

SURVEY DESCRIPTION

LOT #2225, PART OF LOT #2224,
and PART OF LOT #2226
VILLAGE OF ONTARIO, OHIO

Situated in the Village of Ontario, County of Richland, State of Ohio and being known as Lot #2225, part of Lot #2224 and part of Lot #2226 in said Village (plat reference: Volume 25, page 38), more particularly described as follows:

Commencing at an iron pin set marking the northeast corner of said Lot #2226; Thence, North 88 degrees 52 minutes 53 seconds West with the north line of said lot, a distance of 65.00 feet to an iron pin set, the place of beginning of the parcel herein described;

Thence, South 1 degree 07 minutes 07 seconds West a distance of 63.00 feet to an iron pin set;

Thence, North 88 degrees 52 minutes 53 seconds West a distance of 40.43 feet to an iron pin set;

Thence, South 2 degrees 26 minutes 22 seconds West a distance of 198.53 feet to an iron pin set on the south line of said Lot #2226;

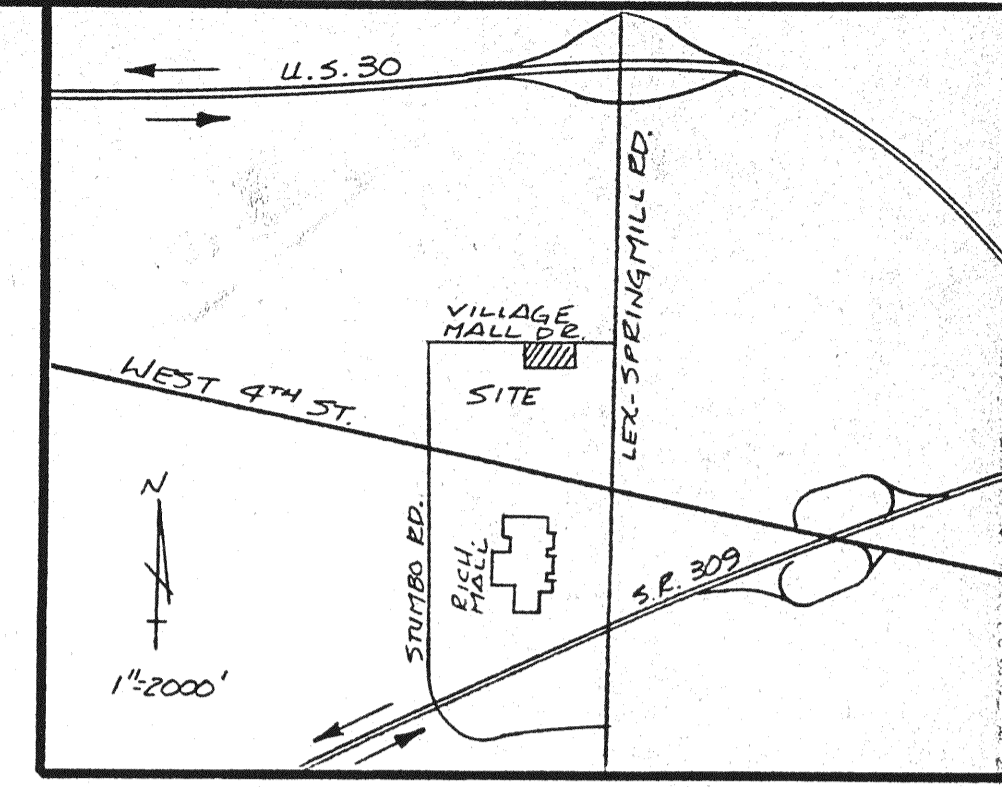
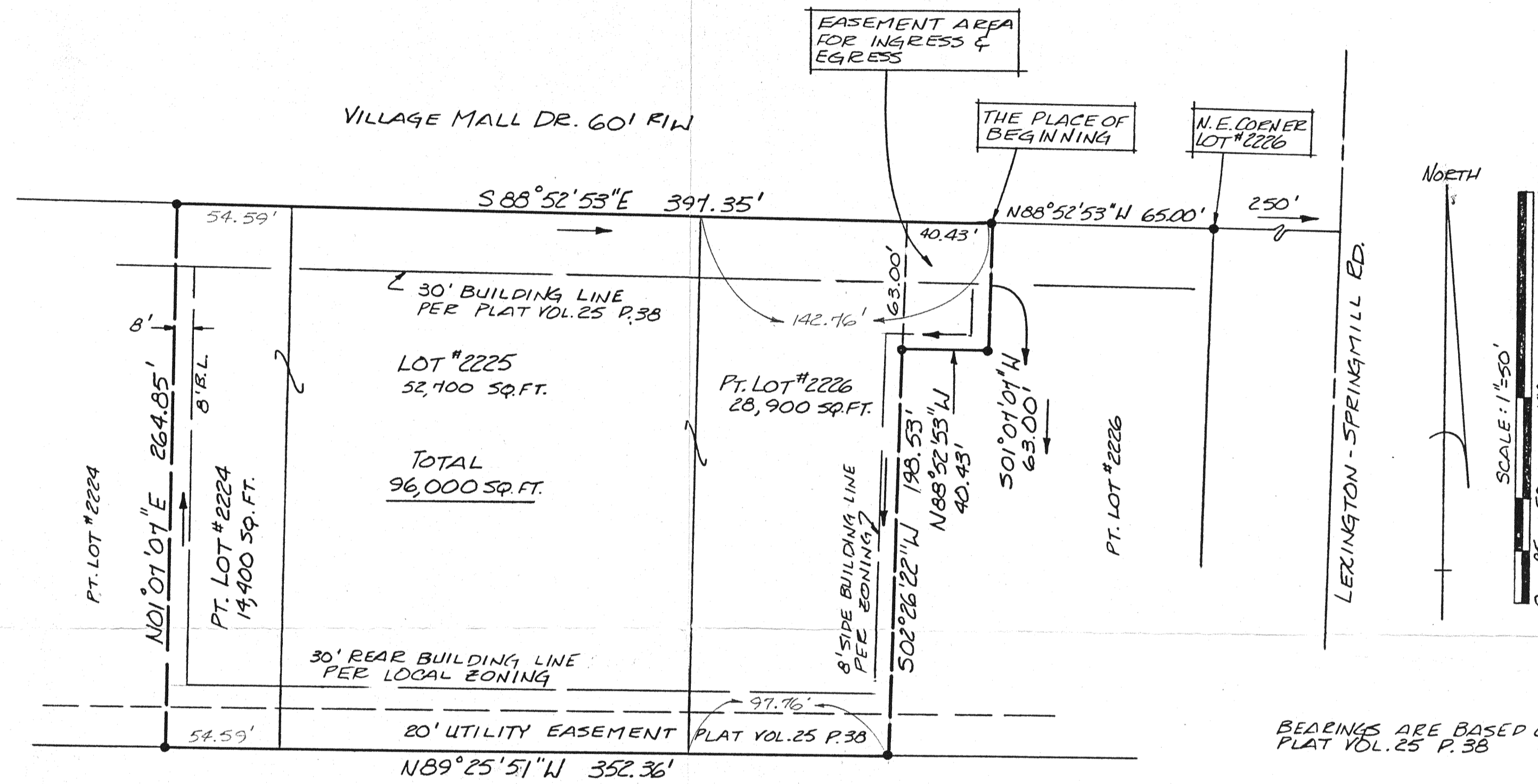
Thence, North 89 degrees 25 minutes 51 seconds West with said south line, and the westerly prolongation thereof, a distance of 352.36 feet to an iron pin set;

Thence, North 01 degree 07 minutes 07 seconds East a distance of 264.85 feet to an iron pin set on the north line of said Lot #2224;

Thence, South 88 degrees 52 minutes 53 seconds East with said north line, and the easterly prolongation thereof, a distance of 397.35 feet to the place of beginning, containing a total of 96,000 square feet, of which 52,700 square feet are located within Lot #2225; 14,400 square feet are located within part of Lot #2224, and 28,900 square feet are located within part of Lot #2226.

Iron pins set are 5/8" rods with caps stamped "SEILER 6869".

Bearings are based on Plat Volume 25, page 38, and are intended to be used for angular determination only.



UTILITY SERVICES

ELECTRICAL
OHIO EDISON COMPANY
410 PARK AVENUE WEST
MANSFIELD, OHIO 44906
(419) 589-4567

TELEPHONE
SPRINT/UNITED TELEPHONE COMPANY
25 SOUTH MULBERRY STREET
MANSFIELD, OHIO 44906
(419) 524-3211

NATURAL GAS
COLUMBIA GAS OF OHIO
1120 WEST FOURTH STREET
MANSFIELD, OHIO 44902
(419) 529-3515

(ext'g. 2" plastic main terminates west of subj. property)

WATER and SEWER
VILLAGE OF ONTARIO
555 STUMBO ROAD
MANSFIELD, OHIO 44906
(419) 529-3818

SURVEYOR'S STATEMENT

I, Douglas C. Seiler, being a Professional Surveyor in the State of Ohio, do hereby state to the best of my knowledge, information and belief to: Citicorp Leasing, Inc., Commonwealth Land Title Insurance Company, Pacific Industrial Properties Holdings Inc., and to Heilig-Meyers Furniture Company, that:

This plat, and the survey on which it is based, were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1992, that this survey meets the accuracy requirements of an Urban Class Survey as defined therein, including items 1 through 3, inclusive, of Table "A" thereof. Additionally, this survey was performed to the normal standard of care of Professional Surveyors in North Central Ohio.

Easements of record, as furnished to the surveyor contained in Title Commitment #822-475160 as issued by Commonwealth Land Title Insurance Company dated October 27, 1994, have been delineated or addressed hereon. The plat does not intend to show any unwritten or unrecorded (not of the public record) easements which may exist.

There are no visible encroachments from above ground improvements appurtenant to the subject premises onto adjoining premises, nor from adjoining premises onto the subject premises, except as may be shown on the plat.

The Flood Insurance Rate Map for this area of the Village of Ontario has not been published by the Federal Emergency Management Agency.

Additionally, all monuments shown hereon are of the size and type as indicated, and are located as shown; the distance from the nearest intersecting street is shown; and the property has access to Village Mall Drive, a dedicated public road.

Date of Survey: November 21, 1994
Revised: 12/20/94; add'l area to west (10')

INGRESS AND EGRESS EASEMENT AREA DESCRIPTION

The herein described 96,000 sq. ft. parcel is subject to an easement for ingress and egress over the following described area:

Situated in the Village of Ontario, County of Richland, State of Ohio and being a part of Lot #2226 of the consecutively numbered lots in said Village (Plat Reference: Volume 25, page 38), more particularly described as follows:

Beginning for the same at the northeast corner of said 96,000 sq. ft. parcel; Thence, South 01 degree 07 minutes 07 seconds West with the east line of said parcel, a distance of 63.00 feet to an iron pin marking an existing corner of said parcel;

Thence, North 88 degrees 52 minutes 53 seconds West with an existing line of said parcel, a distance of 40.43 feet to an iron pin marking an existing corner of said parcel;

Thence, North 01 degree 07 minutes 07 seconds East a distance of 63.00 feet to a point on the north line of said Lot #2226;

Thence, South 88 degrees 52 minutes 53 seconds East with said north line, a distance of 40.43 feet to the place of beginning, containing 2,540 square feet.

• 5/8" Ø REINFORCING RODS WITH I.D. CAPS "SEILER 6869" SET.

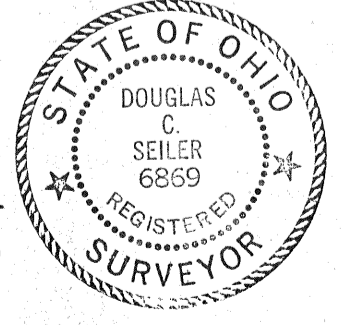
FLOOD HAZARD MAP FOR THIS AREAS HAS NOT BEEN PUBLISHED.

EASEMENT TABLE

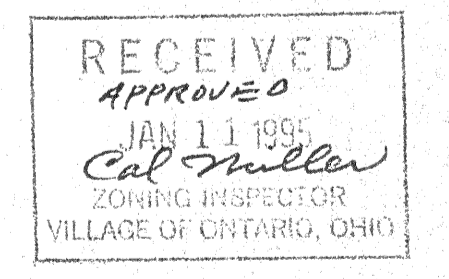
(numbers refer to Title Commitment #822-475160)

- utility easement over southerly 20' of subject property, as shown on the survey plat, reserved at Plat Volume 25, page 38

Douglas C. Seiler
Professional Surveyor #6869
52 1/2 North Main Street
Mansfield, Ohio 44902
(419) 525-3644



chlas
Date



NEW SPLIT TAX MAP APPROVED
E.A.N. 1-11-95
DATE

NEW SURVEY OF EXISTING PARCEL TAX MAP APPROVED
E.A.N. 1-11-95
DATE

APPROVED
ONTARIO PLANNING COMMISSION
DATE 12-14-94
SIGNATURE Cal Miller

ALTA/ACSM LAND TITLE SURVEY FOR HEILIG-MYERS
LOT #2225 & PT. LOTS #2224 & #2226
VILLAGE OF ONTARIO
RICHLAND COUNTY, OHIO
DATE: DEC. 20, 1994 SCALE: 1"=50'
DRWG. NO: 940547-A DRAWN BY: JAA