

K. M. BEER
O.R.V. 475
P. 850

ITEM #14
30' SANITARY SEWER EASEMENT
O.R.V. 49 P. 791

SURVEYORS CERTIFICATE

This Survey is made for the benefit of:
Lawyers Title Insurance Corporation
Ralph G. Ridenour

I, Robert J. McAuley, Registered Land Surveyor, do hereby certify to the aforesaid parties, as of the date set forth above, that I have made a careful survey of a tract of land described as follows:
Situating in the Village of Ontario, County of Richland, State of Ohio and being a part of the Northeast Quarter of Section 22, Township 21, Range 19 and being more particularly described as follows:

Commencing at a railroad spike found at the northeast corner of the Northeast Quarter of Section 22, also being the centerline of Beer Road (T.H. 160);
Thence South 00°41'50" West along the east line of the Northeast Quarter of Section 22 and the centerline of Beer Road (T.H. 160), a distance of 799.84 feet to a railroad spike found at the point of beginning of the parcel herein described;
Thence continuing South 00°41'50" West along the east line of the Northeast Quarter of Section 22 and the centerline of Beer Road (T.H. 160), a distance of 400.02 feet to a railroad spike found;
Thence North 88°46'55" West along the north line of lands now or formerly owned by Universal Tubular Systems, Inc. as recorded in Official Record Volume 497, Page 19, passing through a mag nail set at 30.00 feet, a total distance of 653.40 feet to a survey marker set;
Thence North 00°41'50" East along the east line of lands now or formerly owned by K.M. Beer as recorded in Official Record Volume 473, Page 850, a distance of 400.02 feet to a survey marker found;
Thence South 88°46'55" East along the south line of lands now or formerly owned by Kathryn Beer as recorded in Official Record Volume 474, Page 806, passing through a rebar found at 435.96 feet and 623.40 feet, a total distance of 653.40 feet to the railroad spike found at the point of beginning, containing 6.000 acres of land more or less, subject to all highways, easements and use restrictions of record.

Together with an easement for purposes of Ingress and Egress as recorded in Official Record Volume 497, Page 23.
Bearings are assumed for the determination of angular measurement only.

This description is based upon an actual field survey. All bearings are based upon the east line of the Northeast Quarter of Section 22 and the centerline of Beer Road (T.H. 160) bearing being South 00°41'50" West as called for in Official Record Volume 39, Page 273.

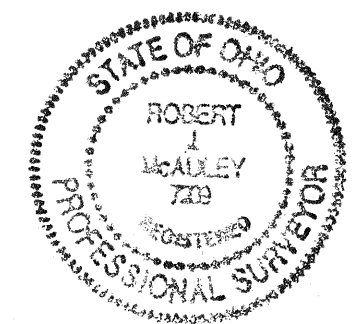
Survey marker found is a 5/8" diameter by 30" long rebar with a cap stamped "Richland Eng. RLS 4939".
Survey marker set is a 5/8" diameter by 30" long rebar with a cap stamped "Richland Eng. RLS 7209".

Deed Reference: Deed Volume, 838, Page 265.
Official Record Volume 125, Page 520.

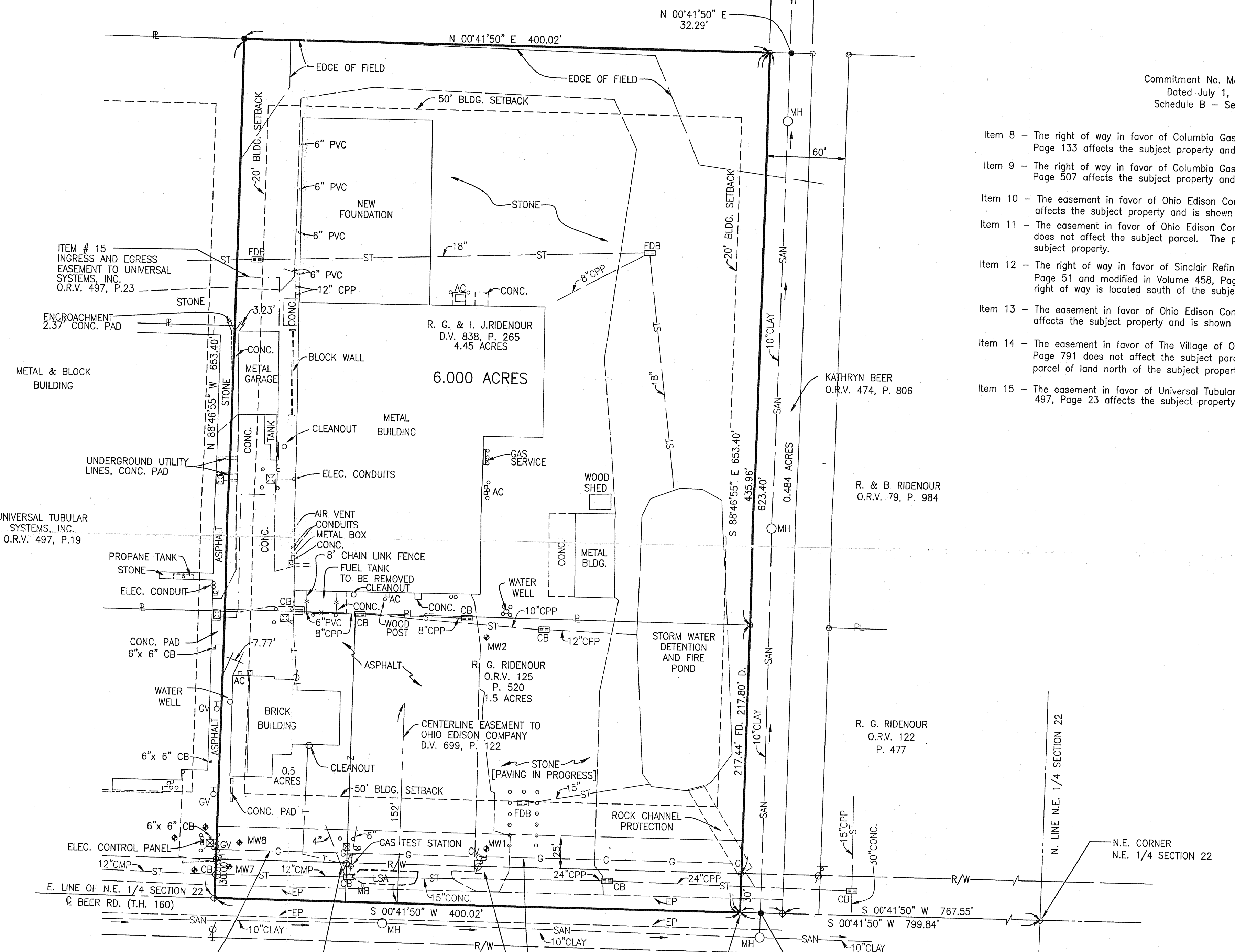
I further certify that:

- The accompanying survey was made on the ground and correctly shows to the best of my knowledge the location of all visible buildings, structures and other improvements situated on the above premises; that there are no visible encroachments upon the subject property or by the subject upon adjacent abutting said property except as shown hereon.
- This map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992; and meets the accuracy requirements of an Urban Survey, as defined herein.
- The property described hereon is the same as the property described in Lawyers Title Insurance Corporation Commitment No. MA92371 dated July 1, 1999 and that all easements, covenants and restrictions referenced in said title commitment have been plotted hereon or otherwise noted as to their effect on the subject property.
- The Property has direct access to Beer Road (T.H. 160) a dedicated public street.
- The subject property is not located in a 100 year flood area. Map rescinded by F.E.M.A. January 30, 1984.

NEW SURVEY OF EXISTING PARCEL
TAX MAP APPROVED
R.J.M. 7/24/99
R.L.S.



Robert J. McAuley
Date 28 July 1999
R.L.S. 7209



Commitment No. MA 992371
Dated July 1, 1999
Schedule B - Section 2

- Item 8 - The right of way in favor of Columbia Gas of Ohio, Inc. recorded in Deed Volume 888, Page 133 affects the subject property and is shown hereon.
- Item 9 - The right of way in favor of Columbia Gas of Ohio, Inc. recorded in Deed Volume 887, Page 507 affects the subject property and is shown hereon.
- Item 10 - The easement in favor of Ohio Edison Company recorded in Deed Volume 551, Page 141 affects the subject property and is shown hereon.
- Item 11 - The easement in favor of Ohio Edison Company recorded in Deed Volume 459, Page 579 does not affect the subject parcel. The pole line was to be located south and west of the subject property.
- Item 12 - The right of way in favor of Sinclair Refining Company recorded in Deed Volume 266, Page 51 and modified in Volume 458, Page 186 does not affect the subject parcel. The right of way is located south of the subject property.
- Item 13 - The easement in favor of Ohio Edison Company recorded in Deed Volume 551, Page 143 affects the subject property and is shown hereon.
- Item 14 - The easement in favor of The Village of Ontario recorded in Official Record Volume 49, Page 791 does not affect the subject parcel. The easement is located on a 0.484 acre parcel of land north of the subject property.
- Item 15 - The easement in favor of Universal Tubular Systems recorded in Official Record Volume 497, Page 23 affects the subject property and is shown hereon.

ITEM # 8 - 25' WIDE RIGHT OF WAY TO COLUMBIA GAS OF OHIO, INC. D.V. 888, P. 133

ITEM # 10 - EASEMENT TO OHIO EDISON COMPANY FOR THE PURPOSE OF A POLE LINE - BEGINNING ON THE NORTH LINE OF THE 0.50 ACRE PARCEL AND EXTENDING SOUTH ALONG THE WEST RIGHT OF WAY LINE FOR 100' TO THE SOUTH LINE OF SAID 0.50 ACRE PARCEL NO WIDTH GIVEN. D.V. 555, P. 141

ITEM # 9 - 25' WIDE P.O.B. RIGHT OF WAY TO COLUMBIA GAS OF OHIO, INC. D.V. 887, P. 507

ITEM # 13 - EASEMENT TO OHIO EDISON COMPANY FOR THE PURPOSE OF A POLE LINE - ALONG THE WEST RIGHT OF WAY LINE OF BEER ROAD, BEGINNING ON THE NORTH LINE OF THE 1.5 ACRE PARCEL AND EXTENDING SOUTH TO THE SOUTH LINE OF SAID 1.5 ACRE PARCEL NO WIDTH GIVEN. D.V. 551, P. 143

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

ZONING AS PER CHAPTER 1169 OF THE VILLAGE OF ONTARIO ZONING AND PLANNING BOOK.

I - 1 INDUSTRIAL
SIDE YARD SETBACK 20'
REAR YARD SETBACK 50'
FRONT YARD SETBACK 50'
MINIMUM LOT AREA 2 ACRES
MINIMUM LOT WIDTH 200'

LEGEND

- 5/8" DIA. X 30" LG. REBAR SET WITH CAP STAMPED, "RICHLAND ENGINEERING LIMITED 7209"
- 5/8" DIA. X 30" LG. REBAR FOUND WITH CAP STAMPED, "RICHLAND ENGINEERING LIMITED 4939"
- ◆ RAILROAD SPIKE SET
- ⊕ RAILROAD SPIKE FOUND
- ⊙ MAG NAIL SET
- ◆ MONITORING WELL (MW)
- D. DEED
- FD. FOUND
- ⊗ GAS METER
- 6" STEEL POST
- LSA LANDSCAPED AREA
- ⊗ ELEC. TRANSFORMER
- T- UNDERGROUND TELEPHONE
- ST- STORM SEWER
- SAN- SANITARY SEWER
- EP EDGE OF PAVEMENT
- ⊗ CATCH BASIN
- ⊗ CB CATCH BASIN
- ⊗ FDB FIRE DRAFT BASIN
- ⊗ POWER/TELEPHONE POLE
- ⊗ POWER/TELEPHONE/LIGHT POLE
- ⊗ LIGHT POLE
- ⊗ AC AIR CONDITIONER

RICHLAND ENGINEERING LIMITED
29 NORTH PARK STREET MANSFIELD, OHIO 44902

A.L.T.A./A.C.S.M. SURVEY FOR RALPH RIDENOUR

SITUATED IN THE VILLAGE OF ONTARIO, COUNTY OF RICHLAND, STATE OF OHIO, AND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 21, RANGE 19.

JOB NO. 99107ALT DATE 7/26/99 DRAWN BY BB,HN