

SURVEY OF ACREAGE PARCELS

City of Ontario, County of Richland, State of Ohio
Section 12, Township 21, Range 19, Congress Lands

CITY OF ONTARIO

APPROVED

DATE 9/18/08

ZONING INSPECTOR

Dallas Strickler

55 Lex-Springmill Inv. Ltd.
O.R. 1107, Pg. 878

SW Qtr Sec. 11

NW Qtr Sec. 12

SW Qtr Sec. 11

SW Qtr Sec. 12

Gerald Saeger
O.R. 93, Pg. 149

Capped Weigler 7747

Proposed Access Easement

2.410 Ac.

Tract No. 1 (Orig.)
3.727 Ac. by Survey

DJD of Mansfield, Inc.
O.R. 1411, Pg. 540

2.881 Ac.

Beewee Family, LLC
O.R. 1308, Pg. 593
7.744 Ac. by Survey

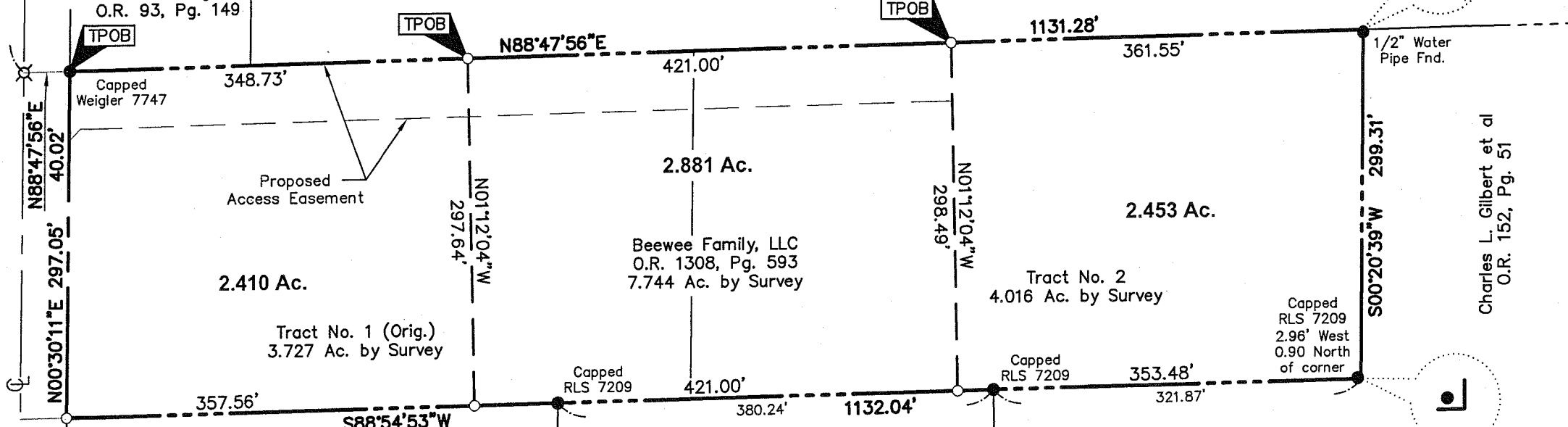
2.453 Ac.

Tract No. 2
4.016 Ac. by Survey

Capped RLS 7209
2.96' West
0.90 North
of corner

Charles L. Gilbert et al
O.R. 152, Pg. 51

Lexington-Springmill Road (CH 133)
RIC-C.H. 133



LEGEND

- Iron Rod Found
- Iron Pin Set
- ✕ PK Nail Found
- ✕ PK Nail Set
- ▲ RR Spike Found
- △ RR Spike Set
- Ⓜ Monument Box
- Ⓜ Monument

Iron pins set are 3/4" diameter iron pipe, 30" long with plastic capped inscribed "Advanced 7661".

Bearings are based on the Ohio State Plane Coordinate System NAD83 (95), North Zone. A bearing of S 75° 13' 56" E was held between Richland County Control Monuments 9111A and 9112A.

BCC Ontario Realty, LLC
O.R. 1714, Pg. 211

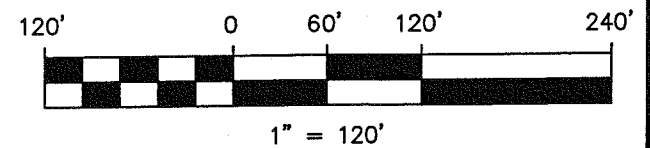
NEW SPLIT OF EXISTING PARCEL
NEW SURVEY
RICHLAND COUNTY TAX MAP OFFICE
RICHLAND COUNTY TAX MAP OFFICE

MLB 9/26/08
INITIAL DATE

MLB 9/26/08
INITIAL DATE



Douglas R. Hock 9/18/08
Douglas R. Hock, P.S. 7661



DRAWN BY: *JCD* JOB NO.: 07-0003-249
DATE: 09/18/07 CHECKED BY: *DRH*

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

AA-33

**BOUNDARY DESCRIPTION FOR
2.410 ACRES
NORTH OF WALKER LAKE ROAD
EAST SIDE OF LEXINGTON-SPRINGMILL ROAD**

Situated in the State of Ohio, County of Richland, City of Ontario, Section 12, Township 21, Range 19, Congress Lands and being out of Tract No. 1 as shown in the deed to Beewee Family, LLC of record in Official Record 1308, Page 593 and described as follows:

Beginning, for reference, at a monument box found in the centerline of Lexington-Springmill Road (CH 133) and marking the Northwest Corner of the Southwest Quarter of said Section 12 as shown on plan RIC-C.H. 133;

Thence **S 00° 30' 11" W**, with said centerline of Lexington-Springmill Road, the same being the west line of said Section 12, **519.70 feet** to a P.K. nail set;

Thence **N 88° 47' 56" E**, leaving said centerline, **40.02 feet** to an iron rod found (capped Weigler 7747) marking the northwest corner of said Beewee Family tract, the same being the southwest corner of that tract conveyed to Gerald Saeger of record in Official Record 93, Page 149, and in the east right-of-way line for said Lexington-Springmill Road, the **True Point of Beginning**;

Thence **N 88° 47' 56" E**, with the common line to said Beewee Family and Saeger tracts and with the common line to said Beewee Family tract and that tract conveyed to 55 Lex-Springmill Investments, Ltd. of record in Official Record 1107, Page 878, **348.73 feet** to an iron pin set;

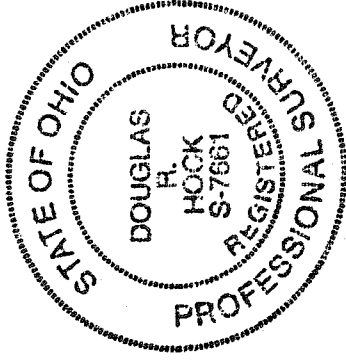
Thence **S 01° 12' 04" E**, across said Beewee Family tract, **297.64 feet** to an iron pin set in the south line of said Beewee Family tract, the same being the north line of that tract conveyed to DJD of Mansfield of record in Official Record 1411, page 540;

Thence **S 88° 54' 53" W**, with the common line to said Beewee Family and DJD of Mansfield tracts, **357.56 feet** to an iron pin set marking a common corner thereof, in the east right-of-way line for said Lexington-Springmill Road;

Thence **N 00° 30' 11" E**, with the west line of said Beewee Family tract, the same being said east right-of-way line, **297.05 feet** to the **True Point of Beginning**, and containing **2.410 acres**, more or less. Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by Douglas R. Hock, P.S. 7661 of Advanced Civil Design, Inc. on July 10, 2007 and is based on existing records and an actual field survey performed in July 2007. A drawing of the above description is attached hereto and made a part thereof.

Iron pins set are 3/4" diameter, 30" long iron pipe with plastic cap inscribed "Advanced 7661".

All references used in this description can be found at the Recorder's Office, Richland County, Ohio. Bearings are based on the Ohio State Plane Coordinate System NAD83 (95), North Zone. A bearing of S 75° 13' 56" E was held between Richland County Control Monuments 9111A and 9112A.



ADVANCED CIVIL DESIGN, INC.


A handwritten signature in black ink, appearing to read "Douglas R. Hock".

Douglas R. Hock, P.S. 7661

Z:\07-0003-249\survey\2.410ac_desc.doc

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

MUB 9/18/08
INITIAL DATE

CITY OF ONTARIO
APPROVED 

DATE 9/18/08

ZONING INSPECTOR

A handwritten signature in black ink, appearing to read "Nallea Strickland".

AA-33

**BOUNDARY DESCRIPTION FOR
2.881 ACRES
NORTH OF WALKER LAKE ROAD
EAST OF LEXINGTON-SPRINGMILL ROAD**

Situated in the State of Ohio, County of Richland, City of Ontario, Section 12, Township 21, Range 19, Congress Lands and being out of Tract No. 1 and out of Tract No. 2 as shown in the deed to Beeewe Family, LLC of record in Official Record 1308, Page 593 and described as follows:

Beginning, for reference, at a monument box found in the centerline of Lexington-Springmill Road (CH 133) and marking the Northwest Corner of the Southwest Quarter of said Section 12 as shown on plan RIC-C.H. 133;

Thence **S 00° 30' 11" W**, with said centerline of Lexington-Springmill Road, the same being the west line of said Section 12, **519.70 feet** to a P.K. nail set;

Thence **N 88° 47' 56" E**, leaving said centerline, **40.02 feet** to an iron rod found (capped Weigler 7747) marking the northwest corner of said Beeewe Family tract, the same being the southwest corner of that tract conveyed to Gerald Saeger of record in Official Record 93, Page 149, and in the east right-of-way line for said Lexington-Springmill Road;

Thence **N 88° 47' 56" E**, with the common line to said Beeewe Family and Saeger tracts and with the common line to said Beeewe Family tract and that tract conveyed to 55 Lex-Springmill Investments, Ltd. of record in Official Record 1107, Page 878, **348.73 feet** to an iron pin set, the **True Point of Beginning**;

Thence **N 88° 47' 56" E**, with the common line to said Beeewe Family and 55 Lex-Springmill Investments tracts, **421.00 feet** to an iron pin set;

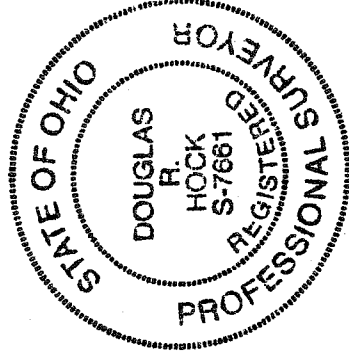
Thence **S 01° 12' 04" E**, across said Beeewe Family tract, **298.49 feet** to an iron pin set in the south line of said Beeewe Family tract, the same being the north line of that tract conveyed to BCC Ontario Realty, LLC of record in Official Record 1714, Page 211;

Thence **S 88° 54' 53" W**, with the common line to said Beeewe Family and BCC Ontario Realty tracts and with the common line to said Beeewe Family tract and that tract conveyed to DJD of Mansfield of record in Official Record 1411, page 540, **421.00 feet** to an iron pin set;

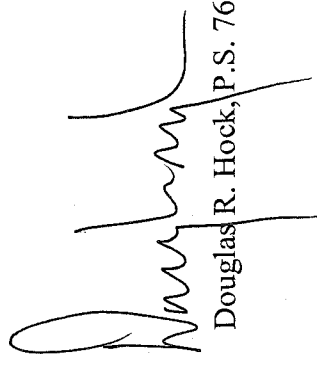
Thence **N 01° 12' 04" W**, across said Beeewe Family tract, **297.64 feet** to the **True Point of Beginning**, and containing **2.881 acres**, more or less. Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by Douglas R. Hock, P.S. 7661 of Advanced Civil Design, Inc. on July 10, 2007 and is based on existing records and an actual field survey performed in July 2007. A drawing of the above description is attached hereto and made a part thereof.

Iron pins set are 3/4" diameter, 30" long iron pipe with plastic cap inscribed "Advanced 7661".

All references used in this description can be found at the Recorder's Office, Richland County, Ohio. Bearings are based on the Ohio State Plane Coordinate System NAD83 (95), North Zone. A bearing of S 75° 13' 56" E was held between Richland County Control Monuments 9111A and 9112A.





ADVANCED CIVIL DESIGN, INC.


Douglas R. Hock, P.S. 7661

Z:\07-0003-249\survey\2.881ac_desc.doc

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
Mib 9/18/08
INITIAL DATE

CITY OF ONTARIO
APPROVED 
DATE 9/18/08
ZONING INSPECTOR


AA-33

**BOUNDARY DESCRIPTION FOR
2.453 ACRES
NORTH OF WALKER LAKE ROAD
EAST OF LEXINGTON-SPRINGMILL ROAD**

Situated in the State of Ohio, County of Richland, City of Ontario, Section 12, Township 21, Range 19, Congress Lands and being out of Tract No. 2 as shown in the deed to Beewee Family, LLC of record in Official Record 1308, Page 593 and described as follows:

Beginning, for reference, at a monument box found in the centerline of Lexington-Springmill Road (CR 133) and marking the Northwest Corner of the Southwest Quarter of said Section 12 as shown on plan RIC-C.H. 133;

Thence **S 00° 30' 11" W**, with said centerline of Lexington-Springmill Road, the same being the west line of said Section 12, **519.70 feet** to a P.K. nail set;

Thence **N 88° 47' 56" E**, leaving said centerline, **40.02 feet** to an iron rod found (capped Weigler 7747) marking the northwest corner of said Beewee Family tract, the same being the southwest corner of that tract conveyed to Gerald Saeger of record in Official Record 93, Page 149, and in the east right-of-way line for said Lexington-Springmill Road;

Thence **N 88° 47' 56" E**, with the common line to said Beewee Family and Saeger tracts and with the common line to said Beewee Family tract and that tract conveyed to 55 Lex-Springmill Investments, Ltd. of record in Official Record 1107, Page 878, **769.73 feet** to an iron pin set, the **True Point of Beginning**;

Thence **N 88° 47' 56" E**, with the common line to said Beewee Family and 55 Lex-Springmill Investments tracts, **361.55 feet** to the northeast corner of said Beewee Family tract, the same being a northwest corner of that tract conveyed to Charles L. Gilbert et al of record in Official Record 152, Page 51;

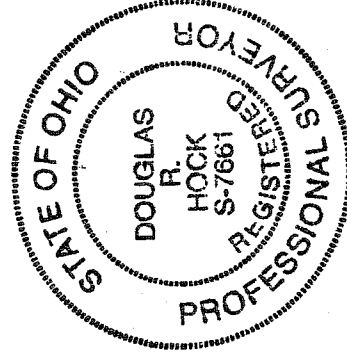
Thence **S 00° 20' 39" E**, with a common line to said Beewee Family and Charles L. Gilbert et al tracts, (passing a 1/2" water pipe found at 2.09 feet) **299.31 feet** to a common corner thereof, witness an iron rod found (capped RLS 7209) 0.90 feet north and 2.96 feet west from said corner;

Thence **S 88° 54' 53" W**, with a common line to said Beewee Family and Charles L. Gilbert et al tracts and with the common line to said Beewee Family tract and that tract conveyed to BCC Ontario Realty, LLC of record in Official Record 1714, Page 211, **353.48 feet** to an iron pin set;

Thence **N 01° 12' 04" W**, across said Beewee Family tract, **298.49 feet** to the **True Point of Beginning**, and containing **2.453 acres**, more or less. Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by Douglas R. Hock, P.S. 7661 of Advanced Civil Design, Inc. on July 10, 2007 and is based on existing records and an actual field survey performed in July 2007. A drawing of the above description is attached hereto and made a part thereof.

Iron pins set are 3/4" diameter, 30" long iron pipe with plastic cap inscribed "Advanced 7661".

All references used in this description can be found at the Recorder's Office, Richland County, Ohio. Bearings are based on the Ohio State Plane Coordinate System NAD83 (95), North Zone. A bearing of S 75° 13' 56" E was held between Richland County Control Monuments 9111A and 9112A.



ADVANCED CIVIL DESIGN, INC.


Douglas R. Hock, P.S. 7661

Z:\107-0003-249\survey\2.453ac_desc.doc

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

MLB 9/26/08
INITIAL DATE

CITY OF ONTARIO
APPROVED

DATE 9/18/08

ZONING INSPECTOR



AA-33