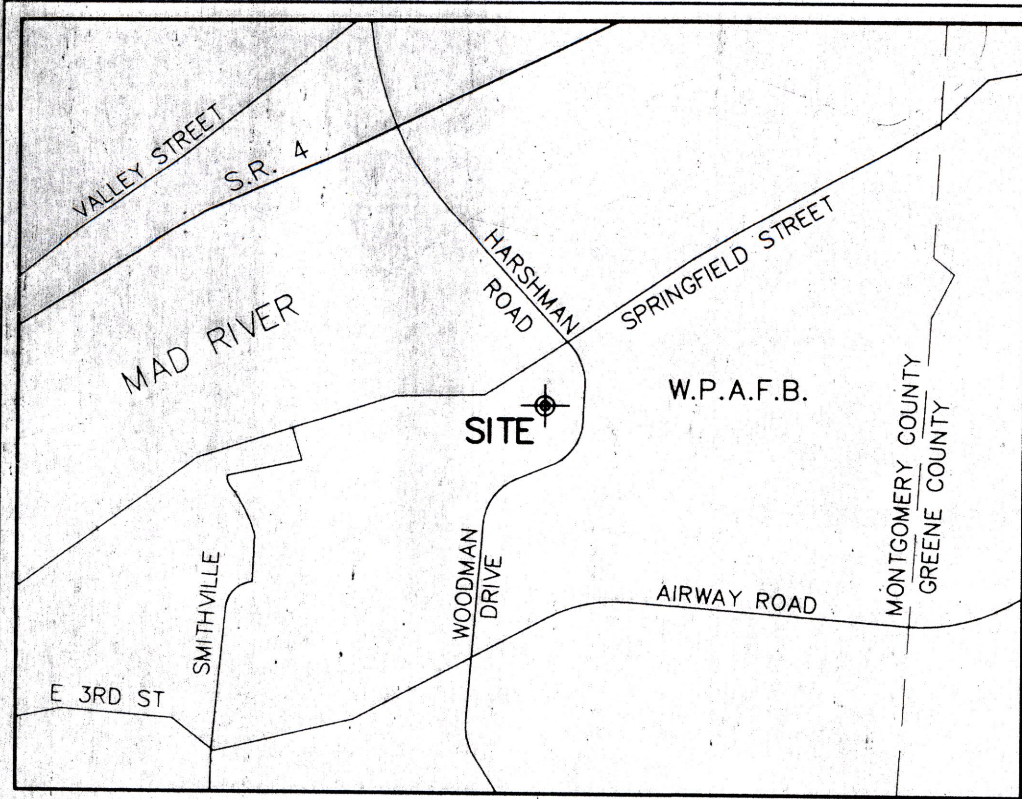




VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS:
• NORTH LINE OF LOT 1 - S89°27'00"E
WRIGHT POINT - P.B. 195, PAGE 48

SURVEY REFERENCES:
• ALL DEEDS, PLATS AND SURVEY RECORDS
SHOWN ON THE FAACE OF THIS SURVEY.

UTILITY NOTES:
• ALL SURFACE UTILITY FEATURES WERE FIELD
LOCATED, UNLESS OTHERWISE NOTED.
• ALL UNDERGROUND UTILITY CONNECTIONS
ARE FROM PLANS.
• ONLY CONNECTIONS FROM SAID PLANS ARE SHOWN.

ALTA/NSPS LAND TITLE SURVEY
LOT NUMBER 1
WRIGHT POINT
SECTION 23, TOWN 2, RANGE 7 M.Rs.
CITY OF RIVERSIDE
MONTGOMERY COUNTY, OHIO
5.1729 ACRES

EASEMENT NOTES

- THE EASEMENTS SHOWN ON THIS SURVEY ARE FROM TITLE COMMITMENT NO. 1103-2399118, DATED FEBRUARY 16, 2017, SCHEDULE B - SECTION 2; FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS NOTED BELOW:
 - 10' WIDE COMMUNICATION EASEMENT, AS SHOWN. (DEED MF 93-526E07)
 - A. 10'X10' SBC NON-EXCLUSIVE STRIP EASEMENT, AS SHOWN.
B. 20'X30' SBC EXCLUSIVE SITE EASEMENT, AS SHOWN. ESMT. 15B WRITTEN LEGAL DOES NOT CLOSE, USED EXHIBIT DRAWING FOR SIZE AND LOCATION. (IR DEED #04-130286)
 - RECIPROCAL BLANKET PARKING/INGRESS/EGRESS EASEMENTS OVER SUBJECT PARCEL AND TWO ADJOINING PARCELS, AS NOTED HEREON. INSTRUMENT CONTAINS INCORRECT LEGALS FOR ADJOINING PARCELS. ADJOINING PARCELS SHOWN HEREON ASSUMED TO BE ACCURATE BASED UPON OWNERSHIP AT TIME OF EASEMENT CREATION. (IR DEED #12-050272)
 - INSTRUMENT DOES NOT CONTAIN ANY EASEMENTS. (P.B. 195, PAGE 48)

SYMBOL LEGEND

⊗	FOUND 3/4" IRON PIPE
⊗	FOUND AXLE
⊗	FOUND 5/8" IRON PIN W/TRI-CITY CAP
⊞	ELECTRIC TRANSFORMER
⊞	ELECTRIC SPLICE BOX
⊞	ELECTRIC PULL BOX
⊞	ELECTRIC METER
⊞	GAS METER
⊞	GAS VALVE
☆	LIGHT POLE
⊞	POWER POLE
⊞	POWER POLE W/TELEPHONE
☆	POWER POLE W/LIGHT&TELEPHONE
⊞	SANITARY CLEANOUT
⊞	SANITARY LAMPHOLE
⊞	STOP SIGN
⊞	SIGN POST
⊞	STORM CATCH BASIN
⊞	TELEPHONE SPLICE BOX
⊞	TELEPHONE PULL BOX
⊞	FIRE HYDRANT
⊞	WATER VALVE
⊞	WATER METER PIT
⊞	FIRE VALVE
⊞	STORM MANHOLE

CERTIFICATION:

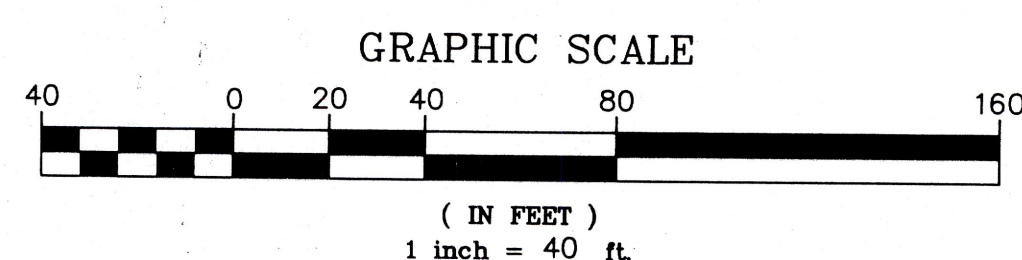
To: **WRIGHT POINT III, LLC;**
COMMERCIAL LOAN CENTER LLC and
FIRST AMERICAN TITLE INSURANCE COMPANY;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 7(a) and 8 of Table A thereof. The field work was completed on March 23, 2017.

John P. Haley 3/20/17
JOHN P. HALEY
REGISTERED SURVEYOR
OHIO LICENSE # 6819



2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE
8-1-1 OR 800-362-2764
OHIO UTILITIES PROTECTION SERVICE



LEGAL DESCRIPTION:

The land referred to herein below is situated in the City of Riverside, County of Montgomery, State of Ohio, and is described as follows:

And being Lot Number One (1) of Wright Point as recorded in Plat Book 195, Page 48 of the Plat Records of Montgomery County, Ohio.

Haley-Dusa
Engineering & Surveying Group, LLC
270 Regency Ridge Drive, Suite 203
Dayton, Ohio 45459
Phone: (937) 439-4300 Fax: (937) 439-2005
Email: haleydusa@haleydusa.com
Website: www.haleydusa.com

Scale: 1"=40' Drawn: SBM Checked: JPH
Date: 03-28-17 Job No. S4089