

PROJECT NAME: NEC LEXINGTON-SPRINGMILL @ PARK AVENUE	SAVE NAME: ONTARIO.DWG	DATE: 1/20/97	DRAWING #
DRAWING NAME: SITE SURVEY	CHKD. BY: TR	DATE: 1/20/97	DRAWING #
SCALE: 1" = 20'	CHKD. BY: TR	DATE: 1/20/97	DRAWING #
PREPARED FOR YOU BY THIS FIRM IN CONNECTION WITH THE DESIGN, TRANSMISSION OF ALL OR ANY PART OF THIS INFORMATION TO OTHERS OR USE BY OTHER PURPOSES IS UNAUTHORIZED WITHOUT OUR WRITTEN CONSENT. THANK YOU.	DAIRY MART CONVENIENCE STORES, INC.		

**LEGEND**

- I.P. SET
- UTILITY POLE
- SIGN
- TREE
- CURB INLET
- MANHOLE
- LIGHT POLE
- STORM SEWER
- SANITARY SEWER
- GAS LINE
- WATER LINE
- OVERHEAD ELECTRIC
- X 1350.0 SPOT GRADE

**LOCATION MAP**  
NOT TO SCALE

**PROPERTY DESCRIPTION**  
1.578 ACRES

Situated in the State of Ohio, County of Richland, Village of Ontario, and being a part of Section 24, Township 21, Range 19 of the Congress Lands. The parcel herein described being out of those tracts conveyed to Kenneth and Patricia Gabor by deeds of record, Deed Book 816, Page 522, and Deed Book 643, Page 333, of record in the Richland County Engineer's Office in Mansfield, Ohio.

Beginning for reference at the centerline intersection of Lexington-Springmill Road and Park Avenue West, said point being station 300+00 by centerline survey made in 1975 by Richland County of Lexington-Springmill Road (C.R. 133), said point also being centerline station 53+30 of Park Avenue West (S.R. 430) by the same survey. Said point having been reconstructed from centerline monuments found as established by said 1975 survey.

Thence N 01°10'00" E, with the centerline survey of Lexington-Springmill Road, a distance of 30.01 feet to a point;

Thence S 87°11'00" E, a distance of 50.02 feet to a point 50 feet right of centerline station 300+28.57;

Thence N 03°08'15" W, with the west line of a 0.247 acre parcel (conveyed to the Village of Ontario in Deed Book 803, Page 380), a distance of 31.52 feet to an iron pin set at 47.63 feet right of centerline station 300+60 and the true point of beginning for the parcel herein described;

Thence N 03°08'15" W, with an east line of the 0.69 acre parcel conveyed to the Village of Ontario in Deed Book 602, page 158, a distance of 35.10 feet to an iron pin set;

Thence N 88°50'00" W, a distance of 12.00 feet to an iron pin set in the east right-of-way of Lexington-Springmill Road, said pin being 33.00 feet right of the centerline survey;

Thence with the east right-of-way of Lexington-Springmill Road, N 01°10'00" E, a distance of 200.29 feet to an iron pin set;

Thence S 87°11'00" E, a distance of 275.00 feet to an iron pin set;

Thence S 01°10'00" W, a distance of 253.22 feet to an iron pin set in the right-of-way of Park Avenue West, said iron pin being 43.00 feet north of the centerline survey of Park Avenue West;

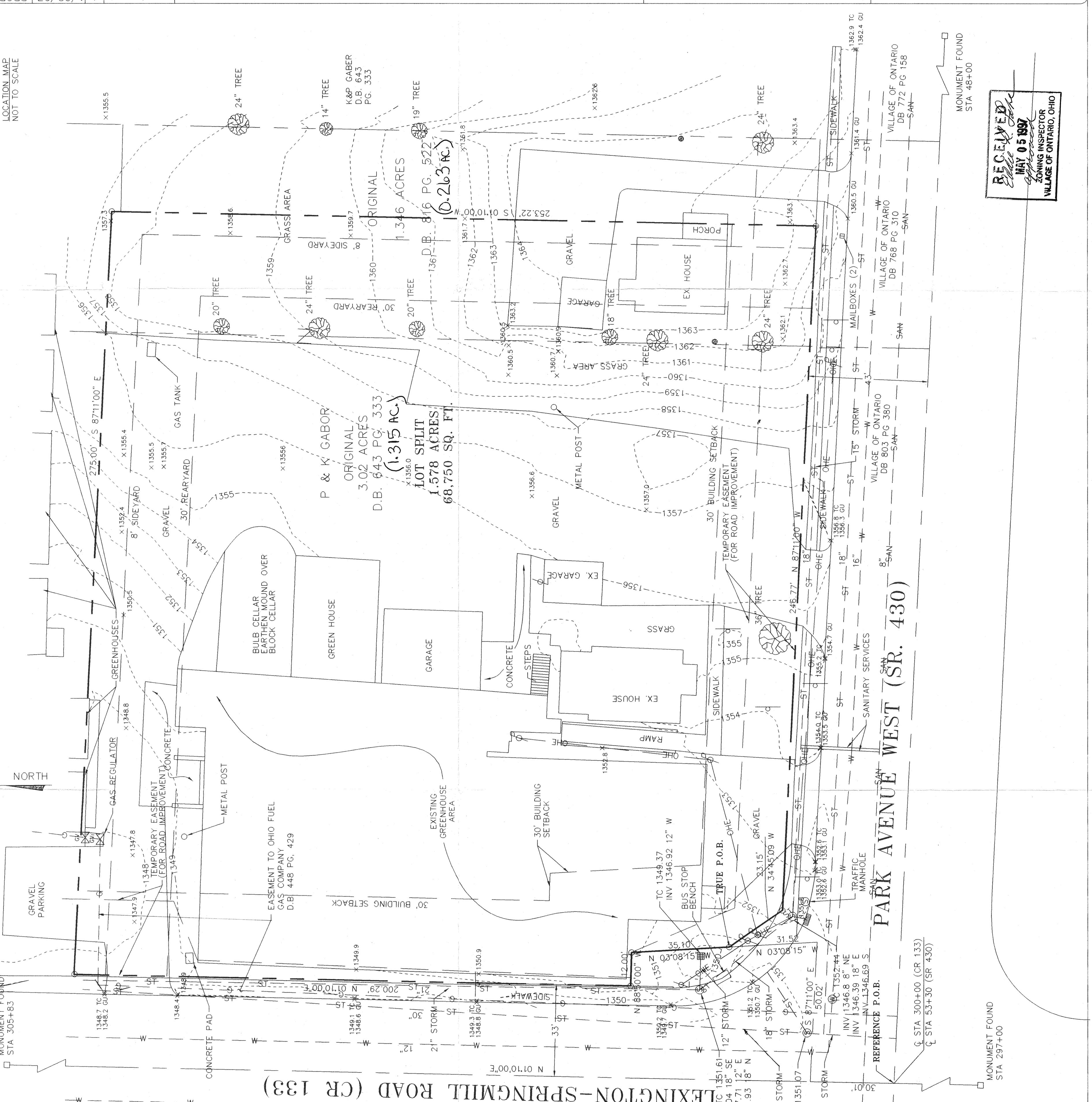
Thence N 87°11'00" W, with the north right-of-way, a distance of 246.77 feet to an iron pin set;

Thence N 34°45'09" W with a north line of the 0.247 acre parcel conveyed to the Village of Ontario in Deed Book 803, Page 380, a distance of 23.15 feet to the true point of beginning and containing 1.578 acres, more or less, excepting easement, restrictions, and rights-of-way of previous record.

This description was prepared by Thomas Rybski, P.S. #641 of P & L Systems, Ltd. from record information and field survey of the premises, conducted in January of 1997.

The basis of bearings is the centerline of Lexington-Springmill Road, assigned a bearing of N 01°10'00" E;

Iron pins set are 5/8" I.D., 30" long iron pins stamped P & L Syst., P.S. #6841.



**NOTES:**

- OU'S REFERENCE NUMBER 12200A2025
- SITE LATITUDE 40°45'35" LONGITUDE 82°35'25"
- FEMA RESIGNED THE FLOOD HAZARD BOUNDARY MAP FOR ONTARIO, OHIO OCTOBER 31, 1975. COMMUNITY WOULD NOT BE BOUNDARY BY THE BASE FLOOD.
- THIS BOUNDARY SURVEY IS BASED UPON RECORDED DATA, AN ACTUAL FIELD SURVEY OF THE SITE, AND INFORMATION FURNISHED BY THE COMMONWEALTH LAND TITLE INSURANCE COMPANY AS LISTED IN THE TITLE COMMITMENT NUMBER 96071891 DATED 9 DECEMBER 1996.
- THE LOCATIONS OF EXISTING UTILITIES HAVE BEEN SHOWN ON THIS PLAN IN ACCORDANCE WITH AVAILABLE RECORDS. IT IS BELIEVED THAT THESE LOCATIONS ARE ESSENTIALLY CORRECT, HOWEVER THE CONTRACTOR SHALL INVESTIGATE AND LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. ANY PROTECTION SERVICES AT 1-800-365-2764 AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING WORK. NON-MEMBERS WILL BE CALLED DIRECTLY.
- UTILITY CONTACTS:  
WATER AND SEWER - VILLAGE OF ONTARIO, OHIO (419) 529-2591  
STORM SEWER - RICHLAND COUNTY ENGINEER (419) 774-5591  
GAS - COLUMBIA GAS OF OHIO (MANSFIELD) (419) 529-4911  
TELEPHONE - SPRINT LOCAL (419) 521-2400  
ELECTRIC - OHIO EDISON CENTRAL OFFICE (419) 522-9998
- BENCHMARK:  
TOP OF FIRE HYDRANT 394'± NORTH OF THE INTERSECTION OF PARK AVENUE WEST AND LEXINGTON-SPRINGMILL ROAD 32.5' RT OF CENTERLINE STATION 303+94. ELEV. 1350.53
- THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED IN THE TITLE BLOCK OR CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSONS OR ENTITY WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID ENTITY.
- TEMPORARY EASEMENTS WERE GRANTED FOR THE IMPROVEMENT OF LEXINGTON-SPRINGMILL ROAD AND PARK AVENUE WEST. THE EASEMENTS ARE OF RECORD IN DEED BOOK 768 PAGE 310, DEED BOOK 788 PAGE 312, DEED BOOK 803 PAGE 382, AND DEED BOOK 772 PAGE 160.
- EASEMENT TO THE VILLAGE OF ONTARIO FOR SANITARY SEWER IN DEED BOOK 651, PAGE 236 IS NOT APPLICABLE TO THE 1.588 ACRE TRACT.
- EASEMENT RESERVED FOR RIGHT OF INGRESS AND EGRESS LISTED AS PART OF PARCEL III IN DEED BOOK 643, PAGE 333 IS NOT APPLICABLE TO THE 1.588 ACRE TRACT.
- RIGHT-OF-WAY ON LEXINGTON-SPRINGMILL ROAD, SHOWN AS PER HIGHWAY PLANS FOR ROADWAY WIDENING AND IMPROVEMENT DATED 12-27-76 STATE JOB #03275(0) DEED BOOK 602, PAGE 158.
- BUILDING/SETBACK LINES - ZONING IS B-2 COMMERCIAL SIDEYARD-ABUTTING COMMERCIAL IS 8' ABUTTING RESIDENTIAL IS 30'  
REARYARD IS 30' OR 20% WHICHEVER IS LESS, BUT IN NO CASE LESS THAN 10'.  
FRONT SETBACK-30' OFF EACH ROAD ON CORNER LOTS  
SIGN SETBACK-20' FROM PROPERTY LINES 10' OFF RIGHT-OF-WAY (DIMENSIONS TO EDGE OF SIGN)

The undersigned hereby certifies to Commonwealth Land Title Insurance Company, and the Lawson Company as of 21 January 1997 that this survey was actually made upon the ground and the information, courses and distances shown thereon are accurate, and unless otherwise shown, that the title, lines and lines of actual possession, and unless otherwise shown, that the title, lines and lines of actual possession, that this survey correctly shows the location and all or all buildings, structures and other improvements on the property and all or all within the boundary lines and applicable setback lines affecting the property; that there are no easements or uses affecting the property from a careful physical inspection of the same, other than those shown thereon, that there are no encroachments on adjoining premises, streets or alleys by any of said buildings, structures, or other improvements or encroachments upon the property by any building, structure or other improvement situated upon any adjoining premises; and that the property does not lie within any flood hazard area shown on any U.S. Department of H.U.D. Flood Insurance Boundary Map, or special flood hazard map published by the Federal Emergency Agency. This survey was made in accordance with the Minimum Standards and Requirements for Land Title Surveys jointly published by the American Land Title Association and the National Board of Standards and Practices for Land Title Surveys, 1986, which meets the accuracy requirements for a Class "Rural" Survey, as defined therein.

P & L Systems, Ltd.  
Tom Rybski  
1-29-97  
DATE

