ALTA/ACSM LAND TITLE SURVEY 4TH STREET PROPERTY, L.L.C. PARCEL 2 - 2.4985 ACRES DESCRIPTION PER OFFICIAL RECORDS VOLUME 237, PAGE 721 PART OF THE SOUTHEAST QUARTER, SECTION THIRTEEN (13)
TOWNSHIP TWENTY-ONE (21), RANGE NINETEEN (19)
SPRINGFIELD TOWNSHIP, VILLAGE OF ONTARIO, RICHLAND COUNTY, OHIO DESCRIPTION: BEING A PART OF THE SOUTHEAST QUARTER OF SITUATED IN THE VILLAGE OF ONTARIO, TOWNSHIP OF SECTION THIRTEEN (13), TOWNSHIP TWENTY-ONE (21), RANGE SPRINGFIELD, COUNTY OF RICHLAND, STATE OF OHIO PART OF THE NINETEEN (19), SPRINGFIELD TOWNSHIP, VILLAGE OF ONTARIO, SOUTHEAST QUARTER OF SECTION 13, TOWN 21, RANGE 19 BOUNDED RICHLAND COUNTY, OHIO, AND BEING MORE PARTICULARLY BY AND DESCRIBED AS FOLLOWS: COMMENCING AT A MONUMENT IN DESCRIBED AS FOLLOWS: A BOX AT THE INTERSECTION OF THE CENTER LINE OF WEST BEGINNING FOR REFERENCE AT A MONUMENT IN A BOX FOUND FOURTH STREET (STATE ROUTE NO. 30 NORTH) AND THE EAST LINE AT THE INTERSECTION OF THE CENTERLINE OF WEST FOURTH OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE STREET AND THE EAST LINE OF THE SOUTHEAST QUARTER OF NORTH75'59'53"WEST ALONG THE CENTERLINE OF SAID WEST SECTION 13: THENCE N75'59'53"W, A DISTANCE OF 1999.65 FOURTH STREET, A DISTANCE OF 1999.65 FEET, TO THE POINT OF FEET, ALONG THE CENTERLINE OF WEST FOURTH STREET TO THE SOUTHWEST CORNER OF A 10.1483 ACRE PARCEL DESCRIBED IN R4197.18' THENCE CONTINUING NORTH 75"59'53" WEST ALONG THE OFFICIAL RECORDS VOLUME 620, PAGE 593, AND THE REAL POINT D01° 15′ 56″ CENTER LINE OF SAID WEST FOURTH STREET, A DISTANCE OF OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, BEING 218.66 FEET TO AN ANGLE POINT; THENCE NORTH76'03'30"WEST L92.71' REFERENCED BY A STEEL BOLT FOUND N14°00'07"E, 55.00 AND CONTINUING ALONG THE CENTER LINE OF WEST FOURTH CHBN70°22'58" E-STREET, A DISTANCE OF 231.71 FEET TO A POINT; THENCE NORTH1'28'53" EAST, A DISTANCE OF 328.63 FEET, TO A CH92.71' U.S. ROUTE 30 BYPASS THENCE N75'59'53"W, A DISTANCE OF 60.00 FEET, POINT ON THE SOUTHEASTERLY LINE OF STATE ROUTE 30 BYPASS; CONTINUING ALONG THE CENTERLINE OF WEST FOURTH T46.36' THENCE NORTH 69'45'00" EAST ALONG THE SOUTHEASTERLY LINE STREET TO A POINT REFERENCED BY AN IRON PIN SET N14"00"07"E, 55.00 FEET; THENCE N14"00"07"E, A DISTANCE OF 177.10 FEET, 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 TO A RAILROAD SPIKE SET CURVE TO THE RIGHT HAVING A RADIUS OF 4197.18 FEET, A THENCE N75'59'53"W, A DISTANCE OF 124.27 FEET, DELTA ANGLE OF 1"15"57", A CHORD BEARING OF TO AN IRON PIN SET OSAN. NORTH70'22'59"EAST, A CHORD DISTANCE OF 92.73 FEET, AN CONC. THENCE NO3'09'53"E, A DISTANCE OF 176.08 FEET, ARC DISTANCE OF 92.73 FEET TO A POINT; THENCE TO AN IRON PIN SET SOUTH14'00'07" WEST, A DISTANCE OF 674.51 FEET, TO THE THENCE N30'21'56"W, A DISTANCE OF 79.34 FEET, POINT OF BEGINNING, CONTAINING 5.702 ACRES OF LAND, MORE TO AN IRON PIN SET: OR LESS, AND SUBJECT TO LEGAL HIGHWAYS. THENCE N19'08'34"W, A DISTANCE OF 68.77 FEET, SERVICE TO AN IRON PIN SET ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 30; TRENCH DRAIN THENCE N69'45'00"E, A DISTANCE OF 282.16 FEET ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S PARCEL 1 - 2.7682 ACRES SERVICE ROUTE 30, TO AN IRON PIN SET AT A POINT OF CURVE; 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 92.71 FEET, A CHORD BEARING N70'22'58"E, 92.71 FEET TO AN IRON PIPE 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 FOUND AT THE NORTHWEST CORNER OF SAID 10.1483 DESCRIBED AS FOLLOWS: BEGINNING FOR REFERENCE AT A MONUMENT IN A BOX FOUND ACRE PARCEL; EX.COMMERCIAL BLDG. THENCE S14'00'07"W, A DISTANCE OF 674.51 FEET, AT THE INTERSECTION OF THE CENTERLINE OF WEST FOURTH ALONG THE WEST LINE OF SAID 10.1483 ACRE PARCEL STREET AND THE EAST LINE OF THE SOUTHEAST QUARTER OF TO THE POINT OF BEGINNING; SECTION 13; THENCE N75'59'53"W, A DISTANCE OF 2150.02 FEET, ALONG THE CENTERLINE OF WEST FOURTH STREET TO THE AND CONTAINING 2.4985 ACRES, MORE OR LESS, BUT SUBJECT REAL POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, TO ALL LEGAL EASEMENTS AND PUBLIC RIGHTS-OF-WAY NOW ON BEING REFERENCED BY AN IRON PIN SET NO3"09'53"E, 56.00 RECORD. ALL IRON PINS SET ARE 5/8" DIAMETER WITH CAPS LANDSCAPED STAMPED "KROCKA & ASSOCIATES". BEARINGS ARE BASED ON THE AREAS CENTERLINE OF WEST FOURTH STREET AS N75'59'53"W. AS THENCE N75'59'53"W, A DISTANCE OF 68.29 FEET, CALLED OUT IN OFFICIAL RECORDS VOLUME 237, PAGE 721 CONTINUING ALONG THE CENTERLINE OF WEST FOURTH STREET TO A POINT BEING REFERENCED BY AN IRON CONC.ISLAND PIPE FOUND N13'56'30"E, 55.00 FEET WITH MAILBOXES - SUPPORTS THENCE N76'03'30"W, A DISTANCE OF 231.71 FEET, PARCEL 3 - 0.4363 ACRES CONTINUING ALONG THE CENTERLINE OF WEST FOURTH STREET, J.& J. BRUMENSCHENKEL TO THE SOUTHEAST CORNER OF A 0.89 ACRE PARCEL DESCRIPTION: BEING A PART OF THE SOUTHEAST QUARTER OF DESCRIBED IN OFFICIAL RECORDS VOLUME 590, PAGE 352, BEING REFERENCED BY AN IRON PIN FOUND N1\*28'53"E, 56.33 ORV 590/352 0.89 ACRE .4985 AC SECTION THIRTEEN (13), TOWNSHIP TWENTY-ONE (21), RANGE PARCEL NINETEEN (19), SPRINGFIELD TOWNSHIP, VILLAGE OF ONTARIO, RICHLAND COUNTY, OHIO, AND BEING MORE PARTICULARLY THENCE NO1'28'53"E, A DISTANCE OF 328.63 FEET, 2.7682 ACRES DESCRIBED AS FOLLOWS: ALONG THE EAST LINE OF SAID 0.89 ACRE PARCEL, TO BEGINNING FOR REFERENCE AT A MONUMENT IN A BOX FOUND AN IRON PIN FOUND AT THE NORTHEAST CORNER OF PARCEL 1 AT THE INTERSECTION OF THE CENTERLINE OF WEST FOURTH SAID PARCEL ON THE SOUTHEASTERLY RIGHT-OF-WAY STREET AND THE EAST LINE OF THE SOUTHEAST QUARTER OF LINE OF U.S. ROUTE 30; SECTION 13; THENCE N75'59'53"W, A DISTANCE OF 2059.65 THENCE N69'45'00"E, A DISTANCE OF 255.50 FEET, FEET, ALONG THE CENTERLINE OF WEST FOURTH STREET TO THE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. REAL POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, ROUTE 30, TO AN IRON PIN SET; REFERENCED BY AN IRON PIN SET N14'00'07"E, 55.00 FEET; THENCE S19'06'34"E, A DISTANCE OF 68.77 FEET THENCE N75'59'53"W, A DISTANCE OF 90.37 FEET, TO AN IRON PIN SET CONTINUING ALONG THE CENTERLINE OF WEST FOURTH THENCE S30'21'56"E, A DISTANCE OF 79.34 FEET, STREET TO A POINT REFERENCED BY AN IRON PIN SET TO AN IRON PIN SET: N 03'09'53" E, 56.00 FEET; THENCE SO3'09'53"W, A DISTANCE OF 356.40 FEET, 2) THENCE NO3'09'53"E, A DISTANCE OF 180.32 FEET, TO THE POINT OF BEGINNING. TO AN IRON PIN SET; THENCE S75°59'53"E, A DISTANCE OF 124.27 FEET, AND CONTAINING 2.7682 ACRES, MORE OR LESS, BUT SUBJECT TO A RAILROAD SPIKE SET: TO ALL LEGAL EASEMENTS AND PUBLIC RIGHTS-OF-WAY NOW ON 4) THENCE S14'00'07"W, A DISTANCE OF 177.10 FEET. 4TH STREET PROPERTY,L.L.C. 0.R.V.620/593 10.1483 AC. RECORD. ALL IRON PINS SET ARE 5/8" DIAMETER WITH CAPS TO THE POINT OF BEGINNING; STAMPED "KROCKA & ASSOCIATES". BEARINGS ARE BASED ON THE CENTERLINE OF WEST FOURTH STREET AS N75'59'53"W, AS AND CONTAINING 0.4363 ACRE, MORE OR LESS, BUT SUBJECT CALLED OUT IN OFFICIAL RECORDS VOLUME 237, PAGE 721 PARCEL TO ALL LEGAL EASEMENTS AND PUBLIC RIGHTS-OF-WAY NOW ON RECORD. ALL IRON PINS SET ARE 5/8" DIAMETER WITH CAPS 0.4363AC 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 SIGN BASE WATER SERVICE VALVE CERTIFY TO: LAWYER'S TITLE INSURANCE CORP. AND 4TH STREET PROPERTY, L.L.C. THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY CONCRETE VAULT FOR WATER LINE ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH WEST FOURTH STREET (S.R. 30 NORTH) "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM FIRST FEDERAL LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY EX. WATERLINE SAVINGS & LOAN OF GALION ALTA, ACSM AND NSPS IN 1997, AND (ii) PURSUANT TO THE 0.904 AC. 0.R.V.2/275 ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY. CURB INLET PREPARED BY F.E. KROCKA & ASSOCIATES, INC. IRON PIN SET 454 A RAILROAD SPIKE SET 102 WEST MAIN STREET O IRON PIN FOUND SHELBY, OHIO 44875 A IRON PIPE FOUND STEEL BOLT FOUND (419) - 342 - 4556A.R. P FRAYMOND - FIRE HYDRANT : LEMOZOWSKI CURB INLET M WATER VALVE Kaymeneld. -O- UTILITY POLE RAYMOND G. LENCZOWSKI ட SIGN OHIO REGISTERED SURVEYOR NO. 66程学 が LIGHT POLE Scale 1'' = 50'DATE: AUGUST 7, 1998 \* FENCE D MONUMENT IN BOX **APPROVED ONTARIO PLANNING COMMISSSION** NEW SURVEY TAX MAP APPROVED ONTE DATE 8-12-98 SIGNATURE CARLE K. Jak