



LEGEND

- - 1" Iron Pin Found
- - 5/8" dia. x 30" long rebar set with 2" dia. aluminum cap stamped "Richard Eng. RLS 4939"
- - 5/8" dia. x 30" long rebar found with 2" dia. aluminum cap stamped "Richard Eng. RLS 4939"
- ◇ - Railroad spike set
- ◇ - Railroad spike found

Sinclair Pipeline Co.
V.426 P.7

Ontario Zoning Code Requirements

- Zone B 2
- Front yard setback 30'
- Site yard setback 8'
- Rear yard setback 30'
- Maximum building height 75'

Parcel No. 1
STUMBO ROAD JOINT VENTURE
Situated in the State of Ohio, County of Richland, Village of Ontario, being part of the Northeast Quarter Section 23, Township 21, Range 19 and more particularly described as follows:

Commencing at the northeast corner of the Northeast Quarter Section 23;

Thence South 89° 14' 10" East along the north line of Section 23 a distance of 492.40 feet to a Richland Engineering survey marker found;

Thence South 89° 14' 10" East along the north line of said Stumbo Road on a curve to the left having a radius of 206.06 feet and a central angle of 107° 51' 22" to a Richland Engineering survey marker found, said point being the principal place of beginning of the parcel herein described;

Thence North 64° 48' 37" East a distance of 206.06 feet to a railroad spike found;

Thence South 85° 11' 23" East a distance of 84.40 feet to a Richland Engineering survey marker found on the northern right-of-way of U.S. Route 30;

Thence South 82° 30' 27" West along the northern right-of-way of U.S. Route 30 a distance of 107.91 feet to a Richland Engineering survey marker found;

Thence South 64° 48' 37" West along the northern right-of-way of U.S. Route 30 a distance of 206.06 feet to a Richland Engineering survey marker found on the east line of Stumbo Road;

Thence North 25° 11' 23" West along the east line of Stumbo Road a distance of 159.03 feet to the Richland Engineering survey marker found at the principal place of beginning and enclosures of record;

This description is based upon an actual field survey. All bearings are based on S.R. 309 bearing being South 84° 48' 37" West as called for in Deed Volume 667, Page 379-380.

Bearings are assumed and are for the determination of angles only.

Deed Reference: Volume 667, Page 379.

Parcel No. 2
MAIN MALL
Situated in the State of Ohio, County of Richland, Village of Ontario, being part of the Southeast Quarter Section 23, Township 21, Range 19, and more particularly described as follows:

Commencing at the northeast corner of the Northeast Quarter of Section 23;

Thence South 89° 14' 10" East along the north line of Section 23 a distance of 492.40 feet to a Richland Engineering survey marker found on the east line of Stumbo Road;

Thence North 25° 11' 23" West along the east line of Stumbo Road a distance of 159.03 feet to the Richland Engineering survey marker found at the principal place of beginning and enclosures of record;

This description is based upon an actual field survey. All bearings are based on S.R. 309 bearing being South 84° 48' 37" West as called for in Deed Volume 667, Page 379-380.

Bearings are assumed and are for the determination of angles only.

Deed Reference: Volume 667, Page 379.

Parcel No. 3
EXEMPT PARCEL
The non-enclosure rights, privileges, and easements appurtenant to Parcel Number One and Parcel Number Two as created, defined and limited by:

A. Easement, Restriction and Operating Agreement dated as of February 1, 1968, by and between Sears, Roebuck and Company and the State of Ohio, recorded in Deed Volume 607, Page 525, Richland County Records, and as amended in Deed Volume 607, Page 525, Richland County Records, and as amended in the following:

1. Supplement dated as of February 1, 1968.

2. First Amendment to Easement, Restriction and Operating Agreement dated as of May 6, 1968, Deed Volume 607, Page 527, Richland County Records; and

3. Second Amendment to Easement, Restriction and Operating Agreement dated as of July 15, 1968, Deed Volume 607, Page 529, Richland County Records; and

4. Easement, Restriction and Operating Agreement dated as of October 18, 1971, Deed Volume 667, Page 354, Richland County Records; and

5. Fourth Amendment to Easement, Restriction and Operating Agreement dated as of March 31, 1976, Deed Volume 667, Page 362, Richland County Records; and

6. Fifth Amendment to Easement, Restriction and Operating Agreement dated as of June 1, 1976, Deed Volume 743, Page 317, Richland County Records.

Parcel No. 4
I hereby certify to:

The Richland Engineering, Inc. Limited Partnership
Columbus, Ohio, and
Chicago Title Insurance Company
Chicago, Illinois, the joint owners of the parcel herein described, and their respective successors and assigns, that this Survey Map and the Deed Requirements for A.L.A. ASCE Land Title Survey, jointly established and adopted by A.L.A. and ACSM in 1997 (ASCE 1997), pursuant to the Accuracy and Reliability Act of 1997, Ohio Revised Code Sections 5303.01 through 5303.09, and the provisions of the Survey Map and Deed Requirements, are true and correct, and that the bearings and distances were taken from actual measurements and that the information was checked and approved by me, the Surveyor, and that the Survey Map and Deed Requirements are true and correct, and that the bearings and distances were taken from actual measurements and that the information was checked and approved by me, the Surveyor.

1. Beginning from 3, no part of the Survey Map is located within the area of a flood hazard as shown on any special flood hazard map or maps except as set forth in the Surveyor's Notes.

2. Beginning from 10, the Survey Map accurately shows the location of each access to the Surveyed Property to a public right-of-way.

3. Beginning from 12, all significant subdivisions made by me in the course of performing this survey are either shown on the Survey Map or discussed in the Surveyor's Notes.

25 Nov 1994
Date

Robert A. Cuning
Surveyor

4439
Registration No.

PARCEL No. 3
EXEMPT PARCEL

RECEIVED
APPROVED
DEC 9 2 1994
C. R. HULL
ZONING INSPECTOR
VILLAGE OF ONTARIO, OHIO

NEW SURVEY
OF EXISTING PARCEL
TAX MAP APPROVED
E. H. HULL
DEC 9 2 1994

SCALE 1"=100'

0' 100' 200' 300'

DATE REASD 8/16/94
DRAWN
CHECKED
REVIEWED

ALTA/ACSM SURVEY
PROPERTY AT RICHLAND MALL
2175 WEST FOURTH STREET
VILLAGE OF ONTARIO
COUNTY OF OHIO
STATE OF OHIO

RICHLAND ENGINEERING LIMITED
MANSFIELD, OHIO

ALTA/ACSM SURVEY
PROPERTY AT RICHLAND MALL
2175 WEST FOURTH STREET
VILLAGE OF ONTARIO
COUNTY OF OHIO
STATE OF OHIO

Job No. 93122 Date 8/16/94 Drawn By KH