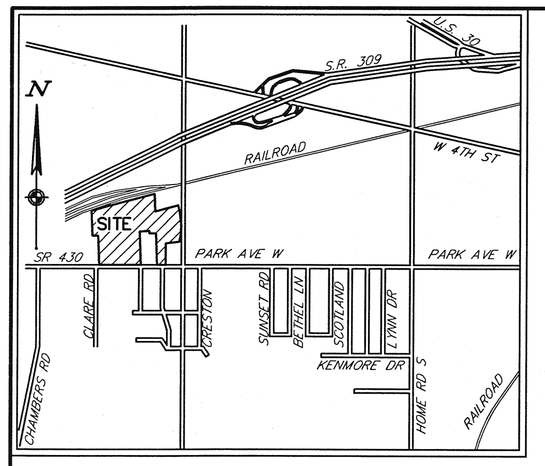
PLAT OF SURVEY

WAL–MART PARCEL

PART OF THE SE 1/4 & NE 1/4
SECTION 23, TOWN 21, RANGE 19
CITY OF ONTARIO
RICHLAND COUNTY, OHIO
39.884 ACRES (SURVEY)



VICINITY MAP
NO SCALE

PENNSYLVANIA LINES, LLC
O.R Vol. 801, Page 593

(RIGHT–OF–WAY AND TRACK MAP OF THE ERIE RAILROAD CO./NYPANO RAILROAD CO. MAP NO. V 50h/137)
RIGHT–OF–WAY VARIES

Railroad Right–of–Way

N 78°43'20" E 1032.34'

Railroad Right–of–Way

S 01°29'30" W 360.00'

Village of Ontario
4.63 Acres
D.B. 524, Page 216

IRON PIN FD.
N 40°18'32" W, 0.17'
FROM CORNER

N 78°43'20" E 488.90'

Railroad Right–of–Way

S 07°02'21" E 161.59'

IRON PIN w/ UNREADABLE CAP FOUND S 75°02'06" E, 0.17' FROM CORNER

L=307.98'
R=5639.84'
Δ =03°07'44"
CHORD=N 77°09'28" E
307.95'

Wal–Mart Real Estate Business Trust
Original 25.3423 Acres (By Deed)
O.R. 1338, Page 527
Sur. Rec. B–299
Parcel No. 038–60–175–15–000

25.344 Acres (Survey)

Existing
Wal–Mart
Building

N 01°11'25" E 510.08'

Keith R. and
Mary Beth Wright
14.866 ACRES
O.R Vol. 706, Page 204

CONSOLIDATED ACREAGE
25.344 ACRES – NE 1/4
14.539 ACRES – SE 1/4
Total 39.883 Acres (Survey)
1737326 SQ. FT.

PROPERTY CORNER AT FACE OF EX. BLDG. PER O.R. 603, PG. 377

THE PROPERTY CORNER IS THE CORNER OF EXISTING BUILDING PER O.R. 603, PG. 377

S 01°39'37" W 50.00'

N 88°19'36" W 242.21'

242.22'

N 01°39'24" E 48.24'

S 88°44'35" E 137.59'

S 88°44'35" E 894.04'

N.E. Quarter Section 23
S.E. Quarter Section 23

N 88°44'35" W 240.00'

120' (D& M) 120' (D& M) 120.00' (D & M) 125.00' (D & M) Quarter Section Line 364.78' (D & M)

IRON PIN w/ A CAP STAMPED "RICHLAND ENG", N 35°34'17" E, 0.28' FROM CORNER

1" IRON PIPE FD. 0.51' EAST OF LINE, 5.29' SOUTH OF CORNER

FD. IRON PIN w/ A CAP STAMPED "RICHLAND"

64.80' (M) 65' (D)

54.83' (M) 55' (D)

Janis K. Boughton and Sharon Le Fevre
(2) 1± Acre Tracts (By Deed)
O.R. Vol. 269 Page 606

Village of Ontario
0.140 Acres
O.R. 122, Page 245

S 08°51'26" W 77.47'

S 01°21'31" W 45.22'

N 88°44'35" W 45.00

POINT OF BEGINNING

15.03'

Wal–Mart Real Estate Business Trust
Orig. 3.6116 Acres (By Deed)
O.R. 1338, Pg. 527
Parcel No. 038–60–148–05–00
3.614 Acres (Survey)

R.R. SPIKE SET AT NE CORNER OF SE 1/4 SEC. 23,T21,R19
POINT OF COMMENCEMENT

N 88°44'35" W 60.03'

IRON PIN FOUND @ S 26°56'19" W 0.59' From Corner

S 86°58'54" W 278.67'

S 14°09'45" W 131.69'

200.08'

66.66'

S 01°28'13" W 462.02'

395.36'

S 03°44'09" E 274.39'

E. Line of Section 23

LEXINGTON – SPRINGMILL RD.

(A.K.A. COUNTY ROAD 133)
Right–of–Way Varies

R/W

E. Line of Section 23

ACREAGE CHART (SURVEYED)

Wal–Mart	25.344 Acres
Wal–Mart	3.614 Acres
Phillips	1.796 Acres
Hoover	1.861 Acres
Hoover	5.434 Acres
Boughton and Sharon Le Fevre	0.992 Acres
Boughton and Sharon Le Fevre	0.842 Acres
Total	39.884 Acres

Keith R. and
Mary Beth Wright
7.437 ACRES
O.R Vol. 706, Page 204

Keith R. and
Mary Beth Wright
4.845 ACRES
O.R. Vol. 37, Page 749

Gary W. Thomas and Rebecca M. Thomas
1.44 Acres
O.R. Vol. 243, Page 478
Parcel No. 038–60–165–15–000

Paul J. Kasper and Deborah Kasper
1.44 Acres
O.R. Vol. 324, Page 321
Parcel No. 038–60–140–12–000

Robert J. Phillips and Cynthia Phillips
1.363 Acres (By Deed)
O.R. Vol. 685, Page 818
Parcel No. 038–60–156–18–000
1.796 Acres (Survey)

N 01°02'08" E 641.21' (M)

S 00°45'22" W 646.14' (M)

Roger D. Hoover and Cindy L. Hoover
1.874 Acres (By Deed)
O.R. Vol. 258, Page 886
Parcel No. 038–60–159–06–001
1.861 Acres (Survey)

N 00°45'22" E 651.13' (M)

Roger D. Hoover and Cindy L. Hoover
5.461 Acres (By Deed)
O.R. Vol. 258, Page 886
Parcel No. 038–60–159–06–000

5.434 Acres (Survey)

S 01°39'04" W 665.26' (M)

Parcel #1 0.992 Acres (Survey)

S 01°39'02" W 667.84' (M)

Parcel #2 0.842 Acres (Survey)

N 01°39'00" E 670.03' (M)

469.97'

Malan Midwest, L.L.C.
4.957 Acres
O.R. VOL. 603, Page 377
Parcel No. 038–60–175–15–001

S 01°16'20" W 685.40'

S 03°33'00" W 475.10'

Infino At Mansfield, Inc.
1.454 Acres
O.R. Vol. 291, Page 476
Parcel No. 038–60–148–05–003

Mid–Ohio Building Corporation
0.877 Acres
O.R. Vol. 623, Page 492
Parcel No. 038–60–161–06–000

The Ohio Auto Club
O.R. Vol. 885, Page 600
Parcel No. 038–60–160–09–000

FD. IRON PIN w/ A CAP STAMPED "RICHLAND RLS"

Malan Midwest, L.L.C.
1.260 Acres
O.R. VOL. 603, Page 377

IRON PIN w/ UNREADABLE CAP FD. @ R/W LINE

IRON PIN w/ CAP SET @ 35.03' ON R/W LINE

IRON PIN w/ CAP SET @ 30.03' ON R/W LINE

1¼" PIPE FD. @ 29.65', 0.35' WEST OF LINE

1¼" PIPE FD. @ 28.53'

1" PIPE FD. @ 30.14'

170.04' TO R/W
169.92' PIN TO PIN

(D & M) 123.27'

(D & M) 125.15'

354.71' (D)

354.79' (M)

N 86°27'32" W 722.92'

164.84' (M) 65' (D)

54.87' (M) 55' (D)

N 86°27'00" W 384.53'

127.93' N 86°27'00" W

⅝" PIN FOUND @ 42.88', 0.25' WEST OF LINE

30' R/W

35' R/W

43' R/W

R/W

℄ A.K.A. – MANSFIELD GALION ROAD

CEARY RD.

FRAZIER RD.

PARK AVE. WEST – S.R. 430

THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE NORTH EAST QUARTER OF SECTION 23 (N 88°44'35" W) OF THE DEED OF WAL–MART STORES, INC. AS RECORDED IN OFFICIAL RECORD 1338, PAGE 527 AND SURVEY RECORD B–299.

LEGEND

- 1" IRON PIPE FOUND
- 5/8" IRON PIN FOUND
- IRON PIPE FOUND
- IRON PIN FOUND
- RR SPIKE SET
- 5/8" IRON PIN W/ CAP STAMPED "CESO INC" TO BE SET
- P.K. or MAG NAIL FOUND
- MAG NAIL SET
- CHISELED "X" SET
- D DEED
- M MEASURED
- S SURVEYED

SURVEY PLAT FOR

Wal–Mart Real Estate Business Trust
Original 25.3423 Acres
O.R. 1338, Page 527
Sur. Rec. B–299
Parcel No. 038–60–175–15–000

Wal–Mart Real Estate Business Trust
Orig. 3.6116 Acres
O.R. 1338, Pg. 527
Parcel No. 08–60–148–05–00

Janis K. Boughton and Sharon Le Fevre
(2) 1± Acre Tracts
Vol. 269 Page 606
Parcel No. 038–60–144–01–000
Parcel No. 038–60–144–02–000

Roger D. Hoover and Cindy L. Hoover
1.874 Acres
Vol. 258, Page 886
Parcel No. 038–60–159–06–001

Roger D. Hoover and Cindy L. Hoover
1.874 Acres
Vol. 258, Page 886
Parcel No. 038–60–159–06–001

Roger D. Hoover and Cindy L. Hoover
5.461 Acres
Vol. 258, Page 886
Parcel No. 038–60–159–06–000

Robert J. Phillips and Cynthia Phillips
1.363 Acres
Vol. 685, Page 848
Parcel No. 038–60–156–18–000

Roger D. Hoover and Cindy L. Hoover
1.874 Acres
Vol. 258, Page 886
Parcel No. 038–60–159–06–001

Deed Reference:
Owner: Wal–Mart Real Estate Business Trust – 25.3423 Acres – Official Record 1338, Page 527
Owner: Robert J. Phillips and Cynthia Phillips – 1.363 Acres – Official Record 685, Page 848
Owner: Roger D. Hoover and Cindy L. Hoover – 1.874 Acres – Official Record 258, Page 886
Owner: Roger D. Hoover and Cindy L. Hoover – 5.461 Acres – Official Record 258, Page 886
Owner: Janis K. Boughton and Sharon Le Fevre – (2) 1± Acre Tracts – Official Record 269 Page 606
Owner: Wal–Mart Real Estate Business Trust – Orig. 3.6116 Acres – Official Record 1338, Pg. 527

References:
Survey Record K–389; Survey Record B–299;
Right–of–Way and Track Map of the Erie Railroad Co./Nypano Railroad Co. No. V.50h/137
State of Ohio Right–of–Way Plans – Job #03275(0) Lex–Springmill Road (C.H.133) Richland County

SURVEY NOTES:
NO DISCREPANCY WAS FOUND BETWEEN FOUND MONUMENTATION AND PHYSICAL OCCUPATION. THE SURVEY IN GENERAL FITS PHYSICAL OCCUPATION.

DEEDS, PLATS AND SURVEY REFERENCES AS SHOWN ON SURVEY PLAT, WERE USED IN THE PERFORMANCE OF THIS SURVEY.

ALL MONUMENTS FOUND (IRON PINS, IRON PIPES MAG NAILS & PK NAILS) ARE IN GOOD CONDITION, UNLESS OTHERWISE NOTED.

CERTIFICATE OF SURVEYOR:

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES IN AUGUST 2003 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND IRON PINS WILL BE SET AS SHOWN.

DAVID R. BARNHART 9/01/04
DAVID R. BARNHART DATE
PROFESSIONAL SURVEYOR NO. S7646

STATE OF OHIO
DAVID R. BARNHART S7646 REGISTERED
PROFESSIONAL SURVEYOR

NEW SURVEY OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
MLB 9-9-04
CHECKED DATE

100 0 100 200
GRAPHIC SCALE (IN FEET)
1 inch = 100 ft.

REVISIONS		
BY	DATE	DESCRIPTION

PLAT OF SURVEY

WAL★MART STORES, INC.

CITY OF ONTARIO — RICHLAND COUNTY, OHIO
SCALE: 1" = 100' — DATE: SEPTEMBER 01, 2004
DESIGN DRB
DRAWN JRL
CHKED DRB

CESO
1700 LYONS ROAD
DAYTON, OHIO 45458–1864
OFFICE (937) 435–8584
FAX (937) 435–3307
email: ceso@cesoinc.com
www.cesoinc.com/ceso

JOB NO. 3129
SHEET NO. 1 OF 1

09/21/2004 15:37:09

K:\Wal–Mart\3129 Ontario, OH Wal–Mart SC On–Site Relo\Design\survey\ALTA & New Plats\3129 SURVEY PLAT.DWG.dwg – SEPT 01, 2004 – 11:31:17