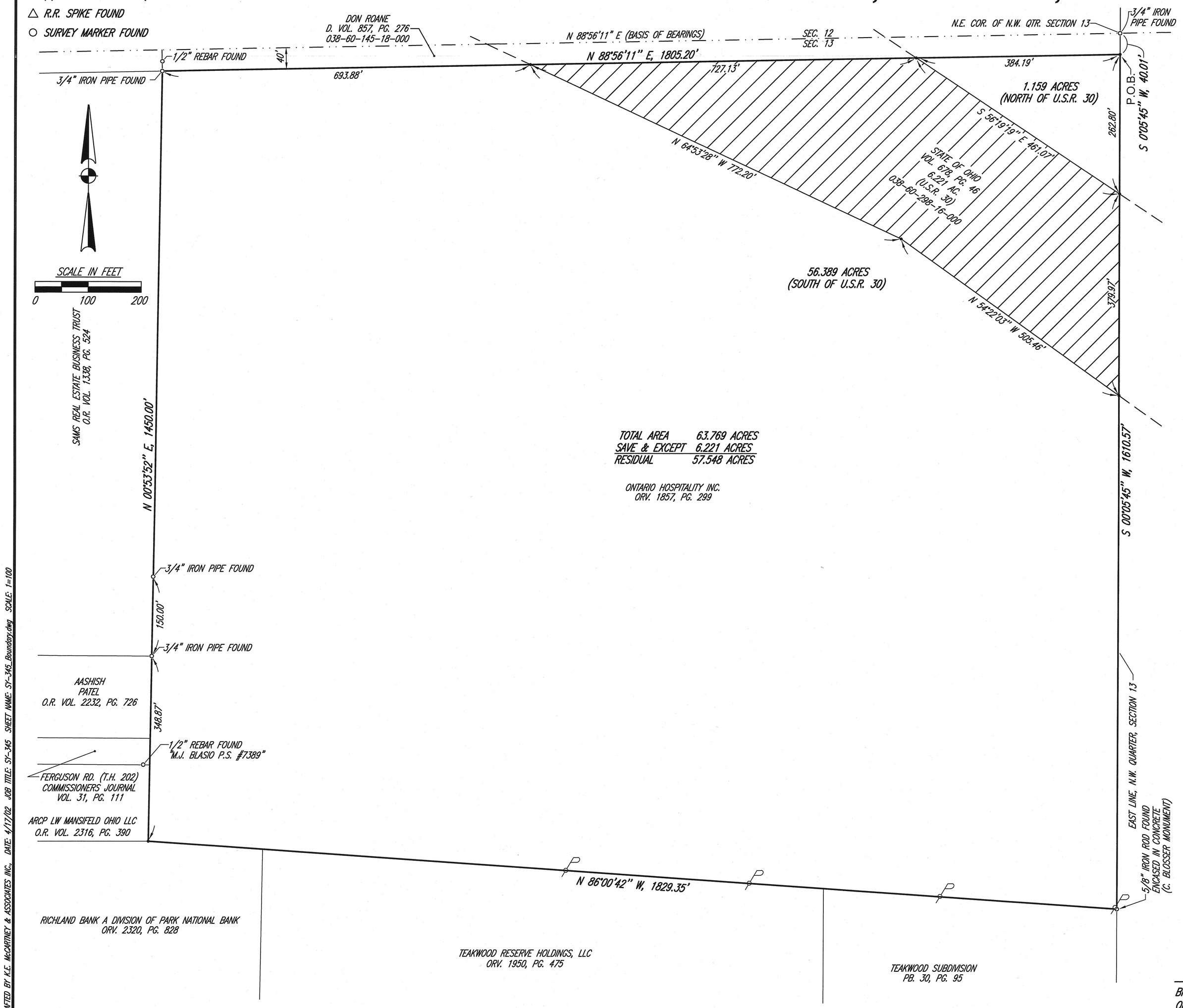
CITY OF ONTARIO, COUNTY OF RICHLAND, STATE OF OHIO
PART OF THE N.W. QUARTER SECTION 13, TWP. 21 N., R. 19 W.



LEGAL DESCRIPTION

SITUATED IN THE CITY OF ONTARIO, COUNTY OF RICHLAND, STATE OF OHIO AND BEING PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 21, RANGE 19 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4" IRON PIPE FOUND MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER, SECTION 13; THENCE S00°05'45"W, 40.01 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO SURVEY MARKER SET, SAID MARKER BEING THE PRINCIPAL POINT OF BEGINNING FOR THE PARCEL DESCRIBED HEREIN;

1) THENCE CONTINUING S00°05'45"W, 1610.57 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION, PASSING THROUGH SURVEY MARKERS SET AT 262.80 FEET AND 642.77 FEET TO A 5/8" IRON ROD FOUND ENCASED IN CONCRETE;

2) THENCE N86°00'42"W, 1829.35 FEET ALONG THE NORTHERLY LINE OF TEAKWOOD SUBDIVISION (PB. 30, PG. 95), THE NORTHERLY LINE OF A PARCEL CONVEYED TO TEAKWOOD RESERVE HOLDINGS, LLC (O.R. VOL. 1950, PG. 475), AND A NORTHERLY LINE OF A PARCEL CONVEYED TO RICHLAND BANK A DIVISION OF PARK NATIONAL BANK (O.R. VOL. 2320, PG. 828) TO A SURVEY MARKER SET;

3) THENCE N00°53'52"E, 1450.00 FEET, ALONG AN EXISTING PROPERTY LINE, THE EAST LINE OF FERGUSTON ROAD–T.H. 202, 50.00 FOOT RIGHT OF WAY (COMMISSIONERS JOURNAL V. 31, PG. 111), THE EAST LINE OF A PARCEL COVEYED TO SAMS REAL ESTATE BUSINESS TRUST (OR. VOL. 1.338, PG. 524), AND PASSING THROUGH 3/4" IRON PIPES FOUND AT 348.87 FEET AND 498.87 FEET TO A 3/4" IRON PIPE FOUND;

4) THENCE N88°56'11"E, 1805.20 FEET ALONG THE SOUTHERLY LINE OF A 40.00 FOOT STRIP OF LAND IN THE NAME OF DON ROANE (VOL. 857, PG. 276) AND PASSING THROUGH SURVEY MARKERS SET AT 693.88 FEET AND 1421.01 FEET TO THE PRINCIPAL POINT OF BEGINNING, ENCLOSING AN AREA OF 63.769 ACRES, MORE OR LESS, ACCORDING TO SURVEY BY BRIAN P. McCARTNEY MADE IN APRIL 1998 AND SUBJECT TO ALL PUBLIC RIGHT OF WAY, EASEMENTS AND USE RESTRICTIONS NOW ON RECORD INCLUDING AN EASEMENT AS PROVIDED IN A DEED TO JAMES E. SHEA (VOL. 246, PG. 93).

SAVE AND EXCEPT THEREFROM THE FOLLOWING:

SITUATED IN THE CITY OF ONTARIO, COUNTY OF RICHLAND, STATE OF OHIO AND BEING PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 21, RANGE 19 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4" IRON PIPE FOUND MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER, SECTION 13; THENCE S00°05'45"W, 302.81 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION AND PASSING THROUGH A SURVEY MARKER SET AT 40.01 FEET TO A SURVEY MARKER SET, SAID MARKER BEING THE PRINCIPAL POINT OF BEGINNING FOR THE PARCEL DESCRIBED HEREIN;

1) THENCE CONTINUING S00°05'45"W, 379.97 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO A SURVEY MARKER SET;

2) THENCE N54°22'03"W, 505.46 FEET TO A SURVEY MARKER SET;

3) THENCE N64°53'28"W, 772.20 FEET TO A SURVEY MARKER SET;

4) THENCE N88°56'11"E, 727.13 FEET ALONG THE SOUTHERLY LINE OF A 40 FOOT STRIP OF LAND IN THE NAME OF DON ROANE (VOL. 857, PG. 276) TO A SURVEY MARKER SET;

5) THENCE S56°19'19"E, 461.07 FEET TO THE PRINCIPAL POINT OF BEGINNING, ENCLOSING AN AREA OF 6.221 ACRES, MORE OR LESS.

THEREFORE, THE TRACT OF LAND AS SURVEYED HAS A RESIDUAL AREA OF 57.548 ACRES, MORE OR LESS.

BASIS OF BEARINGS

THE BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 13 (N88°56'11"E) AS CALLED FOR IN VOL. 678, PG. 46 OF RICHLAND COUNTY RECORDS.

PRIOR DEED REFERENCE

D. VOL. 877, PG. 47
D. VOL. 880, PG. 345
O.R. VOL. 1857, PG. 299

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 11-4-14
INITIAL DATE
F-4-202

BRIAN P. McCARTNEY, P.E., P.S.
OHIO REGISTERED SURVEYOR NO. S-7957

STATE OF OHIO
BRIAN P. McCARTNEY
S-7957
REGISTERED
PROFESSIONAL SURVEYOR

REV. 11-4-14 UPDATE OWNERSHIPS
REV. 4-17-02
ORIG. 4-1998

230 Third Street
Elyria, Ohio 44035
Phone: 440/323-3009
Fax: 440/323-3044

52 N. Diamond Street
Mansfield, Ohio 44902
Phone: 419/522-4983
Fax: 419/522-9635

K.E. McCartney & Associates, Inc.
Engineers · Planners · Surveyors

JOB TITLE:

BOUNDARY SURVEY

CITY OF ONTARIO, COUNTY OF RICHLAND, STATE OF OHIO
PART OF THE N.W. QTR. SECTION 13, TWP. 21 N., R. 19 W.

DRAFTED BY K.E. McCARTNEY & ASSOCIATES INC. DATE: 4/17/02 JOB TITLE: S7-345 SHEET NAME: S7-345_Boundary.dwg SCALE: 1=100