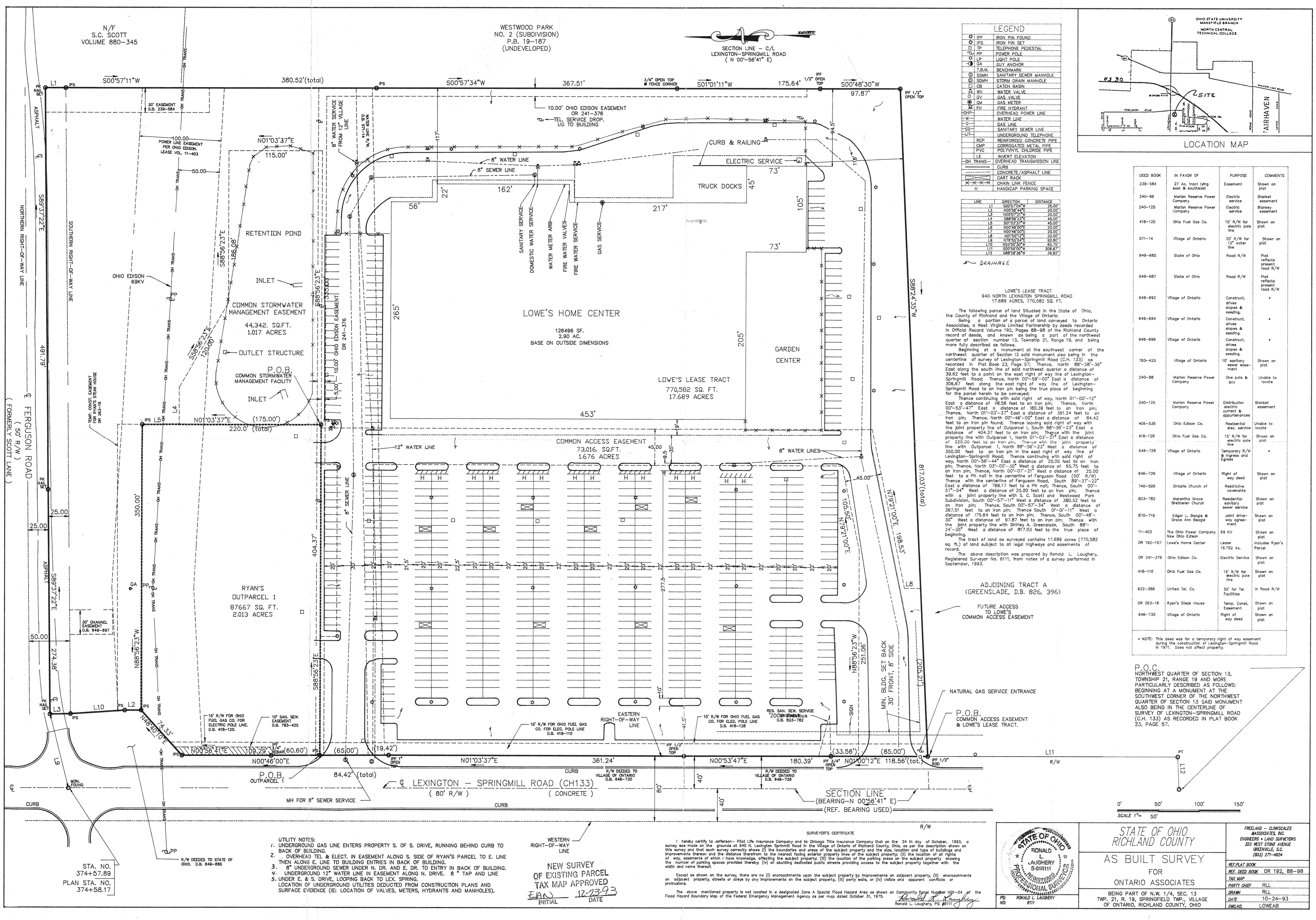

LEGEND

○	IPF	IRON PIN FOUND
○	IPS	IRON PIN SET
⊡	TP	TELEPHONE PEDESTAL
○	PP	POWER POLE
☼	LP	LIGHT POLE
◐	GA	GUY ANCHOR
	T.B.M.	BENCHMARK
Ⓢ	SDMH	SANITARY SEWER MANHOLE
Ⓓ	SDMH	STORM DRAIN MANHOLE
□	CB	CATCH BASIN
⋈	WV	WATER VALVE
○	GV	GAS VALVE
◉	GM	GAS METER
⊞	FH	FIRE HYDRANT
-OHP-		OVERHEAD POWER LINE
-W-		WATER LINE
-G-		GAS LINE
-SS-		SANITARY SEWER LINE
-UT-		UNDERGROUND TELEPHONE
	RCP	REINFORCED CONCRETE PIPE
	CMP	CORROGATED METAL PIPE
	PVC	POLYVINYL CHLORIDE PIPE
	I.E.	INVERT ELEVATION
-OH TRANS-		OVERHEAD TRANSMISSION LINE
		CURB
		CONCRETE/ASPHALT LINE
		CART RACK
××××		CHAIN LINK FENCE
H		HANDICAP PARKING SPACE

DRAINAGE

LINE	DIRECTION	DISTANCE
L1	S00°57'04"W	25.00'
L2	N00°58'44"E	20.00'
L3	N00°07'21"W	25.00'
L4	S88°56'23"E	45.00'
L5	S01°03'37"W	45.00'
L6	N00°48'00"E	20.00'
L7	N00°48'00"E	20.00'
L8	N01°07'21"E	20.00'
L9	N78°30'04"E	62.80'
L10	N03°00'30"W	65.75'
L11	S00°58'05"W	308.67'
L12	S88°28'38"W	39.62'

LOWE'S LEASE TRACT
940 NORTH LEXINGTON SPRINGMILL ROAD
17.689 ACRES, 770,582 SQ. FT.

The following parcel of land Situated in the State of Ohio, the County of Richland and the Village of Ontario:

Being a portion of a parcel of land conveyed to Ontario Associates, a West Virginia Limited Partnership by deeds recorded in Official Record Volume 192, Pages 88-98 of the Richland County record of deeds, and known as being a part of the northwest quarter of section number 13, Township 21, Range 19, and being more fully described as follows.

Beginning at a monument at the southwest corner of the northwest quarter of Section 13 said monument also being in the centerline of survey of Lexington-Springmill Road (C.H. 133) as recorded in Plat Book 23, Page 57; Thence, North 88°-28'-36" East along the south line of said northwest quarter a distance of 39.62 feet to a point on the east right of way line of Lexington-Springmill Road; Thence, North 00°-59'-00" East a distance of 306.67 feet along the east right of way line of Lexington-Springmill Road to an iron pin being the true place of beginning for the parcel herein to be conveyed;

Thence continuing with said right of way, North 01°-00'-12" East a distance of 118.56 feet to an iron pin; Thence, North 00°-53'-47" East a distance of 180.39 feet to an iron pin; Thence, North 01°-03'-37" East a distance of 361.24 feet to an iron pin; Thence, North 00°-46'-00" East a distance of 84.42 feet to an iron pin found; Thence leaving said right of way with the joint property line of Outparcel 1, South 88°-56'-23" East a distance of 404.37 feet to an iron pin; Thence with the joint property line with Outparcel 1, North 01°-03'-37" East a distance of 220.00 feet to an iron pin; Thence with the joint property line with Outparcel 1, North 88°-56'-23" West a distance of 350.00 feet to an iron pin in the east right of way line of Lexington-Springmill Road; Thence continuing with said right of way, North 00°-56'-44" East a distance of 20.00 feet to an iron pin; Thence, North 03°-00'-30" West a distance of 65.75 feet to an iron pin; Thence, North 00°-07'-21" West a distance of 25.00 feet to a PK nail in the centerline of Ferguson Road (50' R/W) Thence with the centerline of Ferguson Road, South 89°-37'-22" East a distance of 766.17 feet to a PK nail; Thence, South 00°-57'-04" West a distance of 25.00 feet to an iron pin; Thence with a joint property line with S. C. Scott and Westwood Park Subdivision, South 00°-57'-11" West a distance of 380.52 feet to an iron pin; Thence, South 00°-57'-34" West a distance of 367.51 feet to an iron pin; Thence South 01°-01'-11" West a distance of 175.64 feet to an iron pin; Thence, South 00°-48'-30" West a distance of 97.87 feet to an iron pin; Thence with the joint property line with Shirley A. Greenslade, South 88°-24'-35" West a distance of 817.03 feet to the true place of beginning.

The tract of land as surveyed contains 17.689 acres (770,582 sq. ft.) of land subject to all legal highways and easements of record.

The above description was prepared by Ronald L. Laughery, Registered Surveyor No. 6111, from notes of a survey performed in September, 1993.

LOCATION MAP

DEED BOOK	IN FAVOR OF	PURPOSE	COMMENTS
239-584	27 Ac. tract lying east & southeast	Easement	Shown on plat
240-98	Marion Reserve Power Company	Electric service	Blanket easement
240-125	Marion Reserve Power Company	Electric service	Blankey easement
418-120	Ohio Fuel Gas Co.	15' R/W for electric pole line	Shown on plat
571-14	Village of Ontario	20' R/W for 12" water line	Shown on plat
649-685	State of Ohio	Road R/W	Plat reflects present road R/W
649-687	State of Ohio	Road R/W	Plat reflects present road R/W
649-692	Village of Ontario	Construct, drives slopes & seeding.	*
649-694	Village of Ontario	Construct, drives slopes & seeding.	*
649-696	Village of Ontario	Construct, drives slopes & seeding.	*
783-425	Village of Ontario	10' sanitary sewer ease-ment	Shown on plat
240-98	Marion Reserve Power Company	One pole & guy	Unable to locate
240-125	Marion Reserve Power Company	Distribution electric current & appurtenances	Blanket easement
406-536	Ohio Edison Co.	Residential elec. service	Unable to locate
418-128	Ohio Fuel Gas Co.	15' R/W for electric pole line	Shown on plat
648-728	Village of Ontario	Temporary R/W & Ingress and Egress	*
646-726	Village of Ontario	Right of way deed	Shown on plat
740-506	Ontario Church of	Restrictive covenants	
823-782	Maranatha Grace Bretheren Church	Residential sanitary sewer service	Shown on plat
870-719	Edgar L. Beagle & Grace Ann Beagle	Joint drive-way agree-ment	Shown on plat
11-403	The Ohio Power Company Now Ohio Edison	69 KV	Shown on plat
OR 192-107	Lowe's Home Center	Lease 19.702 Ac.	Includes Ryan's Parcel
OR 241-376	Ohio Edison Co.	Electric Service	Shown on plat
418-110	Ohio Fuel Gas Co.	15' R/W for electric pole line	Shown on plat
622-388	United Tel. Co.	35' for Tel. Facilities	In Road R/W
OR 263-16	Ryan's Steak House	Temp. Const. Easement	Shown on plat
648-730	Village of Ontario	Right of way deed	Shown on plat

* NOTE: This deed was for a temporary right of way easement during the construction of Lexington-Springmill Road in 1971. Does not affect property.

SURVEYOR'S CERTIFICATE

I hereby certify to Jefferson- Pilot Life Insurance Company and to Chicago Title Insurance Company that on the 24 th day of October, 1993, a survey was made on the grounds at 940 N. Lexington Springmill Road in the Village of Ontario of Richland County, Ohio, as per the description shown on this survey and that such survey correctly shows (I) the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon and the distance therefrom to the nearest facing exterior property lines of the subject property, (II) the location of all rights of way, easements of which I have knowledge, affecting the subject property, (III) the location of the parking areas on the subject property showing the number of parking spaces provided thereby, (iv) all abutting dedicated public streets providing access to the subject property together with the width and name thereof.

Except as shown on the survey, there are no (I) encroachments upon the subject property by improvements on adjacent property, (II) encroachments on adjacent property, streets or alleys by any improvements on the subject property, (III) party walls, or (iv) visible and apparent conflicts or protrusions.

The above mentioned property is not located in a designated Zone A Special Flood Hazard Area as shown on Community Panel Number 1101-04 of the Flood Hazard Boundary Map of the Federal Emergency Management Agency as per map dated October 31, 1975.

Ronald L. Laughery, PS #6111

STATE OF OHIO
RONALD L. LAUGHERY
6111
REGISTERED PROFESSIONAL SURVEYOR

PS: RONALD L. LAUGHERY
NO: 6111

STATE OF OHIO
RICHLAND COUNTY

AS BUILT SURVEY
FOR
ONTARIO ASSOCIATES

BEING PART OF N.W. 1/4, SEC. 13
TWP. 21, R. 19, SPRINGFIELD TWP., VILLAGE OF ONTARIO, RICHLAND COUNTY, OHIO

FREELAND - CLINKSCALES & ASSOCIATES, INC.
ENGINEERS + LAND SURVEYORS
323 WEST STONE AVENUE
GREENVILLE, SC
(803) 271-4924

REF.PLAT BOOK	
REF. DEED BOOK	OR 192, 88-98
TAX MAP	
PARTY CHIEF	RLL
DRAWN	RLL
DATE	10-24-93
DWG.NO.	LOWEAB