MERRITT T. & MARTHA L. OGLE
DEED VOL. 902, PG.517

BROWN INVESTMENTS
DEED VOL. 895, PG. 500

N88°55'58"E 1442.10' HALF SECTION LINE
CORPORATION LINE

FENCE LINE

T.P.O.B.
MORTGAGE DESCRIPTION

S88°55'58"W 65.53'

P.O.B.
NORTHEAST CORNER OF
THE SOUTHEAST QUARTER
OF SEC.11, T21N, R19W

30" CONC PIPE

S00°30'11"W 974.46'

MATCH LINE

N00°21'48"E

30' SETBACK

30' BUILDING SETBACK LINE

8" BUILDING SETBACK LINE

6' HIGH CHAIN LINK FENCE

DETENTION AREA #3

GATE

COMPACTOR & DRAIN

TRANSFORMER PAD

DETENTION AREA #4

GAS

WTR

SD

MEIJER PROPERTIES, INC.
DEED VOL. 130, PG. 426

OUTDOOR GARDEN CENTER

DETENTION AREA #2

DETENTION AREA #1

E-GATE

N72°06'06"W 1017.59'

WALKER LAKE ROAD (C.H. 164)

STREET DEDICATION PLAN
P.B. 26, PG. 62
2.339 ACRES

TELEPHONE LINE EASEMENT
NORTHERLY HALF OF ROAD
DEED VOL. 432, PG. 100
LOCATED IN R/W

ELECTRIC LINE EASEMENT
NORTHERLY HALF OF ROAD
DEED VOL. 286, PG. 256
LOCATED IN R/W

ELECTRIC LINE EASEMENT
SOUTHERLY HALF OF ROAD
DEED VOL. 322, PG. 155

BEER FAMILY PARTNERSHIP
DEED VOL. 756, PG. 258

EX. GRAVEL DR.

N89°29'49"W 169.67'
Δ = 90°00'00"
R = 24.00'
L = 37.70'
LCH = 33.94'
S45°30'11"W

Δ = 23°07'09"
R = 49.00'
L = 19.77'
LCH = 19.64'
N77°56'15"W

OUTLOT "A"
1.527 ACRES

S00°30'11"W 289.00'

S00°30'11"W 309.06'

S89°29'49"E 212.91'

PYLON SIGN

S00°30'11"W 82.24'

N89°29'49"W 165.91'
Δ = 90°00'00"
R = 24.00'
L = 37.70'
LCH = 33.94'
S45°30'11"W

20' WIDE GAS LINE EASEMENT
DEED VOL. 631, PG. 613

S00°30'11"W 299.00'

S00°30'11"W 335.53'

R/W

STREET DEDICATION PLAN
P.B. 26, PG. 62
0.542 ACRES

OUTLOT "B"
1.688 ACRES

Δ = 90°00'00"
R = 24.00'
L = 37.70'
LCH = 33.94'
S44°29'49"E

S89°29'49"E 165.91'

S00°30'11"W 315.59'

S08°04'52"W 164.94'

S08°10'49"W 75.68'

S67°08'39"W 108.33'

N88°59'49"W 154.01'

S61°28'02"W 40.57'

Δ = 16°53'43"
R = 498.54'
L = 147.01'
LCH = 146.48'
N80°32'58"W

CONVENIENCE STORE

PUMP ISLANDS

DUMPSTER

10' ELECTRIC LINE EASEMENT
O.R. VOL. 247, PG. 267

END L/A R/W

L/A ROW

ELECTRICAL & INGRESS/EGRESS EASEMENT

EX. OUT BLDG

EX. GRAVEL DR.

1 STY FR HOUSE

ELECTRIC LINE EASEMENT
DEED VOL. 322, PG. 155

THE REMAINDER OF THIS EASEMENT AND OTHERS ARE SHOWN ON SHEET 2.

J. LUCILLE BEER
DEED VOL. 917, PG. 686

STATE OF OHIO
DEED VOL. 683, PG. 563

SECTION 11, T21N, R19W
SECTION 14, T21N, R19W

VILLAGE OF ONTARIO
SPRINGFIELD TOWNSHIP

SOUTHEAST CORNER OF
THE SOUTHEAST QUARTER
OF SEC. 11, T21N, R19W

LEXINGTON SPRINGMILL ROAD (C.H. 133)

Δ = 27°59'41"
R = 49.00'
L = 23.94'
LCH = 23.70'
N75°29'59"W

T.P.O.B. "A"

T.P.O.B. "B"

Δ = 27°59'41"
R = 49.00'
L = 23.94'
LCH = 23.70'
N76°30'21"E

TRAFFIC SIGNAL

12" RCP

18" RCP

15" RCP

12" WTR

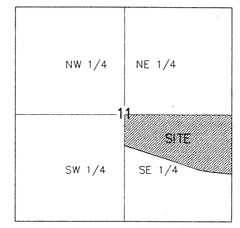
12" VIT

30" RCP

54" RCP

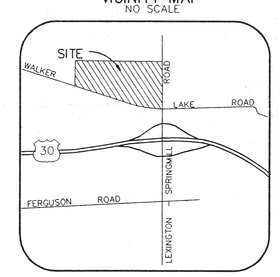
CMP

SECTION MAP
NO SCALE



SECTION 11, T21N, R19W

VICINITY MAP
NO SCALE



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MORTGAGE DESCRIPTION OF
MEIJER 126
VILLAGE OF ONTARIO, OHIO
CONTAINING 36.294 ACRES
JANUARY 26, 1994

Situate in the Village of Ontario, County of Richland, State of Ohio, and being a part of the Southeast Quarter of Section 11, Township 21 North, Range 19 West, and being a portion of a tract of land conveyed by deed to Meijer Properties, Inc. as recorded in Official Record Volume 130, Page 426 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Richland County Recorders Office, unless noted otherwise) and being more particularly bounded and described as follows:

Commencing for reference at a monument box found at the northeast corner of said Southeast Quarter of Section 11, said monument box being in the centerline of Lexington Springmill Road;

thence departing said centerline and along the north line of said Southeast Quarter, South eighty-eight degrees fifty-five minutes fifty-eight seconds West (S88°55'58"W) for sixty-five and 53/100 feet (65.53') to a 3/4" iron pin (set) at the northwest corner of Lexington Springmill Road right-of-way as shown on the Street Dedication Plan of Walker Lake Road and Lexington Springmill Road as recorded in Plat Book 26 Page 62, and being the TRUE POINT OF BEGINNING of this herein described tract;

thence departing said north line, and along the west right-of-way line of Lexington Springmill Road, South no degrees thirty minutes eleven seconds West (S00°30'11"W) for one hundred seventy-four and 92/100 feet (174.92');

thence departing said right-of-way line and over said Meijer Properties, Inc. land on a new division line for the following five (5) courses:

1) on a curve to the left with a radius of forty-nine and 00/100 feet (49.00') for an arc distance of nineteen and 77/100 feet (19.77'), [chord bearing North seventy-seven degrees fifty-six minutes fifteen seconds West (N77°56'15"W) for nineteen and 64/100 feet (19.64'), delta angle of said curve being twenty-three degrees seven minutes nine seconds (23°07'09")] to a point of tangency;

2) North eighty-nine degrees twenty-nine minutes forty-nine seconds West (N89°29'49"W) for one hundred sixty-nine and 67/100 feet (169.67') to a point of curvature;

3) on a curve to the left with a radius of twenty-four and 00/100 feet (24.00') for an arc distance of thirty-seven and 70/100 feet (37.70'), [chord bearing South forty-five degrees thirty minutes eleven seconds West (S45°30'11"W) for thirty-three and 94/100 feet (33.94'), delta angle of said curve being ninety degrees no minutes no seconds (90°00'00")] to a point of tangency;

4) South no degrees thirty minutes eleven seconds West (S00°30'11"W) for two hundred eighty-nine and 00/100 feet (289.00');

5) South eighty-nine degrees twenty-nine minutes forty-nine seconds East (S89°29'49"E) for two hundred twelve and 91/100 feet (212.91') to a point in the west right-of-way line of said Lexington Springmill Road as shown on said Street Dedication Plan;

thence along said right-of-way line, South no degrees thirty minutes eleven seconds West (S00°30'11"W) for eighty-two and 24/100 feet (82.24');

thence departing said right-of-way line and over said Meijer Properties, Inc. land on a new division line for the following seven (7) courses:

1) on a curve to the left with a radius of forty-nine and 00/100 feet (49.00') for an arc distance of twenty-three and 94/100 feet (23.94'), [chord bearing North seventy-five degrees twenty-nine minutes fifty-nine seconds West (N75°29'59"W) for twenty-three and 70/100 feet (23.70'), delta angle of said curve being twenty-seven degrees fifty-nine minutes forty-one seconds (27°59'41")] to a point of tangency;

2) North eighty-nine degrees twenty-nine minutes forty-nine seconds West (N89°29'49"W) for one hundred sixty-five and 91/100 feet (165.91') to a point of curvature;

3) on a curve to the left with a radius of twenty-four and 00/100 feet (24.00') for an arc distance of thirty-seven and 70/100 feet (37.70'), [chord bearing South forty-five degrees thirty minutes eleven seconds West (S45°30'11"W) for thirty-three and 94/100 feet (33.94'), delta angle of said curve being ninety degrees no minutes no seconds (90°00'00")] to a point of tangency;

4) South no degrees thirty minutes eleven seconds West (S00°30'11"W) for two hundred ninety-nine and 00/100 feet (299.00') to a point of curvature;

5) on a curve to the left with a radius of twenty-four and 00/100 feet (24.00') for an arc distance of thirty-seven and 70/100 feet (37.70'), [chord bearing South forty-four degrees twenty-nine minutes forty-nine seconds East (S44°29'49"E) for thirty-three and 94/100 feet (33.94'), delta angle of said curve being ninety degrees no minutes no seconds (90°00'00")] to a point of tangency;

6) South eighty-nine degrees twenty-nine minutes forty-nine seconds East (S89°29'49"E) for one hundred sixty-five and 91/100 feet (165.91') to a point of curvature;

7) on a curve to the left with a radius of forty-nine and 00/100 feet (49.00') for an arc distance of twenty-three and 94/100 feet (23.94'), [chord bearing North seventy-six degrees thirty minutes twenty-one seconds East (N76°30'21"E) for twenty-three and 70/100 feet (23.70'), delta angle of said curve being twenty-seven degrees fifty-nine minutes forty-one seconds (27°59'41")] to a point in the west right-of-way line of said Lexington Springmill Road as shown on said Street Dedication Plan;

thence along said right-of-way line, South no degrees thirty minutes eleven seconds West (S00°30'11"W) for one hundred nineteen and 59/100 feet (119.59') to a 3/4" iron pin (set) in the west right-of-way line of Lexington-Springmill Road as acquired by the State of Ohio by deed recorded in Deed Volume 683 Page 563;

thence along the west right-of-way line of Lexington-Springmill Road, South eight degrees four minutes fifty-two seconds West (S08 04'52"W) for one hundred eighty-four and 94/100 feet (184.94') to a 3/4" iron pin (set) at the beginning of the limited access right-of-way of U.S. 30;

thence along said limited access right-of-way line for the following three (3) courses:

1) South eight degrees ten minutes forty-nine seconds West (S08 10'49"W) for seventy-five and 68/100 feet (75.68') to a 3/4" iron pin (set);

2) South sixty-seven degrees eight minutes thirty-nine seconds West (S67 08'39"W) for one hundred eight and 35/100 feet (108.35') to a 3/4" iron pin (set);

3) South sixty-one degrees twenty-eight minutes two seconds West (S61 28'02"W) for forty and 57/100 feet (40.57') to a 3/4" iron pin (set) at the northeast corner of Walker Lake Road right-of-way as shown on said Street Dedication Plan;

thence along said north right-of-way line for the following three (3) courses:

1) North eighty-eight degrees fifty-nine minutes forty-nine seconds West (N88°59'49"W) for one hundred fifty-four and 01/100 feet (154.01') to a 3/4" iron pin (set) at a point of curvature;

2) on a curve to the right with a radius of four hundred ninety-eight and 54/100 feet (498.54') for an arc distance of one hundred forty-seven and 01/100 feet (147.01'), [chord bearing North eighty degrees thirty-two minutes fifty-eight seconds West (N80°32'58"W) for one hundred forty-six and 48/100 feet (146.48'), delta angle of said curve being sixteen degrees fifty-three minutes forty-three seconds (16°53'43")] to a 3/4" iron pin (set) at a point of tangency;

3) North seventy-two degrees six minutes six seconds West (N72°06'06"W) for one thousand seventeen and 59/100 feet (1017.59');

thence departing said right-of-way line and over said Meijer Properties, Inc. land on a new division line North no degrees twenty-one minutes forty-eight seconds East (N00°21'48"E) for nine hundred seventy-four and 46/100 feet (974.46') to a point in the north line of the said Southeast Quarter, said line also being the north line of the said Meijer Properties, Inc land, and the south line of a of a tract of land conveyed by deed to Merrit T. and Martha L. Olge as recorded in Deed Volume 902, Page 517;

thence along the said north line of said Southeast Quarter and the south line of Ogle land and its eastward extension, said extension being the south line of a tract of land conveyed by deed to Brown Investments, an Ohio Partnership as recorded in Deed Volume 895, Page 500, North eighty-eight degrees fifty-five minutes fifty-eight seconds East (N88°55'58"E) for one thousand four hundred forty-two and 10/100 feet (1442.10'), to the TRUE POINT OF BEGINNING, containing thirty-six and 294/1000 (36.294) acres, more or less.

We hereby certify that the within plat is the result of a survey performed under my direct supervision.

WOOLPERT

Paul F. MacCallum
Paul F. MacCallum
Ohio Registered Surveyor No. 7561

3/28/94
Date

STATE OF OHIO
PAUL F. MACCALLUM
7561
REGISTERED PROFESSIONAL SURVEYOR

NEW SPLIT TAX MAP APPROVED
EAM 10-21-94
INITIAL DATE
PAR. A & B NEED TO HAVE PINS SET @ CORNERS BEFOR IT CAN TRANSFER.

NEW SURVEY OF EXISTING PARCEL TAX MAP APPROVED
EAM 10-21-94
INITIAL DATE
PAR C

RECEIVED
APPROVED
OCT 20 1994
ZONING INSPECTOR
VILLAGE OF ONTARIO, OHIO

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

NO.	DATE	REVISIONS
1	3/28/94	TYPOGRAPHICAL ERRORS CORRECTED

PLAT OF SURVEY
FOR
MEIJER, INC.
MEIJER #126
BEING PT. OF THE SOUTHEAST QUARTER
SECTION 11, TOWN 21 NORTH, RANGE 19 WEST
VILLAGE OF ONTARIO, RICHLAND COUNTY, OHIO

WOOLPERT
409 E. MONUMENT AVE.
DAYTON, OHIO 45402
513.461.5660
FAX 513.461.0743

DES P.F.M. CONTRACT
DRT S.K.K. NO. 10-19472-02
CKD P.F.M. DATE FEBRUARY, 1994

SHEET 1 OF 2

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