

TITLE COMMITMENT REVIEW - SHAUM PARCEL #10739 6/9/95				TITLE COMMITMENT REVIEW - TOWNSHIP TRUSTEES #10713 5/22/95			
SCHEDULE # & MAP NO.	VOL./PG.	GRANTEE, ETC.	DESCRIPTION	SCHEDULE # & MAP NO.	VOL./PG.	GRANTEE, ETC.	DESCRIPTION
9	242/364	MARION RESERVE POWER CO.	BLANKET ELECTRIC EASEMENT UNABLE TO DETERMINE IF AREA DESCRIBED INCLUDES SUBJECT LAND.	8	242/364	MARION RESERVE POWER CO.	BLANKET ELECTRIC EASEMENT UNABLE TO DETERMINE IF AREA DESCRIBED INCLUDES SUBJECT LAND.
10	418/160	OHIO FUEL GAS	PIPELINE RIGHT-OF-WAY DESCRIPTION INCLUDES BLANKET RIGHTS. UNABLE TO DETERMINE IF AREA DESCRIBED INCLUDES SUBJECT LAND.	9	418/160	OHIO FUEL GAS	PIPELINE RIGHT-OF-WAY DESCRIPTION INCLUDES BLANKET RIGHTS. UNABLE TO DETERMINE IF AREA DESCRIBED INCLUDES SUBJECT LAND.
11	635-652	OHIO EDISON	ELECTRIC EASEMENT AND RIGHT-OF-WAY, CENTERLINE TO BE 42' WEST OF CENTERLINE LEXINGTON-SPRINGMILL ROAD. NO WIDTH GIVEN.	10	648/613	VILLAGE OF ONTARIO	WARRANTY DEED FOR AREA WITHIN LEXINGTON-SPRINGMILL ROAD FROM CENTERLINE WESTERLY 40' TO NEW RIGHT-OF-WAY.
12	651-216	VILLAGE OF ONTARIO	WARRANTY DEED FOR AREA WITHIN LEXINGTON-SPRINGMILL ROAD FROM CENTERLINE WESTERLY 40' TO NEW RIGHT-OF-WAY.	11	648/637	VILLAGE OF ONTARIO	TEMPORARY RIGHT-OF-WAY FOR CONSTRUCTION OF DRIVES/ROOPS, AND SEEDING TO TERMINATE WHEN COMPLETED WORK WAS FULLY ACCEPTED BY DIRECTOR OF HIGHWAYS. (GRANTED 24 YEARS AGO)
13	730-663	VILLAGE OF ONTARIO	10' WIDE TEMPORARY EASEMENT ADJACENT TO RIGHT-OF-WAY FOR CONSTRUCTION OF SANITARY SEWER (NOW BUILT).	12	316/740	VILLAGE OF ONTARIO	EASEMENT FOR HIGHWAY PURPOSES (PERPETUAL) FOR WIDENING OF RIGHT-OF-WAY AS SHOWN.

DATE	REVISIONS	BY
6/9/95	REVIEW TITLE COMMITMENT NO. 10713 & 10739	K.B.

VICINITY MAP (N.T.S.)

Shaum Parcel
LEGAL DESCRIPTION

Situated in the Village of Ontario, County of Richland and State of Ohio, and known as being part of the Southeast Quarter of Original Springfield Township Section 14 (T21N, R19W) and bounded and described as follows:

Beginning at an iron monument found at the northeast corner of the southeast quarter of said Section 14;

Thence South 2 degrees 43 minutes 17 seconds West along the east line of said Quarter Section, being also the centerline of Lexington-Springmill Road (C.H. 133), 80 feet wide and variable, 433.50 feet to a point;

Thence North 88 degrees 52 minutes 10 seconds West, 40.02 feet to an iron pin set in the westerly line of Lexington-Springmill Road at its intersection with the southerly line of a parcel of land conveyed to The Township Trustees of Springfield Township, Richland County, Ohio by deed recorded in Volume 506, Page 173 of Richland County Records, and the principal place of beginning of the parcel herein described;

Thence South 2 degrees 43 minutes 17 seconds West along the westerly line of Lexington-Springmill Road, 170.00 feet to an iron pin set at its intersection with the northerly line of a parcel of land conveyed to Carmel B. Heath by deed recorded in Volume 255, Page 23 of the Official Records of Richland County;

Thence North 88 degrees 52 minutes 03 seconds West along the northerly line of said land conveyed to Carmel B. Heath, 210.12 feet to an iron pin found at its intersection with the easterly line of Lot 2226 in the Village Mall Subdivision, Block 2 as shown by the recorded plat in Volume 25, Page 38 of Richland County Plat Records;

Thence North 2 degrees 49 minutes 09 seconds East along the easterly line of said Lot 2226, 170.00 feet to an iron pin set at its intersection with the southerly line of said land conveyed to The Township Trustees of Springfield Township;

Thence South 88 degrees 52 minutes 10 seconds East along the southerly line of said land conveyed to The Township Trustees of Springfield Township, 209.69 feet to the principal place of beginning and containing 35,682 square feet or 0.8191 acres of land according to the survey by Donald G. Bohning & Associates, Inc. dated June, 1995.

Township Trustees Parcel
LEGAL DESCRIPTION

Situated in the Village of Ontario, County of Richland, and State of Ohio, and known as being part of the Southeast Quarter of Original Springfield Township Section 14 (T21N, R19W) and bounded and described as follows:

Beginning at an iron monument found at the northeast corner of the southeast quarter of said Section 14;

Thence South 2 degrees 43 minutes 17 seconds West along the east line of said Quarter Section, being also the centerline of Lexington-Springmill Road (C.H. 133), 80 wide and variable, 433.50 feet to a point;

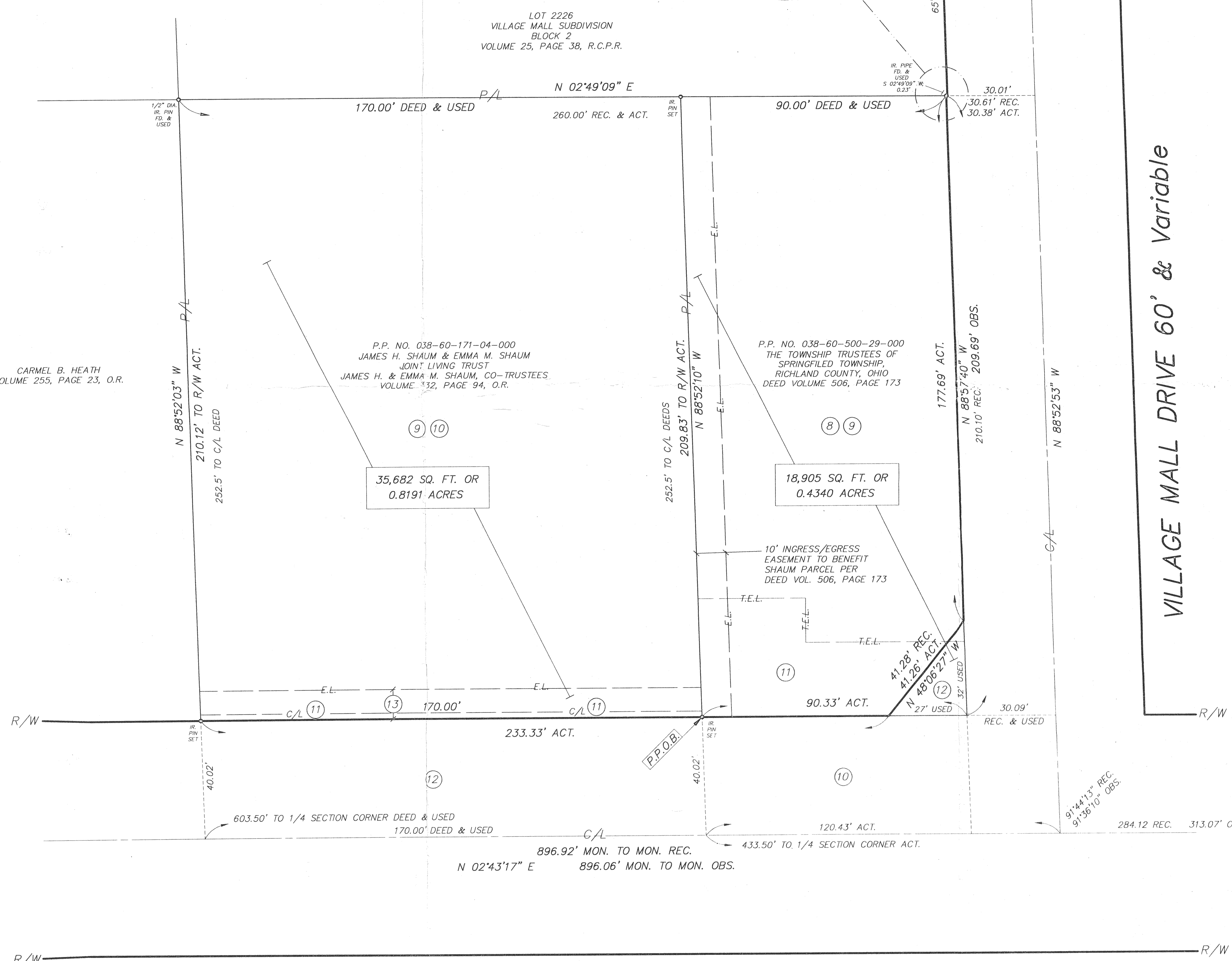
Thence North 88 degrees 52 minutes 10 seconds West, 40.02 feet to an iron pin set in the westerly line of Lexington-Springmill Road at its intersection with the northerly line of a parcel of land conveyed to the James H. Shaum & Emma M. Shaum Joint Living Trust, James H. & Emma M. Shaum Co-Trustees, by deed recorded in Volume 332, Page 94 of the Official Records of Richland County, and the principal place of beginning of the parcel herein described;

Thence North 88 degrees 52 minutes 10 seconds West along the northerly line of said land conveyed to the James H. Shaum & Emma M. Shaum Joint Living Trust, 209.69 feet to an iron pin set at its intersection with the easterly line of Lot 2226 in the Village Mall Subdivision Block 2, as shown by the recorded plat in Volume 25, Page 38 of Richland County Plat Records;

Thence North 2 degrees 49 minutes 09 seconds East along the easterly line of said Lot 2226, 90.00 feet to its intersection with the southerly line of Village Mall Drive, 60 feet wide and variable, and from which point an iron pipe found bears South 02 degrees 49 minutes 09 seconds West, 0.23 feet;

Thence South 88 degrees 57 minutes 40 seconds East along the southerly line of Village Mall Drive, 209.69 feet to its intersection with the westerly line of Lexington-Springmill Road;

Thence South 2 degrees 43 minutes 17 seconds West along the westerly line of Lexington-Springmill Road, 90.33 feet to the principal place of beginning, and containing 18,905 square feet or 0.4340 acres of land according to the survey by Donald G. Bohning & Associates, Inc. dated June, 1995.

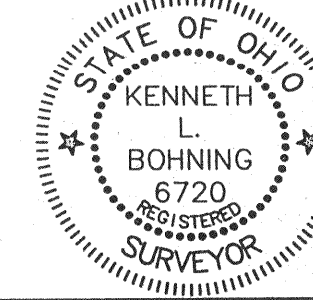


MAP OF SURVEY MADE FOR AND AT THE INSTANCE OF MIDLAND TITLE AGENCY OF MANSFIELD, FIRST AMERICAN TITLE INSURANCE COMPANY, S.S.M. INC., AND MCDONALD'S CORPORATION

BEING PART OF THE SOUTHEAST QUARTER OF ORIGINAL SPRINGFIELD TOWNSHIP SECTION 14 (T-21N, R19W) NOW IN THE VILLAGE OF ONTARIO RICHLAND COUNTY, OHIO

I HEREBY CERTIFY TO MIDLAND TITLE AGENCY OF MANSFIELD; FIRST AMERICAN TITLE INSURANCE COMPANY, S.S.M. INC., AND MCDONALD'S CORPORATION, THAT THIS PLAN HAS BEEN COMPILED FROM A SURVEY ACTUALLY MADE ON THE GROUND UNDER MY SUPERVISION ON JUNE 5, 1995; THAT THERE ARE NO ENCROACHMENTS OTHER THAN SHOWN, AND THAT IT IS CORRECT AND COMPLIES WITH THE REQUIREMENTS PROVIDED BY THE PURCHASER, ALL TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE REFERENCED TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. SPOT ELEVATIONS ARE ALSO GIVEN IN FEET AND DECIMAL PARTS THEREOF WITH AN ACCURACY OF .00 FOR HARD SURFACES AND .0 FOR ALL OTHERS.

Donald G. Bohning
KENNETH L. BOHNING
REGISTERED SURVEYOR NO. 6720



DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125 • (216) 642-1130

HORIZ. SCALE	1"=20'	DRN	M.G.	CHKD.	K.B.	DATE	JUNE, 1995	1
VERT. SCALE	---	FILE NO.	26580S02	ORDER NO.	2658 S			2

NEW SURVEY OF EXISTING PARCEL TAX MAP APPROVED
DATE 6-8-95
BY AS TO SHAUM PAR. ONLY

