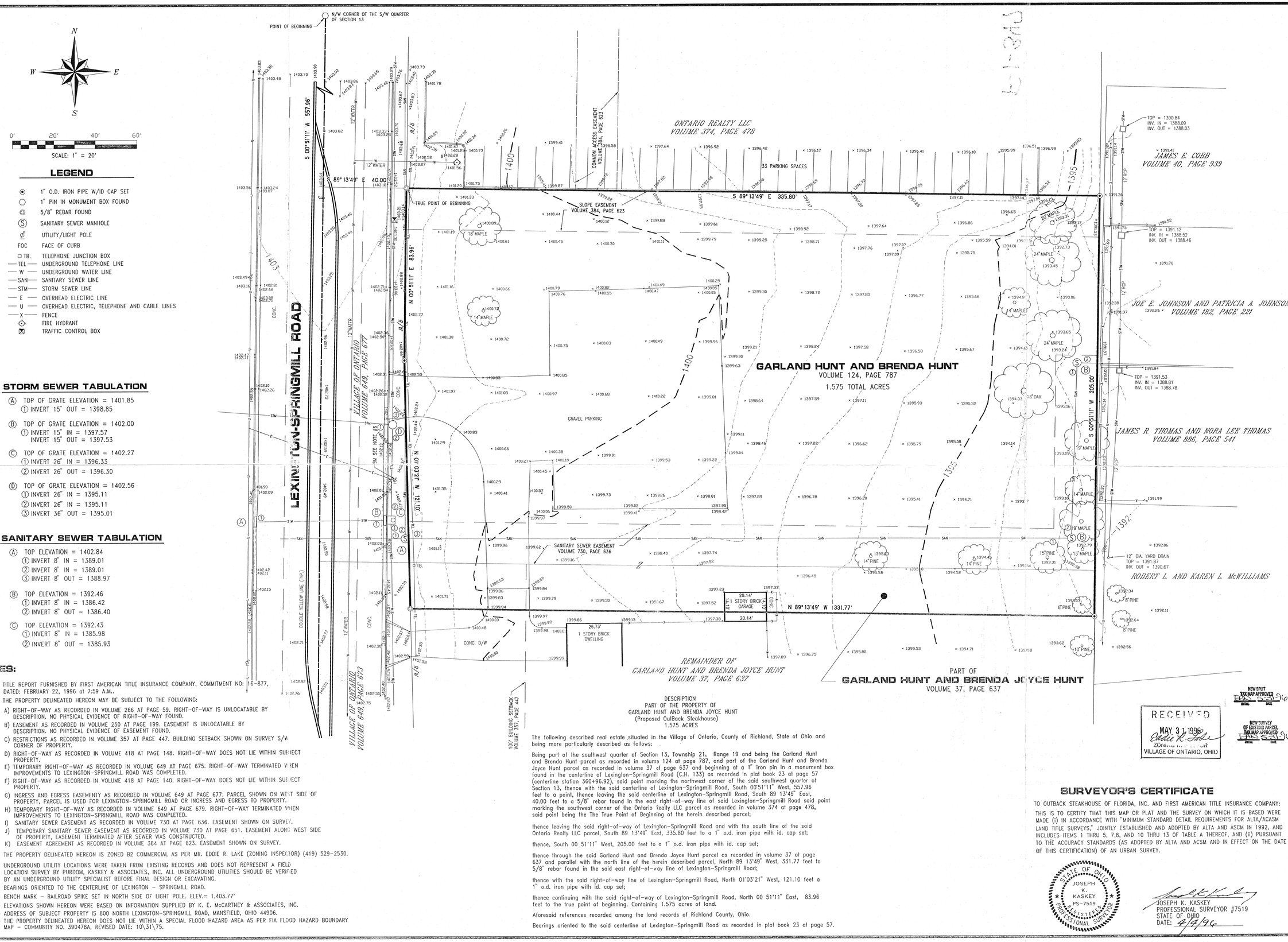

LEGEND

- ⊙ 1" O.D. IRON PIPE W/ID CAP SET
- ⬡ 1" PIN IN MONUMENT BOX FOUND
- ◎ 5/8" REBAR FOUND
- Ⓢ SANITARY SEWER MANHOLE
- UTILITY/LIGHT POLE
- FOC FACE OF CURB
- □ TB. TELEPHONE JUNCTION BOX
- —TEL— UNDERGROUND TELEPHONE LINE
- — W — UNDERGROUND WATER LINE
- —SAN— SANITARY SEWER LINE
- —STM— STORM SEWER LINE
- — E — OVERHEAD ELECTRIC LINE
- — U — OVERHEAD ELECTRIC, TELEPHONE AND CABLE LINES
- —X— FENCE
- FIRE HYDRANT
- ⊠ TRAFFIC CONTROL BOX

STORM SEWER TABULATION

Ⓐ TOP OF GRATE ELEVATION = 1401.85
① INVERT 15" OUT = 1398.85

Ⓑ TOP OF GRATE ELEVATION = 1402.00
① INVERT 15" IN = 1397.57
INVERT 15" OUT = 1397.53

Ⓒ TOP OF GRATE ELEVATION = 1402.27
① INVERT 26" IN = 1396.33
② INVERT 26" OUT = 1396.30

Ⓓ TOP OF GRATE ELEVATION = 1402.56
① INVERT 26" IN = 1395.11
② INVERT 26" IN = 1395.11
③ INVERT 36" OUT = 1395.01

SANITARY SEWER TABULATION

Ⓐ TOP ELEVATION = 1402.84
① INVERT 8" IN = 1389.01
② INVERT 8" IN = 1389.01
③ INVERT 8" OUT = 1388.97

Ⓑ TOP ELEVATION = 1392.46
① INVERT 8" IN = 1386.42
② INVERT 8" OUT = 1386.40

Ⓒ TOP ELEVATION = 1392.43
① INVERT 8" IN = 1385.98
② INVERT 8" OUT = 1385.93

NOTES:

1) TITLE REPORT FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO: 16-877, DATED: FEBRUARY 22, 1996 at 7:59 A.M..
2) THE PROPERTY DELINEATED HEREON MAY BE SUBJECT TO THE FOLLOWING:
   A) RIGHT-OF-WAY AS RECORDED IN VOLUME 266 AT PAGE 59. RIGHT-OF-WAY IS UNLOCATABLE BY DESCRIPTION. NO PHYSICAL EVIDENCE OF RIGHT-OF-WAY FOUND.
   B) EASEMENT AS RECORDED IN VOLUME 250 AT PAGE 199. EASEMENT IS UNLOCATABLE BY DESCRIPTION. NO PHYSICAL EVIDENCE OF EASEMENT FOUND.
   C) RESTRICTIONS AS RECORDED IN VOLUME 357 AT PAGE 447. BUILDING SETBACK SHOWN ON SURVEY S/W CORNER OF PROPERTY.
   D) RIGHT-OF-WAY AS RECORDED IN VOLUME 418 AT PAGE 148. RIGHT-OF-WAY DOES NOT LIE WITHIN SUBJECT PROPERTY.
   E) TEMPORARY RIGHT-OF-WAY AS RECORDED IN VOLUME 649 AT PAGE 675. RIGHT-OF-WAY TERMINATED WHEN IMPROVEMENTS TO LEXINGTON-SPRINGMILL ROAD WAS COMPLETED.
   F) RIGHT-OF-WAY AS RECORDED IN VOLUME 418 AT PAGE 140. RIGHT-OF-WAY DOES NOT LIE WITHIN SUBJECT PROPERTY.
   G) INGRESS AND EGRESS EASEMENTY AS RECORDED IN VOLUME 649 AT PAGE 677. PARCEL SHOWN ON WEST SIDE OF PROPERTY, PARCEL IS USED FOR LEXINGTON-SPRINGMILL ROAD OR INGRESS AND EGRESS TO PROPERTY.
   H) TEMPORARY RIGHT-OF-WAY AS RECORDED IN VOLUME 649 AT PAGE 679. RIGHT-OF-WAY TERMINATED WHEN IMPROVEMENTS TO LEXINGTON-SPRINGMILL ROAD WAS COMPLETED.
   I) SANITARY SEWER EASEMENT AS RECORDED IN VOLUME 730 AT PAGE 636. EASEMENT SHOWN ON SURVEY.
   J) TEMPORARY SANITARY SEWER EASEMENT AS RECORDED IN VOLUME 730 AT PAGE 651. EASEMENT ALONG WEST SIDE OF PROPERTY, EASEMENT TERMINATED AFTER SEWER WAS CONSTRUCTED.
   K) EASEMENT AGREEMENT AS RECORDED IN VOLUME 384 AT PAGE 623. EASEMENT SHOWN ON SURVEY.
3) THE PROPERTY DELINEATED HEREON IS ZONED B2 COMMERCIAL AS PER MR. EDDIE R. LAKE (ZONING INSPECTOR) (419) 529-2530.
4) UNDERGROUND UTILITY LOCATIONS WERE TAKEN FROM EXISTING RECORDS AND DOES NOT REPRESENT A FIELD LOCATION SURVEY BY PURDOM, KASKEY & ASSOCIATES, INC. ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED BY AN UNDERGROUND UTILITY SPECIALIST BEFORE FINAL DESIGN OR EXCAVATING.
5) BEARINGS ORIENTED TO THE CENTERLINE OF LEXINGTON - SPRINGMILL ROAD.
6) BENCH MARK - RAILROAD SPIKE SET IN NORTH SIDE OF LIGHT POLE. ELEV.= 1,403.77'
7) ELEVATIONS SHOWN HEREON WERE BASED ON INFORMATION SUPPLIED BY K. E. McCARTNEY & ASSOCIATES, INC.
8) ADDRESS OF SUBJECT PROPERTY IS 800 NORTH LEXINGTON-SPRINGMILL ROAD, MANSFIELD, OHIO 44906.
9) THE PROPERTY DELINEATED HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS PER FIA FLOOD HAZARD BOUNDARY MAP - COMMUNITY NO. 390478A, REVISED DATE: 10\31\75.

DESCRIPTION
PART OF THE PROPERTY OF
GARLAND HUNT AND BRENDA JOYCE HUNT
(Proposed OutBack Steakhouse)
1.575 ACRES

The following described real estate situated in the Village of Ontario, County of Richland, State of Ohio and being more particularly described as follows:

Being part of the southwest quarter of Section 13, Township 21, Range 19 and being the Garland Hunt and Brenda Hunt parcel as recorded in volume 124 at page 787, and part of the Garland Hunt and Brenda Joyce Hunt parcel as recorded in volume 37 at page 637 and beginning at a 1" iron pin in a monument box found in the centerline of Lexington-Springmill Road (C.H. 133) as recorded in plat book 23 at page 57 (centerline station 360+96.92), said point marking the northwest corner of the said southwest quarter of Section 13, thence with the said centerline of Lexington-Springmill Road, South 00°51'11" West, 557.96 feet to a point, thence leaving the said centerline of Lexington-Springmill Road, South 89 13'49" East, 40.00 feet to a 5/8" rebar found in the east right-of-way line of said Lexington-Springmill Road said point marking the southwest corner of the Ontario Realty LLC parcel as recorded in volume 374 at page 478, said point being the The True Point of Beginning of the herein described parcel;

thence leaving the said right-of-way of Lexington-Springmill Road and with the south line of the said Ontario Realty LLC parcel, South 89 13'49" East, 335.80 feet to a 1" o.d. iron pipe with id. cap set;

thence, South 00 51'11" West, 205.00 feet to a 1" o.d. iron pipe with id. cap set;

thence through the said Garland Hunt and Brenda Joyce Hunt parcel as recorded in volume 37 at page 637 and parallel with the north line of the herein described parcel, North 89 13'49" West, 331.77 feet to 5/8" rebar found in the said east right-of-way line of Lexington-Springmill Road;

thence with the said right-of-way line of Lexington-Springmill Road, North 01°03'21" West, 121.10 feet a 1" o.d. iron pipe with id. cap set;

thence continuing with the said right-of-way of Lexington-Springmill Road, North 00 51'11" East, 83.96 feet to the true point of beginning. Containing 1.575 acres of land.

Aforesaid references recorded among the land records of Richland County, Ohio.

Bearings oriented to the said centerline of Lexington-Springmill Road as recorded in plat book 23 at page 57.

RECEIVED
MAY. 31 1996
Eddie R. Lake
ZONING INSPECTOR
VILLAGE OF ONTARIO, OHIO

NEW SPLIT TAX MAP APPROVED
TAX MAP NO. 53-96
DATE

NEW SURVEY OF EXISTING PARCEL TAX MAP APPROVED
TAX MAP NO. 53-96
DATE

SURVEYOR'S CERTIFICATE

TO OUTBACK STEAKHOUSE OF FLORIDA, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ASCM IN 1992, AND INCLUDES ITEMS 1 THRU 5, 7,8, AND 10 THRU 13 OF TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

STATE OF OHIO
JOSEPH K. KASKEY
PS-7519
REGISTERED PROFESSIONAL SURVEYOR

JOSEPH K. KASKEY
PROFESSIONAL SURVEYOR #7519
STATE OF OHIO
DATE: 4/9/96

REV.	DESCRIPTION	DATE
0	DATE OF SURVEY	03\16\96

Purdom, Kaskey & Associates, Inc.
Engineers & Surveyors
119 South Court Street, Suite B, Circleville, Ohio 43113, Phone: (614) 477-8555, Fax: (614) 474-4617
1656 Dogwood Ridge Road, P.O. Box 220, Wheelersburg, Ohio 45694, Phone: (614) 371-2334, Fax: (614) 574-6009

ALTA\ACSM LAND TITLE SURVEY
ON THE PROPERTY OF
GARLAND HUNT AND BRENDA JOYCE HUNT
PART OF THE S/W QUARTER OF SEC. 13, T-21, R-19
VILLAGE OF ONTARIO, COUNTY OF RICHLAND, STATE OF OHIO

DRAWN BY: J. KASKEY
CHECKED BY: J. CRAYCRAFT
DRAWING NUMBER: A-0009
SHEET NUMBER: 1 OF 1