

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1173822-CLE, COMMITMENT DATE APRIL 04, 2023 AT 7:30 AM.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RICHLAND, STATE OF OHIO, AND IS DESCRIBED AS FOLLOWS:

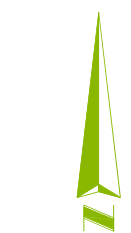
SITUATED IN THE CITY OF ONTARIO, COUNTY OF RICHLAND AND STATE OF OHIO, AND KNOWN AS BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 21, RANGE 19, AND FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A SPIKE IN THE CENTERLINE OF U.S. 30N (MANSFIELD-GRESTLINE ROAD) AT HIGHWAY CENTERLINE STATION 368+39.77 AS THE SAME IS SHOWN ON THE STATE OF OHIO HIGHWAY DEPARTMENT RIGHT-OF-WAY PLANS RIC 30-N-(0.00-2.02), RIC 30-N-6.13 AND IS PLATTED IN BOOK 18, PAGE 259 OF THE RECORD OF PLATS IN THE OFFICE OF THE RECORDER OF RICHLAND COUNTY, OHIO; THENCE SOUTHEASTERLY ALONG SAID PLATTED CENTERLINE, A DISTANCE OF 127.27 FEET TO A POINT; THENCE NORTH 2 DEG. 48'15" EAST, A DISTANCE OF 392.20 FEET TO AN IRON PIN; THENCE SOUTH 2 DEG. 48'15" WEST, A DISTANCE OF 362.64 FEET TO AN IRON PIN; THENCE SOUTH 2 DEG. 48'15" WEST, A DISTANCE OF 362.64 FEET TO THE POINT OF BEGINNING, CONTAINING 1.082 ACRES OF LAND, MORE OR LESS, OF WHICH 0.282 ACRES IS INCLUDED IN A PERPETUAL EASEMENT FOR HIGHWAY PURPOSES, LEAVING A TOTAL USABLE AREA OF 0.800 ACRES OF LAND, MORE OR LESS, ALSO KNOWN AS WEST 4TH STREET, ONTARIO CITY.

NOTES CORRESPONDING TO SCHEDULE B

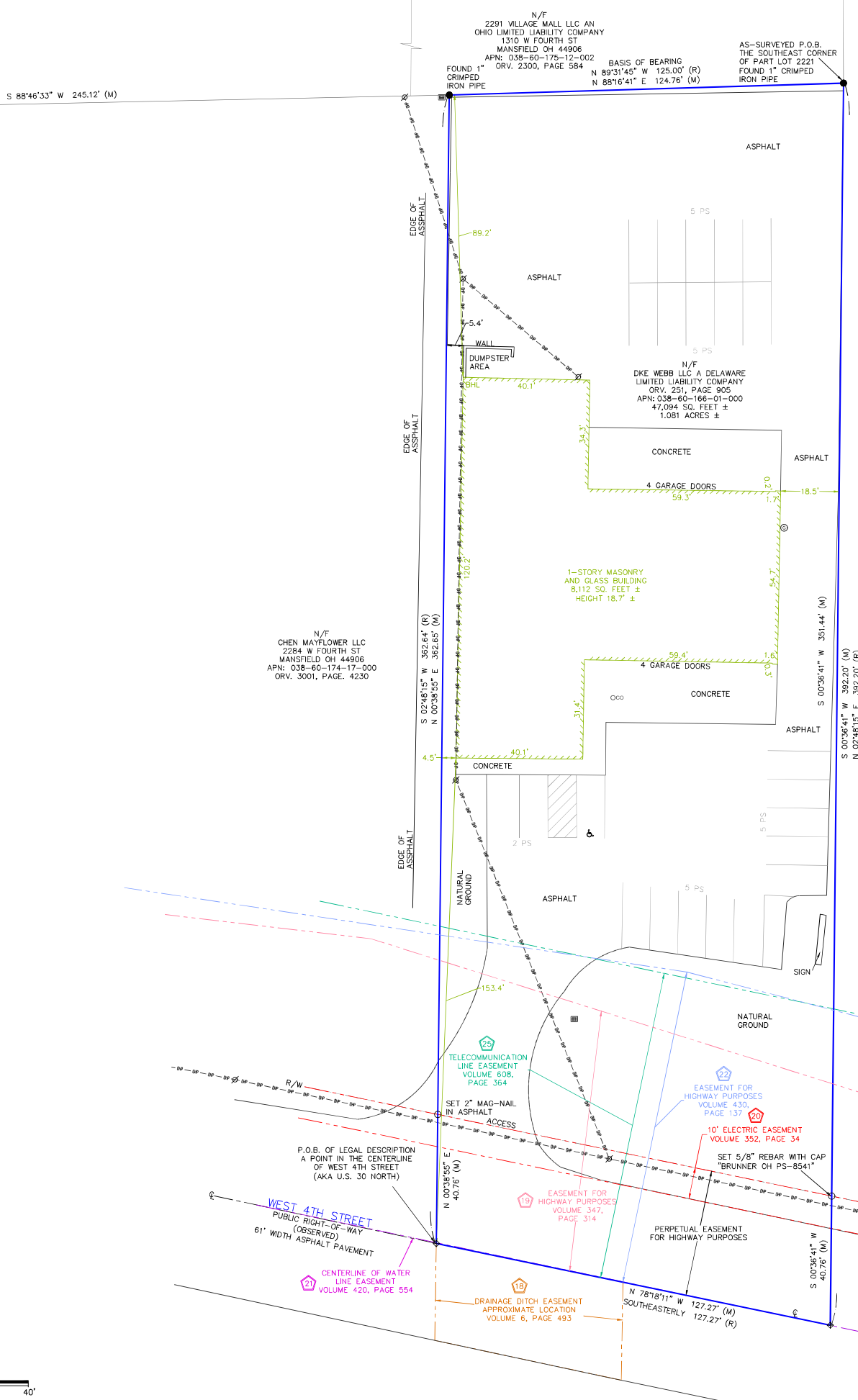
- 11 - OIL AND GAS LEASE BETWEEN A.W. TURNER, MARY R. TURNER AND C.W. UPSON RECORDED JULY 16, 1909 IN VOLUME 5, PAGE 364 OF RICHLAND COUNTY RECORDS. DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN. (UNABLE TO DETERMINE, INSUFFICIENT LEGAL - DESCRIPTION BASED ON LAND OWNERS FROM 1909)
- 12 - OIL AND GAS LEASE BETWEEN ARTHUR W. TURNER & MARY TURNER HIS WIFE AND A.H. HEISEY & CO., RECORDED JUNE 13, 1910 IN VOLUME 5, PAGE 500 OF RICHLAND COUNTY RECORDS. ASSIGNMENT OF LEASE RECORDED IN VOLUME 6, PAGE 436 OF RICHLAND COUNTY RECORDS. DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN. (UNABLE TO DETERMINE, INSUFFICIENT LEGAL - DESCRIPTION BASED ON LAND OWNERS FROM 1910)
- 13 - OIL AND GAS LEASE TO THE LOGAN NATURAL GAS & FUEL COMPANY RECORDED AUGUST 19, 1912 IN VOLUME 9, PAGE 131 OF RICHLAND COUNTY RECORDS. DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN. (UNABLE TO DETERMINE, INSUFFICIENT LEGAL - DESCRIPTION BASED ON LAND OWNERS FROM 1912)
- 14 - EASEMENT IN FAVOR OF THE OHIO BELL TELEPHONE COMPANY RECORDED APRIL 1, 1932 IN VOLUME 17, PAGE 311 OF RICHLAND COUNTY RECORDS. NOTE: QUIT CLAIM DEED RECORDED IN VOLUME 608, PAGE 33 FROM UNITED TELEPHONE COMPANY TO FEDERATED DEPARTMENT STORES OWNED CAPTION AT TIME OF GRANTING OF QUIT-CLAIM DEED. (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- 15 - THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- 16 - RIGHT OF WAY RECORDED FEBRUARY 12, 1946 IN VOLUME 266, PAGE 57 OF RICHLAND COUNTY RECORDS. ASSIGNMENT RECORDED JANUARY 30, 1961 IN VOLUME 334, PAGE 101 OF RICHLAND COUNTY RECORDS. PARTIAL RELEASE OF RIGHT OF WAY RECORDED MAY 22, 1967 IN BOOK 591, PAGE 634 OF RICHLAND COUNTY RECORDS. PARTIAL RELEASE AND MODIFICATION AGREEMENT RECORDED JANUARY 02, 1968 IN VOLUME 602, PAGE 452 OF RICHLAND COUNTY RECORDS. PARTIAL RELEASE AND MODIFICATION AGREEMENT RECORDED JANUARY 26, 1970 IN VOLUME 632, PAGE 260 OF RICHLAND COUNTY RECORDS. AGREEMENT FOR RELOCATION OF PIPELINE AND AMENDMENT OF RIGHT OF WAY EASEMENT RECORDED JANUARY 07, 1987 IN VOLUME 888, PAGE 9 OF RICHLAND COUNTY RECORDS. ASSIGNMENT OF RIGHT OF WAY EASEMENTS RECORDED NOVEMBER 25, 1991 IN VOLUME 127, PAGE 582 OF RICHLAND COUNTY RECORDS. ASSIGNMENT OF RIGHT OF WAY EASEMENT RECORDED MARCH 10, 1993 IN VOLUME 213, PAGE 588 OF RICHLAND COUNTY RECORDS. (DOES NOT AFFECT, EFFECTS FALL TO THE EAST OF THE SUBJECT PROPERTY)
- 17 - THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- 18 - AGREEMENT FOR CHANNEL CHANGE RECORDED DECEMBER 03, 1951 IN VOLUME 6, PAGE 493 OF RICHLAND COUNTY RECORDS (AFFECTS, PLOTTED AND SHOWN)
- 19 - EASEMENT FOR HIGHWAY PURPOSES IN FAVOR OF THE STATE OF OHIO RECORDED DECEMBER 03, 1951 IN VOLUME 347, PAGE 314 OF RICHLAND COUNTY RECORDS (AFFECTS, PLOTTED AND SHOWN)
- 20 - EASEMENT IN FAVOR OF OHIO EDISON COMPANY, AN OHIO CORPORATION RECORDED APRIL 7, 1952 IN VOLUME 352, PAGE 34 OF RICHLAND COUNTY RECORDS (AFFECTS, PLOTTED AND SHOWN)
- 21 - EASEMENT IN FAVOR OF THE CITY OF MANSFIELD RECORDED MAY 21, 1956 IN VOLUME 420, PAGE 554 OF RICHLAND COUNTY RECORDS (AFFECTS, PLOTTED AND SHOWN)
- 22 - EASEMENT FOR HIGHWAY PURPOSES IN FAVOR OF THE STATE OF OHIO RECORDED NOVEMBER 05, 1956 IN VOLUME 430, PAGE 137 OF RICHLAND COUNTY RECORDS (AFFECTS, PLOTTED AND SHOWN)
- 23 - ANNEXATION AT PLAT RECORDED AUGUST 11, 1958 IN VOLUME 19, PAGE 163 AND 164 OF RICHLAND COUNTY RECORDS. MISCELLANEOUS DOCUMENT RECORDED AUGUST 11, 1958 IN VOLUME 10, PAGE 401 OF RICHLAND COUNTY RECORDS (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- 24 - TEMPORARY RIGHT OF WAY AGREEMENT RECORDED SEPTEMBER 19, 1966 IN VOLUME 583, PAGE 10 OF RICHLAND COUNTY RECORDS (UNABLE TO DETERMINE, STATION MAPS NOT PROVIDED)
- 25 - EASEMENT IN FAVOR OF UNITED TELEPHONE COMPANY OF OHIO RECORDED MAY 27, 1968 IN VOLUME 608, PAGE 364 OF RICHLAND COUNTY RECORDS (AFFECTS, PLOTTED AND SHOWN)
- 26 - EASEMENT IN FAVOR OF OHIO EDISON COMPANY, AN OHIO CORPORATION RECORDED FEBRUARY 1, 1971 IN VOLUME 644, PAGE 704 OF RICHLAND COUNTY RECORDS (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- 27 - RESTRICTIONS AND PERPETUAL EASEMENT DISCLOSED IN THE DEED RECORDED JULY 20, 1970 IN VOLUME 638, PAGE 238 OF RICHLAND COUNTY RECORDS (AFFECTS, BLANKET IN NATURE)

S 88°46'33" W 245.12' (M)

FOUND 5/8" REBAR



1" = 20' GRAPHIC SCALE



AS-SURVEYED LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RICHLAND, STATE OF OHIO, AND IS DESCRIBED AS FOLLOWS:

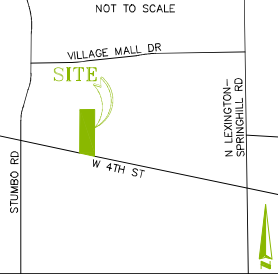
SITUATED IN THE CITY OF ONTARIO, COUNTY OF RICHLAND AND STATE OF OHIO, AND KNOWN AS BEING PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 21, RANGE 19, AND FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND 1" CRIMPED IRON PIPE, THE SOUTHEAST CORNER OF PART LOT 2221; THENCE ALONG EAST LINE S 00°36'41" W A DISTANCE OF 351.44 FEET TO A SET 5/8" REBAR WITH CAP "BRUNNER OH PS-8541" ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST FOURTH ST.; THENCE CONTINUE S 00°36'41" W A DISTANCE 40.76, A TOTAL DISTANCE OF 392.20 FEET TO A POINT IN THE CENTERLINE OF U.S. 30N (MANSFIELD-GRESTLINE ROAD) NOW KNOWN AS WEST FOURTH ST., AT HIGHWAY STATION 369+67.04 AS THE SAME SHOWN ON THE STATE OF OHIO HIGHWAY DEPARTMENT RIGHT-OF-WAY PLANS RIC 30-N-(0.00-2.02), RIC 30-N-6.13 AND IS PLATTED IN BOOK 18, PAGE 259 OF RECORD OF PLATS IN THE OFFICE OF THE RECORDER OF RICHLAND COUNTY OHIO; THENCE RUN N 78°18'11" W ALONG SAID CENTERLINE A DISTANCE OF 127.27 FEET TO A POINT; THENCE RUN N00°38'55"E THROUGH A SET 2" MAG NAIL IN ASPHALT ON THE NORTHERLY RIGHT-OF-WAY OF W FOURTH ST., A DISTANCE OF 40.76 FEET, A TOTAL DISTANCE OF 362.65 FEET TO A FOUND 1" CRIMPED IRON PIPE; THENCE N 88°16'41" E A DISTANCE OF 124.76 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 1.080 ACRES (47094 SQUARE FEET) MORE OR LESS AND INTENDING TO DESCRIBE THE SAME LAND AS DESCRIBED IN ORV. 251, P. 905 AND IN COMMITMENT FOR TITLE INSURANCE NUMBER: NCS-1173822-CLE DATED APRIL 04, 2023 AT 7:30 AM PUBLISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

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

NEW SURVEY OF EXISTING PARCEL RICHLAND COUNTY TAX MAP OFFICE EAK 8-2-23 INITIAL & DATE F5-025

VICINITY MAP



SHEET 1 OF 1

LAND AREA
47,094 SQUARE FEET
1.081 ACRES

PARKING
REGULAR= 22
HANDICAP= 1
TOTAL= 23

GENERAL NOTES

- 1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- 2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND SIGNIFICANT OBSERVATIONS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- 3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
- 4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO WEST 4TH STREET, AN OBSERVED PUBLIC STREET OR HIGHWAY.
- 5. THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
- 6. IN REGARDS TO TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
- 7. THE PARCEL CONTAINED IN THE LEGAL DESCRIPTION AS SHOWN HEREON DOES NOT FORM A MATHEMATICALLY CLOSED FIGURE.
- 8. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
- 9. IN REGARDS TO TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
- 10. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 11. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF WEST 4TH STREET AND STUMBO ROAD NORTH, WHICH IS APPROXIMATELY 475' FROM THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.
- 12. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENTS.
- 13. IN REGARDS TO TABLE A ITEM 18, ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR HAVE BEEN SHOWN AND/OR NOTED HEREON.
- 14. THE TITLE DESCRIPTION(S) FURNISHED TO THIS SURVEYOR WAS NOT PROVIDED IN AN ALL CAPITAL LETTER FORMAT. THE TITLE DESCRIPTION WAS CHANGED TO ALL CAPITAL LETTERS PER AEI CONSULTANTS (THE CLIENT) REQUEST. ALTHOUGH THIS DOES NOT ALTER OR CHANGE ANY OF THE TITLE DESCRIPTION WORDING, IT MAY ALTER OR CHANGE CERTAIN EMPHASIS THAT WAS INTENDED TO BE RELAYED BY THE SCRIBER. PLEASE REFER TO THE REFERENCED TITLE DESCRIPTION FOR THE EXACT FORMAT THAT WAS PROVIDED.
- 15. ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN THE TITLE COMMITMENT PROVIDED TO, OR DOCUMENTS OBTAINED BY THE SURVEYOR HAVE BEEN SHOWN HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

ALTA/NSPS LAND TITLE SURVEY

AEI JOB # 478096
GOODYEAR - MANSFIELD, OH
2264 WEST 4TH STREET
RICHLAND COUNTY MANSFIELD, OHIO 44906

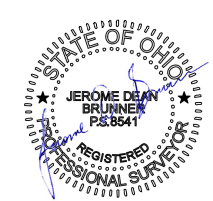
SITE PICTURE



COORDINATED BY:
AEI CONSULTANTS
2500 CAMINO DIABLO
WALNUT CREEK, CA 94597
TELEPHONE: 925.746.6000
EMAIL: SURVEYS@AEICONSULTANTS.COM

SURVEYOR'S CERTIFICATE

TO: FIRST AMERICAN TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 05/26/2023.
DATE OF PLAT OR MAP: 05/04/2023.



JEROME D. BRUNNER
PROFESSIONAL SURVEYOR NO. 8541
STATE OF OHIO
OHIO C.O.A.: 05185
DATE: 07/25/2023
THIS SURVEY IS CERTIFIED TO DATE OF FIELD SURVEY, NOT DATE OF SIGNATURE OR PLAT.

LEGEND

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- ◆ COMPUTED POINT
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- BHL BUILDING HEIGHT LOCATION
- SQ.FT. SQUARE FEET
- P.O.B. POINT OF BEGINNING
- BOLLARD
- PS PARKING SPACE(S)
- ♿ HANDICAP PARKING SPACE
- ▨ NO PARKING AREA
- CLEAN OUT
- ⊙ OIL MANHOLE
- ⊕ GAS METER
- ⊖ GRATED INLET
- ⊗ UTILITY POLE
- PROPERTY LINE
- OVERHEAD POWER LINE
- - - FENCE LINE
- - - EASEMENT
- - - R/W RIGHT-OF-WAY
- CENTERLINE MONUMENT TIE/ADJOINER LINE

FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 39130C040E, WHICH BEARS AN EFFECTIVE DATE OF 04/04/2011 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

BEARING BASIS

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, HAD3-2011 AS MEASURED ALONG THE NORTH LINE OF THE SUBJECT PROPERTY WHICH BEARS N 88°16'41" E PER GPS COORDINATE OBSERVATIONS
LATITUDE: 40°46'27.1671"
LONGITUDE: -82°35'43.7073"
CONVERGENCE ANGLE: 00°03'45.7987"

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE ALTA/NSPS SURVEY.

DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER:
06/20/23	AS-SURVEYED DESCRIPTION	AJM	23-2755
07/19/23	CLIENT COMMENTS	AJM	

SURVEYED BY:
BLEW & ASSOCIATES, P.A.
3825 N SHILOH DRIVE
FAYETTEVILLE, AR 72703.
SURVEY@BLEWINC.COM