

ALTA/ACSM LAND TITLE SURVEY
4TH STREET PROPERTY, L.L.C.
 PART OF THE SOUTHEAST QUARTER, SECTION THIRTEEN (13)
 TOWNSHIP TWENTY-ONE (21), RANGE NINETEEN (19)
 SPRINGFIELD TOWNSHIP, VILLAGE OF ONTARIO, RICHLAND COUNTY, OHIO

DESCRIPTION PER OFFICIAL RECORDS VOLUME 237, PAGE 721

PARCEL 2 - 2.4985 ACRES

SITUATED IN THE VILLAGE OF ONTARIO, TOWNSHIP OF SPRINGFIELD, COUNTY OF RICHLAND, STATE OF OHIO PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWN 21, RANGE 19 BOUNDED BY AND DESCRIBED AS FOLLOWS: COMMENCING AT A MONUMENT IN A BOX AT THE INTERSECTION OF THE CENTER LINE OF WEST FOURTH STREET (STATE ROUTE NO. 30 NORTH) AND THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE NORTH 75°59'53" WEST ALONG THE CENTERLINE OF SAID WEST FOURTH STREET, A DISTANCE OF 1999.65 FEET, TO THE POINT OF BEGINNING;

DESCRIPTION: BEING A PART OF THE SOUTHEAST QUARTER OF SECTION THIRTEEN (13), TOWNSHIP TWENTY-ONE (21), RANGE NINETEEN (19), SPRINGFIELD TOWNSHIP, VILLAGE OF ONTARIO, RICHLAND COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT A MONUMENT IN A BOX FOUND AT THE INTERSECTION OF THE CENTERLINE OF WEST FOURTH STREET AND THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 13; THENCE NORTH 75°59'53" WEST, A DISTANCE OF 1999.65 FEET, ALONG THE CENTERLINE OF WEST FOURTH STREET TO THE SOUTHWEST CORNER OF A 10.1483 ACRE PARCEL DESCRIBED IN OFFICIAL RECORDS VOLUME 620, PAGE 593, AND THE REAL POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, BEING REFERENCED BY A STEEL BOLT FOUND N14°00'07" E, 55.00 FEET;

THENCE CONTINUING NORTH 75°59'53" WEST ALONG THE CENTER LINE OF SAID WEST FOURTH STREET, A DISTANCE OF 218.66 FEET TO AN ANGLE POINT; THENCE NORTH 76°03'30" WEST AND CONTINUING ALONG THE CENTER LINE OF WEST FOURTH STREET, A DISTANCE OF 231.71 FEET TO A POINT; THENCE NORTH 128°28'53" EAST, A DISTANCE OF 328.63 FEET, TO A POINT ON THE SOUTHEASTERLY LINE OF STATE ROUTE 30 BYPASS; THENCE NORTH 69°45'00" EAST ALONG THE SOUTHEASTERLY LINE OF SAID STATE ROUTE 30 BYPASS, A DISTANCE OF 537.65 FEET, TO A POINT OF CURVE; THENCE CONTINUING NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID STATE ROUTE 30 BYPASS ON A CURVE TO THE RIGHT HAVING A RADIUS OF 4197.18 FEET, A DELTA ANGLE OF 1°15'57". A CHORD BEARING OF NORTH 70°22'59" EAST, A CHORD DISTANCE OF 92.73 FEET, AN ARC DISTANCE OF 92.73 FEET TO A POINT; THENCE SOUTH 14°00'07" WEST, A DISTANCE OF 674.51 FEET, TO THE POINT OF BEGINNING, CONTAINING 5.702 ACRES OF LAND, MORE OR LESS, AND SUBJECT TO LEGAL HIGHWAYS.

PARCEL 1 - 2.7682 ACRES

DESCRIPTION: BEING A PART OF THE SOUTHEAST QUARTER OF SECTION THIRTEEN (13), TOWNSHIP TWENTY-ONE (21), RANGE NINETEEN (19), SPRINGFIELD TOWNSHIP, VILLAGE OF ONTARIO, RICHLAND COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT A MONUMENT IN A BOX FOUND AT THE INTERSECTION OF THE CENTERLINE OF WEST FOURTH STREET AND THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 13; THENCE NORTH 75°59'53" WEST, A DISTANCE OF 2150.02 FEET, ALONG THE CENTERLINE OF WEST FOURTH STREET TO THE REAL POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, BEING REFERENCED BY AN IRON PIN SET N03°09'53" E, 56.00 FEET;

- 1) THENCE NORTH 75°59'53" W, A DISTANCE OF 68.29 FEET, CONTINUING ALONG THE CENTERLINE OF WEST FOURTH STREET TO A POINT BEING REFERENCED BY AN IRON PIPE FOUND N13°56'30" E, 55.00 FEET;
- 2) THENCE NORTH 76°03'30" W, A DISTANCE OF 231.71 FEET, CONTINUING ALONG THE CENTERLINE OF WEST FOURTH STREET, TO THE SOUTHEAST CORNER OF A 0.89 ACRE PARCEL DESCRIBED IN OFFICIAL RECORDS VOLUME 590, PAGE 352, BEING REFERENCED BY AN IRON PIN FOUND N12°28'53" E, 56.33 FEET;
- 3) THENCE N01°28'53" E, A DISTANCE OF 328.63 FEET, ALONG THE EAST LINE OF SAID 0.89 ACRE PARCEL, TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID PARCEL ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 30;
- 4) THENCE N69°45'00" E, A DISTANCE OF 255.50 FEET, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 30, TO AN IRON PIN SET;
- 5) THENCE S19°06'34" E, A DISTANCE OF 68.77 FEET, TO AN IRON PIN SET;
- 6) THENCE S30°21'56" E, A DISTANCE OF 79.34 FEET, TO AN IRON PIN SET;
- 7) THENCE S03°09'53" W, A DISTANCE OF 356.40 FEET, TO THE POINT OF BEGINNING.

AND CONTAINING 2.7682 ACRES, MORE OR LESS, BUT SUBJECT TO ALL LEGAL EASEMENTS AND PUBLIC RIGHTS-OF-WAY NOW ON RECORD. ALL IRON PINS SET ARE 5/8" DIAMETER WITH CAPS STAMPED "KROCKA & ASSOCIATES". BEARINGS ARE BASED ON THE CENTERLINE OF WEST FOURTH STREET AS N75°59'53" W, AS CALLED OUT IN OFFICIAL RECORDS VOLUME 237, PAGE 721.

- 1) THENCE NORTH 75°59'53" W, A DISTANCE OF 60.00 FEET, CONTINUING ALONG THE CENTERLINE OF WEST FOURTH STREET TO A POINT REFERENCED BY AN IRON PIN SET N14°00'07" E, 55.00 FEET;
- 2) THENCE N14°00'07" E, A DISTANCE OF 177.10 FEET, TO A RAILROAD SPIKE SET;
- 3) THENCE NORTH 75°59'53" W, A DISTANCE OF 124.27 FEET, TO AN IRON PIN SET;
- 4) THENCE N03°09'53" E, A DISTANCE OF 176.08 FEET, TO AN IRON PIN SET;
- 5) THENCE N30°21'56" W, A DISTANCE OF 79.34 FEET, TO AN IRON PIN SET;
- 6) THENCE N19°06'34" W, A DISTANCE OF 68.77 FEET, TO AN IRON PIN SET ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 30;
- 7) THENCE N69°45'00" E, A DISTANCE OF 282.16 FEET, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 30, TO AN IRON PIN SET AT A POINT OF CURVE;
- 8) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 4,197.18 FEET, AN ARC LENGTH OF 92.73 FEET, A CHORD BEARING N70°22'59" E, 92.73 FEET TO AN IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID 10.1483 ACRE PARCEL;
- 9) THENCE S14°00'07" W, A DISTANCE OF 674.51 FEET, ALONG THE WEST LINE OF SAID 10.1483 ACRE PARCEL TO THE POINT OF BEGINNING;

AND CONTAINING 2.4985 ACRES, MORE OR LESS, BUT SUBJECT TO ALL LEGAL EASEMENTS AND PUBLIC RIGHTS-OF-WAY NOW ON RECORD. ALL IRON PINS SET ARE 5/8" DIAMETER WITH CAPS STAMPED "KROCKA & ASSOCIATES". BEARINGS ARE BASED ON THE CENTERLINE OF WEST FOURTH STREET AS N75°59'53" W, AS CALLED OUT IN OFFICIAL RECORDS VOLUME 237, PAGE 721.

PARCEL 3 - 0.4363 ACRES

DESCRIPTION: BEING A PART OF THE SOUTHEAST QUARTER OF SECTION THIRTEEN (13), TOWNSHIP TWENTY-ONE (21), RANGE NINETEEN (19), SPRINGFIELD TOWNSHIP, VILLAGE OF ONTARIO, RICHLAND COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT A MONUMENT IN A BOX FOUND AT THE INTERSECTION OF THE CENTERLINE OF WEST FOURTH STREET AND THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 13; THENCE NORTH 75°59'53" WEST, A DISTANCE OF 2059.65 FEET, ALONG THE CENTERLINE OF WEST FOURTH STREET TO THE REAL POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, REFERENCED BY AN IRON PIN SET N14°00'07" E, 55.00 FEET;

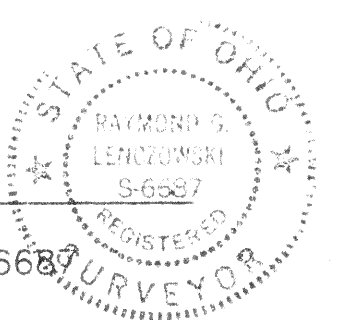
- 1) THENCE NORTH 75°59'53" W, A DISTANCE OF 90.37 FEET, CONTINUING ALONG THE CENTERLINE OF WEST FOURTH STREET TO A POINT REFERENCED BY AN IRON PIN SET N 03°09'53" E, 56.00 FEET;
- 2) THENCE N03°09'53" E, A DISTANCE OF 180.32 FEET, TO AN IRON PIN SET;
- 3) THENCE S75°59'53" E, A DISTANCE OF 124.27 FEET, TO A RAILROAD SPIKE SET;
- 4) THENCE S14°00'07" W, A DISTANCE OF 177.10 FEET, TO THE POINT OF BEGINNING;

AND CONTAINING 0.4363 ACRE, MORE OR LESS, BUT SUBJECT TO ALL LEGAL EASEMENTS AND PUBLIC RIGHTS-OF-WAY NOW ON RECORD. ALL IRON PINS SET ARE 5/8" DIAMETER WITH CAPS STAMPED "KROCKA & ASSOCIATES". BEARINGS ARE BASED ON THE CENTERLINE OF WEST FOURTH STREET AS N75°59'53" W, AS CALLED OUT IN OFFICIAL RECORDS VOLUME 237, PAGE 721.

CERTIFY TO:
 LAWYER'S TITLE INSURANCE CORP. AND
 4TH STREET PROPERTY, L.L.C.

THIS IS TO CERTIFY THAT THIS 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, ACSM AND NSPS IN 1997, 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.

PREPARED BY
 F.E. KROCKA & ASSOCIATES, INC.
 102 WEST MAIN STREET
 SHELBY, OHIO 44875
 (419)-342-4556
 Raymond G. Lenczowski
 RAYMOND G. LENCZOWSKI
 OHIO REGISTERED SURVEYOR NO. 6682
 DATE: AUGUST 7, 1998



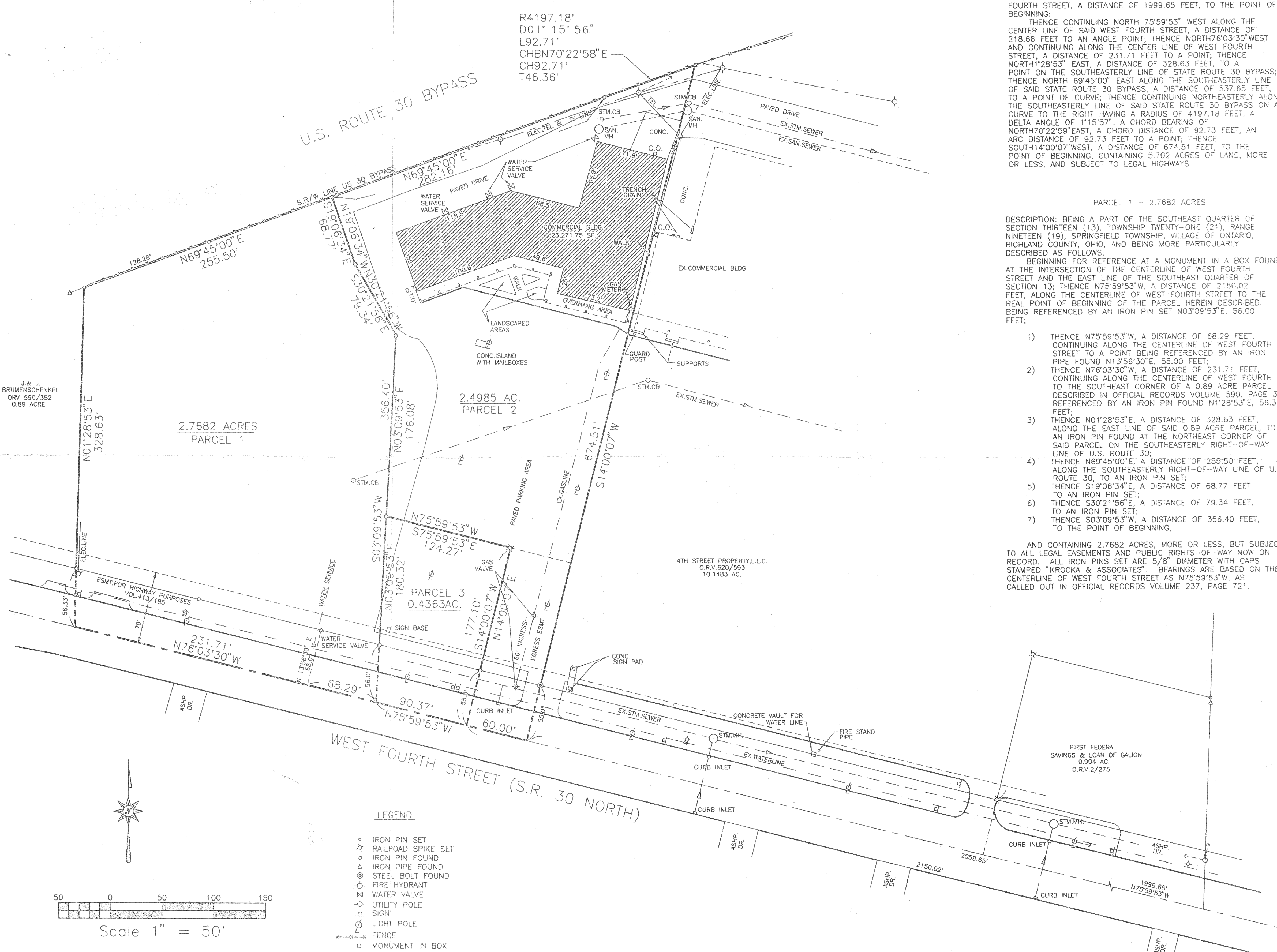
APPROVED
 ONTARIO PLANNING COMMISSION

DATE 8-12-98

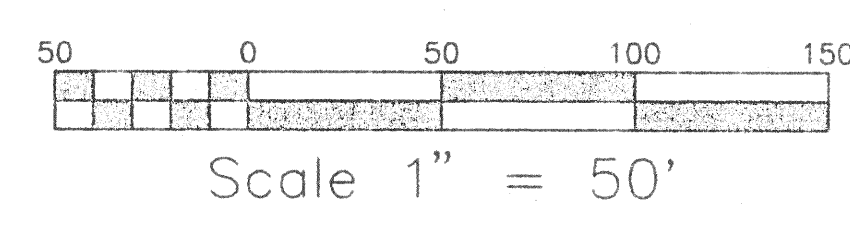
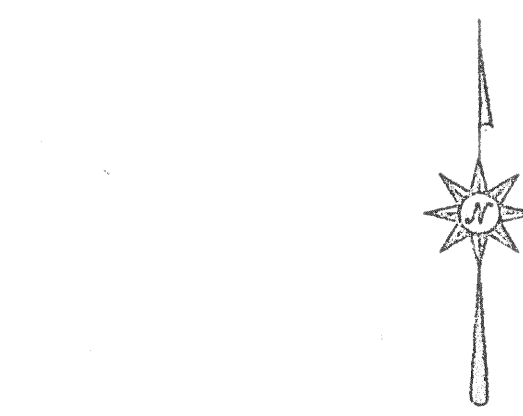
SIGNATURE Eddie R. Lane

NEW SPLIT
 TAX MAP APPROVED
 DATE 8-19-98

NEW SURVEY
 OF EXISTING PARCEL
 TAX MAP APPROVED
 DATE 8-19-98



J. & J. BRUMENSCHENKEL
 ORV 590/352
 0.89 ACRE



- LEGEND
- IRON PIN SET
 - ⚓ RAILROAD SPIKE SET
 - IRON PIN FOUND
 - △ IRON PIPE FOUND
 - ⊙ STEEL BOLT FOUND
 - ⊙ FIRE HYDRANT
 - ⊙ WATER VALVE
 - ⊙ UTILITY POLE
 - ⊙ SIGN
 - ⊙ LIGHT POLE
 - ⊙ FENCE
 - MONUMENT IN BOX