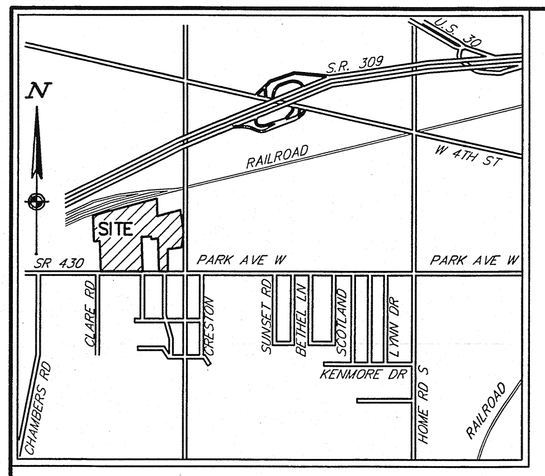
PLAT OF SURVEY/SPLIT

WAL–MART PARCEL

PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF
SECTION 23, TOWN 21, RANGE 19
CITY OF ONTARIO
RICHLAND COUNTY, OHIO
39.883 ACRES (SURVEY)



VICINITY MAP

NO SCALE

(RIGHT–OF–WAY AND TRACK MAP OF THE ERIE RAILROAD CO./NYPANO RAILROAD CO. MAP NO. V 50h/137)
PENNSYLVANIA LINES, LLC
O.R.V. 801, Pg. 593

Railroad Right–of–Way

Right–of–Way Varies
N 78°43'20" E 1032.34'

Railroad Right–of–Way

S 01°29'50" W 390.00'

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

Railroad Right–of–Way

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.V. 1338, Page 527
Sur. Rec. B–299

25.344 Acres (Survey)

NEW WAL–MART PARCEL
36.610 ACRES
1594724 SQ. FT.

22.861 AC. IN THE NE QUARTER OF SECTION 23
13.749 AC. IN THE SE QUARTER OF SECTION 23

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

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

N 78°43'20" E 488.91'
267.37'
221.53'

S 07°02'21" E
131.75'

OUTLOT 1
1.253 ACRES
54591 SQ. FT.

N 11°16'38" W
186.25'

L=39.16'
R=1058.00'
Δ=02°07'14"
CHORD=S 85°12'16" W
39.16'

L=22.14'
R=15.00'
Δ=84°34'43"
CHORD=N 53°34'00" W
20.19'

161.22'
S 86°15'53" W

P.O.B. OUTLOT 1

L=44.89'
R=978.00'
Δ=02°37'46"
CHORD=N 84°57'00" E
44.88'

N 86°15'53" E
174.23'

80.33'
S 03°44'07" E
E. Line of Section 23

OUTLOT 2
1.205 ACRES
52502 SQ. FT.

223.29'
N 01°15'23" E

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

S 01°28'13" W
218.10'

S 08°51'26" W
77.47'

S 01°21'31" W
45.22'

15.03'

P.O.B.
WAL–MART PARCEL
AND OUTLOT 2
224.63'

N 88°44'35" W 454.20'

S.E. Quarter Section 23 S 01°28'13" W 66.66'

S.E. CORNER OF THE N.E. QUARTER

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

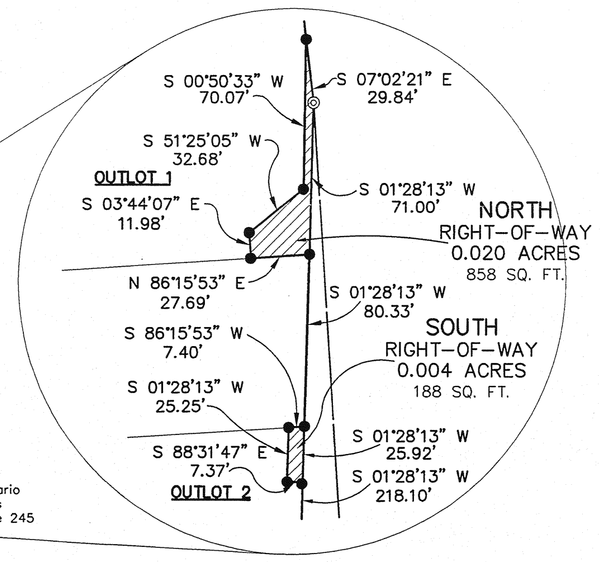
N 88°44'35" W 60.03'

S 86°58'54" W 278.67'

14°09'45" W
137.69'

200.08'

E. Line of Section 23
LEXINGTON – SPRINGMILL RD.
(A.K.A. COUNTY ROAD 133)



N

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
- O IRON PIPE FOUND
- ◎ IRON PIN FOUND
- ▲ RR SPIKE SET
- ● 5/8" IRON PIN w/ CAP STAMPED "CESO INC" TO BE SET
- X CHISELED "X" SET
- D DEED
- M MEASURED
- S SURVEYED

CITY OF ONTARIO
APPROVED
DATE May 13, 2005
ZONING INSPECTOR
Dallas Strickle

N 88°44'35" W 240.00'
120' (D&M) 120' (D&M) 120.00' 125.00'

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

729.42'
Quarter Section Line
364.78'

S 01°39'37" W
50.00'

N 88°19'36" W
242.21'
242.22'

N 01°39'24" E
48.24'

N.E. Quarter Section 23
367.16'

137.59'
N 88°44'35" W

S.E. Quarter Section 23

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

Wal–Mart Real Estate Business Trust
Orig. 3.6116 Acres (By Deed)
O.R.V. 1338, Pg. 527

3.614 Acres (Survey)

IRON PIN FOUND ⊗
N 26°56'19" E 0.59'

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

Keith R. Wright and
Mary Beth Wright
6.625 Acres
O.R.V. 706, Page 204

N 01°11'25" E 510.08'

Keith R. Wright and
Mary Beth Wright
5.782 Acres
O.R.V. 706, Page 204

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

Gary W. Thomas and Rebecca M. Thomas
1.7 Acres
O.R.V. 243, Page 478

Paul J. Kasper and Deborah Kasper
1 3/4 Acres
O.R.V. 324, Page 321

N 01°02'08" E 601.17' (M)

Wal–Mart Real Estate Business Trust
1.796 Acres
O.R.V. 1432, Page 627

S 00°45'22" W 646.14' (M)

Wal–Mart Real Estate Business Trust
1.861 Acres
O.R.V. 1432, Page 624

N 00°45'22" E 651.13' (M)

Wal–Mart Real Estate Business Trust
5.434 Acres
O.R.V. 1432, Page 624

S 01°39'04" W 665.26' (M)
0.992 ac.

S 01°39'02" W 667.84' (M)
0.842 ac.

S 01°39'00" W 630.01' (M)

489.97'

Wal–Mart Real Estate Business Trust
0.992 Acre & 0.842 Acre
O.R.V. 1432, Page 620

Malan Midwest, L.L.C.
4.957 Acres
O.R.V. 603, Page 377

N 01°16'20" E 642.37'

S 03°33'00" W 432.10'

Infirmo at Mansfield, Inc.
1.454 Acres – O.R.V. 1291, Page 476

Mid–Ohio Building
Corporation
0.877 Acres
O.R.V. 636, Page 492

30' R/W

IRON PIN w/CAP
SET @ 40.04' ON
DEDICATED R/W LINE

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

N 01°02'08" E
40.04'

1¼" PIPE FD.
@ 28.53'

123.07'
123.27'

125.15'
125.15'

PROP. R/W
EX. R/W

355.42'
354.80'

N 86°27'32" W 723.35'
N 86°27'32" W 722.92'

40.05'
40.05'

R/W

IRON PIN w/CAP
SET @ 40.02' ON
DEDICATED R/W LINE

64.84'
64.87'

1" PIPE FD.
@ 30.14'

170.04'

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

N 01°16'20" E
43.03'

35' R/W

IRON PIN w/ CAP
SET @ 43.03 ON
R/W LINE

PROP. R/W

S 03°33'00" W
43.00'

EX. R/W

43' R/W

R/W

S 01°39'00" W 40.02'

40.02'
40.02'

64.84'
64.87'

64.80'
54.84'

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

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

A.K.A. – MANSFIELD GALION ROAD

GEARY RD.

FRAZIER RD.

PARK AVE. WEST – S.R. 430

N 86°27'00" W 127.93

N 86°27'00" W 129.64'

SOUTHWEST
RIGHT–OF–WAY
0.664 ACRES
28925 SQ. FT.

SOUTHEAST
RIGHT–OF–WAY
0.127 ACRES
5530 SQ. FT.

¾" PIN FOUND @ 42.88',
0.25' WEST OF LINE
(S 68°42'04" W 0.28'
FROM CORNER)

Deed Reference:
Owner: Wal–Mart Real Estate Business Trust
Official Record 1338, Page 527 (25.3423 Acres)
Official Record 1432, Page 627 (1.796 Acres)
Official Record 1432, Page 624 (1.861 Acres)
Official Record 1432, Page 624 (5.434 Acres)
Official Record 1432, Page 620 (0.842 Acres)
Official Record 1338, Page 527 (3.614 Acres)

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.

ACREAGE CHART (SURVEYED):

OUTLOT 1	1.253 ACRES
OUTLOT 2	1.205 ACRES
SOUTHWEST R/W	0.664 ACRES
SOUTHEAST R/W	0.127 ACRES
SOUTH R/W	0.004 ACRES
NORTH R/W	0.020 ACRES
NEW WAL–MART PARCEL	36.610 ACRES
OVER–ALL WAL–MART ACREAGE	39.883 ACRES

RIGHT–OF–WAY CONVEYED BY WAL–MART

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

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 4/29/05
DAVID R. BARNHART DATE
PROFESSIONAL SURVEYOR NO. S7646

STATE OF OHIO
DAVID R. BARNHART
S7646
REGISTERED
PROFESSIONAL SURVEYOR

REVISIONS		
BY	DATE	DESCRIPTION
DRB	04/29/05	REV. PER CO. COMMENTS

PLAT OF SURVEY/SPLIT

WAL★MART STORES, INC.

CITY OF ONTARIO — RICHLAND COUNTY, OHIO
SCALE: 1" = 100' — DATE: APRIL 13, 2005
DESIGN DRB
DRAWN JRL
CHKED DRB
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

K:\Wal–Mart\3129 Ontario, OH Wal–Mart SC On–Site Relo\Design\survey\ALTA & New Plats\3129 PLAT OF SURVEY LOT SPLIT 03–31–05.DWG.dwg – APR 13, 2005 – 16:12:54