

CITY OF ONTARIO, COUNTY OF RICHLAND, STATE OF OHIO  
 PART OF THE SOUTHEAST QUARTER OF SECTION 14  
 TOWNSHIP - 21 - NORTH, RANGE - 19 - WEST

STEWART TITLE GUARANTY COMPANY  
 COMMITMENT NO. 20033631  
 DATED SEPTEMBER 30, 2003  
 SCHEDULE B - SECTION 2

- LEGEND**
- SURVEY MARKER SET WITH CAP STAMPED "McCARTNEY & ASSOC." (5/8" DIA. x 30" LONG)
  - SURVEY MARKER FOUND WITH CAP STAMPED "McCARTNEY & ASSOC."
  - ★ MAG SPIKE FOUND
  - ◆ MAG SPIKE SET
  - CENTERLINE MONUMENT FOUND
  - EXISTING EASEMENT
  - ⚡ FLAG POLE
  - ⚡ LIGHT POLE
  - ⚡ POWER & TELEPHONE POLE
  - ⚡ POWER, TELEPHONE & LIGHT POLE
  - ⚡ POWER POLE

OSBORNE FASHION CO.  
 O.R.V. 737, P. 496

VILLAGE MALL INC.  
 PLAT VOL. 25, P. 38  
 LOT #2226

LANCE ONE CORP.  
 O.R.V. 1289, P. 001

STEWART E. MONICA &  
 SHIRLEY MONICA  
 O.R.V. 961, PAGE 842  
 1.269 ACRE

**EASEMENT LEGEND**

- ITEM 7  
 COMM. #20033631  
 D.V. 418, Pg. 160
- ITEM 9  
 COMM. #20033631  
 D.V. 635, Pg. 652
- ITEM 12  
 COMM. #20033631  
 O.R.V. 316, Pg. 740
- ITEM 13  
 COMM. #20033631  
 O.R.V. 1252, Pg. 137

- ITEM 1 ~ N/A
- ITEM 2 ~ N/A
- ITEM 3 ~ N/A
- ITEM 4 ~ N/A
- ITEM 5 ~ N/A
- ITEM 6 ~ N/A
- ITEM 7 ~ THE OHIO FUEL GAS COMPANY RIGHT OF WAY RECORDED IN D.V. 418, PAGE 160 OF RICHLAND COUNTY RECORDS.
- ITEM 8 ~ N/A
- ITEM 9 ~ OHIO EDISON COMPANY EASEMENT RECORDED IN D.V. 635, PAGE 652 OF RICHLAND COUNTY RECORDS.
- ITEM 10 ~ ROADWAY RIGHT OF WAY (WARRANTY DEED) DOES NOT AFFECT THE SUBJECT PROPERTY
- ITEM 11 ~ ROADWAY RIGHT OF WAY (WARRANTY DEED) DOES NOT AFFECT THE SUBJECT PROPERTY
- ITEM 12 ~ EASEMENT RECORDED IN O.R.V. 316, PAGE 740 OF RICHLAND COUNTY RECORDS.
- ITEM 13 ~ EASEMENT RECORDED IN O.R.V. 1252, PAGE 137 OF RICHLAND COUNTY RECORDS.
- ITEM 14 ~ SURVIVORSHIP DEED - DOES NOT AFFECT THE SUBJECT PROPERTY
- ITEM 15 ~ N/A
- ITEM 16 ~ TAXES, SEE SCHEDULE B - SECTION 2 FOR DETAILS.

**GENERAL NOTES:**

1. ADDRESS: 843 NORTH LEXINGTON SPRINGMILL ROAD, MANSFIELD, OHIO 44906
2. ZONING: B  
 SEE SECTION 1141.01 OF ONTARIO ZONING REGULATIONS FOR SETBACK REQUIREMENTS.
3. UTILITY SERVICE NAME AND CONTACT:

<b>GAS:</b> COLUMBIA GAS OF OHIO 1120 WEST FOURTH STREET MANSFIELD, OHIO 44906 (419) 528-1114	<b>TELEPHONE:</b> SPRINT (UNITED) 175 ASHLAND ROAD MANSFIELD, OHIO 44902 (419) 755-7150	<b>WATER:</b> CITY OF ONTARIO 555 STUMBO ROAD ONTARIO, OHIO 44862 (419) 525-2277	<b>SEWER:</b> CITY OF ONTARIO 555 STUMBO ROAD ONTARIO, OHIO 44862 (419) 529-6344
<b>ELECTRIC:</b> OHIO EDISON 1717 ASHLAND ROAD MANSFIELD, OHIO 44905 (419) 521-6177	<b>CABLE TV:</b> TIME WARNER 1575 LEXINGTON AVENUE MANSFIELD, OHIO 44907 (419) 756-3333	<b>OIL:</b> MARATHON ASHLAND PIPELINE LLC 539 SOUTH MAIN STREET FINDLAY, OHIO 45840 (419) 422-2211	

**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.

**LEGAL DESCRIPTION**

SITUATED IN THE CITY OF ONTARIO, COUNTY OF RICHLAND, STATE OF OHIO AND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 14, T-21-N, R-19-W AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A MONUMENT BOX FOUND IN THE CENTERLINE OF RIGHT OF WAY OF LEXINGTON-SPRINGMILL ROAD AND THE EAST LINE OF SECTION 14, MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 14; THENCE S 00°51'22"W, A DISTANCE OF 344.28 FEET ALONG SAID CENTERLINE OF RIGHT OF WAY OF LEXINGTON-SPRINGMILL ROAD AND THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 14 TO A POINT, SAID POINT BEING REFERENCED BY A MAG SPIKE SET AT N 89°08'38"W A DISTANCE OF 40.00 FEET; THENCE N 89°08'38"W, A DISTANCE OF 40.00 FEET TO A MAG SPIKE SET MARKING THE GRANTOR'S NORTHEAST PROPERTY CORNER, SAID MAG SPIKE ALSO BEING THE PRINCIPAL POINT OF BEGINNING FOR THE PARCEL DESCRIBED HEREIN;

- 1) THENCE S 00°51'22"W, A DISTANCE OF 260.33 FEET ALONG THE GRANTOR'S EASTERLY PROPERTY LINE TO A MAG SPIKE FOUND MARKING THE GRANTOR'S SOUTHWEST PROPERTY CORNER;
- 2) THENCE S 89°16'02"W, A DISTANCE OF 212.48 FEET ALONG THE GRANTOR'S SOUTHERLY PROPERTY LINE TO A SURVEY MARKER FOUND WITH CAP STAMPED "McCARTNEY & ASSOC." MARKING THE GRANTOR'S SOUTHWEST PROPERTY CORNER, AND PASSING FOR REFERENCE A SURVEY MARKER FOUND WITH CAP STAMPED "McCARTNEY & ASSOC." FOUND AT 6.00 FEET;
- 3) THENCE N 00°50'38"E, A DISTANCE OF 259.98 FEET ALONG THE GRANTOR'S WESTERLY PROPERTY LINE TO A SURVEY MARKER SET ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF VILLAGE MALL DRIVE, MARKING THE GRANTOR'S NORTHWEST PROPERTY CORNER;
- 4) THENCE N 89°10'25"E, A DISTANCE OF 212.55 FEET ALONG THE GRANTOR'S NORTHERLY PROPERTY LINE AND THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF VILLAGE MALL DRIVE TO THE PRINCIPAL POINT OF BEGINNING.

ENCLOSING AN AREA OF 1.269 ACRES, MORE OR LESS, OF WHICH THE PRESENT ROAD OCCUPIES 0.042 ACRE, MORE OR LESS, SUBJECT TO ALL PUBLIC RIGHT OF WAYS, USE RESTRICTIONS AND EASEMENTS NOW ON RECORD. SURVEY MARKERS SET ARE 5/8" DIA. BY 30" LONG REBAR WITH CAP STAMPED "McCARTNEY & ASSOC."

SECTION 14  
 S 00°51'22" W, 344.28

SECTION 13

**BASIS OF BEARINGS**

BEARINGS ARE BASED ON THE CENTERLINE OF LEXINGTON-SPRINGMILL ROAD - C.H. 133 (N00°51'22"E) AS CALLED FOR IN PLAT BOOK 23, PAGE 57 OF RICHLAND COUNTY RECORDS.

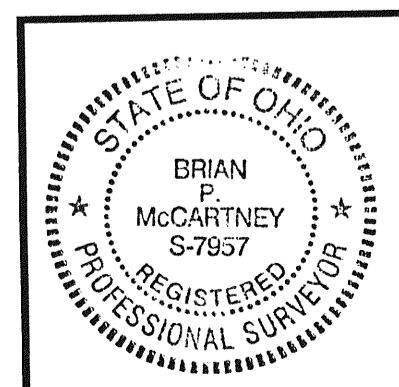
**PRIOR DEED REFERENCE**

O.R.V. 961, Pg. 842

STATE OF OHIO, COUNTY OF RICHLAND

TO: HUNTINGTON NATIONAL BANK, NORTHSTAR TITLE SERVICES L.L.C.,  
 STEWART TITLE GUARANTY COMPANY AND FALLS CREEK DEVELOPMENT - MANSFIELD L.L.C.

THE UNDERSIGNED HEREBY CERTIFIES TO HUNTINGTON NATIONAL BANK, NORTHSTAR TITLE SERVICES L.L.C., STEWART TITLE GUARANTY COMPANY AND FALLS CREEK DEVELOPMENT - MANSFIELD, L.L.C. THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE (i) IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND INCLUDES ITEMS 1,2,3,6,7,8,9,10,11,13,14,15 AND 16 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. I FURTHER CERTIFY THAT I HAVE CONSULTED FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AS ARE CURRENTLY AVAILABLE AND HAVE FOUND THAT THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.



Brian P. McCartney, P.E., P.S.  
 OHIO REGISTERED SURVEYOR NO. 15-7957

1-6-04  
 DATE

230 Third Street  
 Elyria, Ohio 44025  
 Phone: 419/525-9898  
 Fax: 419/525-3894

**KEM**  
 K.E. McCartney & Associates, Inc.  
 Engineers • Planners • Surveyors

FALLS CREEK DEVELOPMENT -  
 MANSFIELD L.L.C.  
 30195 CHAGRIN BLVD. SUITE 118  
 PEPPER PIKE, OHIO 44124

A.L.T.A./A.C.S.M. LAND TITLE SURVEY  
 CITY OF ONTARIO, COUNTY OF RICHLAND, STATE OF OHIO  
 PART OF THE SOUTHEAST QUARTER OF SECTION 14  
 TOWNSHIP - 21 - NORTH, RANGE - 19 - WEST

1  
 1

K.E.M. JOB No.MO-24-X

DRAFTED BY: K.E. MCCARTNEY & ASSOCIATES INC., DATE: 1/6/04 JOB TITLE: MO-244X SHEET NAME: MO244-AS.dwg SCALE: 1" = 20'