

SUNRISE HOSPITALITY

TOWNSHIP OF SPRINGFIELD, COUNTY OF RICHLAND, STATE OF OHIO

PART OF THE NORTHEAST QUARTER, OF SECTION 17, TWP - 21 - N, RANGE 19 - W

LEGAL DESCRIPTION

SITUATED IN THE TOWNSHIP OF SPRINGFIELD, COUNTY OF RICHLAND, STATE OF OHIO AND BEING PART OF THE NORTHEAST QUARTER OF SECTION 17, T-21-N, R-19-W AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE INTERSECTION OF WEST FOURTH STREET AND S.R. 314 (SHELBY-ONTARIO ROAD), SAID POINT REFERENCED BY A RAILROAD SPIKE FOUND AT S 88°49'21"W, A DISTANCE OF 245 FEET; THENCE WESTERLY WITH A CURVE TO THE RIGHT ALONG THE CENTERLINE OF SAID WEST FOURTH STREET, HAVING A DELTA ANGLE OF 102°27'30", AN ARC LENGTH OF 275.03 FEET, A RADIUS OF 3437.48 FEET, A CHORD BEARING OF N 88°54'43"W AND A CHORD LENGTH OF 275.03 FEET TO A RAILROAD SPIKE SET; THENCE N 9°37'11"W, A DISTANCE OF 86.68 FEET TO A SURVEY MARKER SET ON THE NORTHERLY RIGHT OF WAY LINE OF WEST FOURTH STREET, SAID SURVEY MARKER BEING THE PRINCIPAL POINT OF BEGINNING FOR THE PARCEL DESCRIBED HEREIN.

1) THENCE ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF FOURTH STREET THE FOLLOWING FOUR COURSES:

- 1.1) WESTERLY WITH A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 00°05'24", AN ARC LENGTH 53.89 FEET, A RADIUS OF 34292.48 FEET, A CHORD BEARING N 88°16'34"W AND A CHORD LENGTH OF 53.89 FEET TO A SURVEY MARKER SET;
- 1.2) S 86°41'42"W, A DISTANCE OF 231.34 FEET TO A SURVEY MARKER SET;
- 1.3) N 57°46'46"W, A DISTANCE OF 79.85 FEET TO A 3/4" IRON PIPE FOUND;
- 1.4) S 2°43'32"E, A DISTANCE OF 45.11 FEET TO A SURVEY MARKER SET;

2) THENCE ALONG THE EXISTING LIMITED ACCESS RIGHT OF WAY FOR S.R. 30 THE FOLLOWING SIX COURSES:

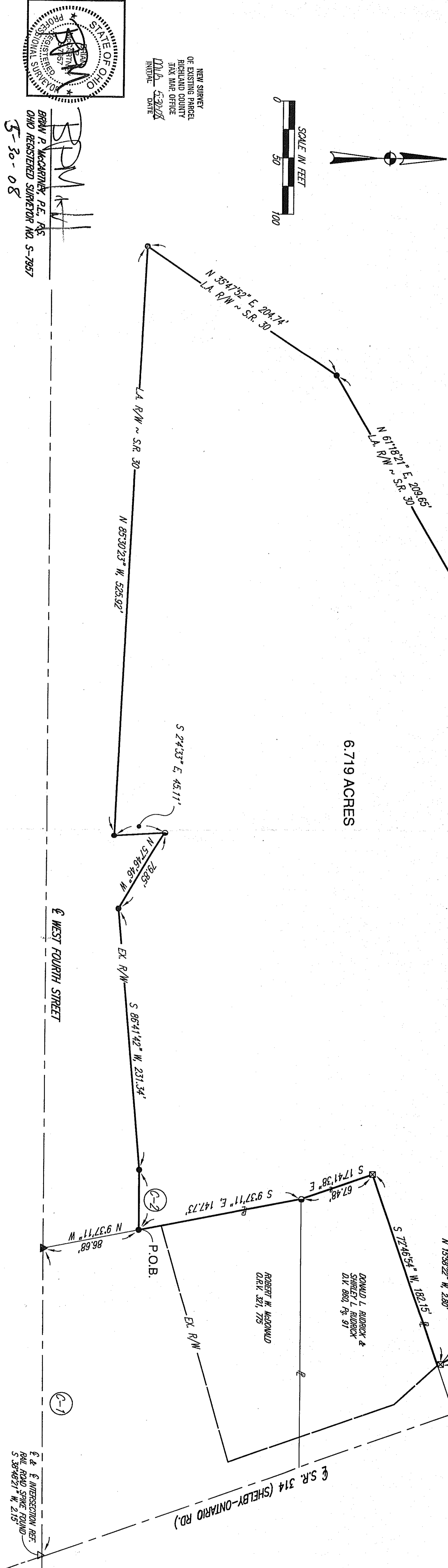
- 2.1) N 65°30'23"W, A DISTANCE OF 525.92 FEET TO A SURVEY MARKER SET;
- 2.2) N 35°47'32"E, A DISTANCE OF 204.74 FEET TO A SURVEY MARKER SET;
- 2.3) N 67°18'21"E, A DISTANCE OF 209.65 FEET TO A SURVEY MARKER SET;
- 2.4) N 76°48'43"E, A DISTANCE OF 213.34 FEET TO A 3/4" IRON PIPE FOUND;
- 2.5) N 2°43'32"E, A DISTANCE OF 37.29 FEET TO A CRAMP TOP IRON PIPE FOUND;
- 2.6) N 74°19'44"E, A DISTANCE OF 398.57 FEET TO A CRAMP TOP IRON PIPE FOUND AT THE INTERSECTION OF THE EXISTING LIMITED ACCESS RIGHT OF WAY FOR S.R. 30 AND THE EXISTING WESTERLY RIGHT OF WAY LINE OF S.R. 314 (SHELBY-ONTARIO ROAD);

3) THENCE S 25°59'40"E, A DISTANCE OF 248.89 FEET ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE FOR S.R. 314 (SHELBY-ONTARIO ROAD) TO A POINT ON THE NORTH PROPERTY LINE OF LAND OWNED BY DONALD L. RUDRICK & SHERLEY L. RUDRICK, BY D.L. 860, Pg. 91 OF THE RICHLAND COUNTY RECORDS, REFERENCED BY A CRAMP TOP IRON PIPE FOUND N 15°58'22"W, AT A DISTANCE OF 2.80 FEET;

4) THENCE ALONG THE NORTH AND WEST PROPERTY LINES OF SAID RUDRICK PROPERTY THE FOLLOWING TWO COURSES:

- 4.1) S 72°46'54"W, A DISTANCE OF 182.15 FEET TO A CRAMP TOP IRON PIPE FOUND;
- 4.2) S 17°41'38"E, A DISTANCE OF 67.48 FEET TO A 3/4" IRON PIPE FOUND ON THE NORTHWEST CORNER OF LAND CONVEYED TO ROBERT W. McDONALD BY O.R.L. 321, Pgs. 775 OF THE RICHLAND COUNTY RECORDS;

5) THENCE S 93°37'11"E, A DISTANCE OF 147.73 FEET ALONG THE WEST PROPERTY LINE OF SAID McDONALD PROPERTY AND THE EXISTING RIGHT OF WAY LINE OF WEST FOURTH STREET TO THE PRINCIPAL POINT OF BEGINNING, ENCLOSED AN AREA OF 6.719 ACRES, MORE OR LESS, SUBJECT TO ALL PUBLIC RIGHTS OF WAYS, USE RESTRICTIONS AND EASEMENTS NOW ON RECORD.



NEW SURVEY OF EXISTING PARCEL RICHLAND COUNTY TAX MAP OFFICE D.L. 522028 DATE 04-15-08

BRUN P. MCCARTNEY, P.E., A.S. OHIO REGISTERED SURVEYOR NO. S-7957

5-30-08

- LEGEND**
- SURVEY MARKER SET WITH CAP STAMPED MCCARTNEY S-7921 (3/8" DIA. x 30" LONG)
 - ▲ R.R. SPIKE SET
 - 3/4" IRON PIPE FOUND
 - ⊙ SURVEY MARKER SET (MAG SPIKE)
 - △ RAILROAD SPIKE FOUND
 - ⊠ CRAMP TOP IRON PIPE FOUND
- ARC LENGTH = 275.03'**
RADIUS = 3437.48'
CHD. BEAR. = N 88°54'43" W
CHD. LENGTH = 275.03'
DELTA = 102°27'30"
- ARC LENGTH = 53.89'**
RADIUS = 34292.48'
CHD. BEAR. = N 88°16'34" W
CHD. LENGTH = 53.89'
DELTA = 00°05'24"

BASIS OF BEARINGS:
 BEARINGS ARE TO AN ASSUMED MERIDIAN USED TO DENOTE ANGLES ONLY.

PROPR. DEED REFERENCE:
 O.R.L. 1584, Pgs. 882

SUNRISE HOSPITALITY, INC
 TOWNSHIP OF SPRINGFIELD, COUNTY OF RICHLAND, STATE OF OHIO
 BOUNDARY SURVEY
 PART OF THE NORTHEAST QUARTER, OF SECTION 17, TWP - 21 - N, RANGE 19 - W

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 Engineers • Planners • Surveyors

