

LEXINGTON SPRINGMILL ROAD  
(C.H. 133)

S 00°31'22" W 966.35'

THE NW CORNER OF  
THE SW QTR. SEC. 12

CAMPBELL REAL ESTATE LTD  
O.R.V. 1869, PAGE 718

THE EAST R/W  
LINE LEXINGTON  
SPRINGMILL ROAD

DJD OF MANSFIELD INC.  
O.R.V. 1411, PAGE 540

DJD OF MANSFIELD INC.  
O.R.V. 1411, PAGE 540

BCC ONTARIO REALTY, LLC  
O.R.V. 1714, PAGE 211

P.O.B.  
PARCEL 1  
N 88°58'37" E 318.24'  
341.60'

GFS MERGER III, LLC  
O.R.V. 1289, PAGE 545

P.O.B.  
PARCEL 2

THE WEST LINE OF  
THE SW QTR. SEC. 12

N 01°12'05" W 149.83'

PARCEL 1  
0.0811 ACRE

S 01°02'00" E 149.85'

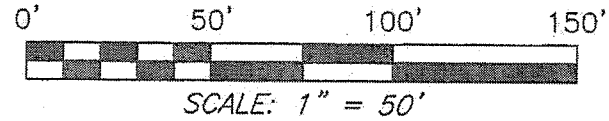
S 00°30'17" W  
88.72'

PARCEL 2  
0.0412 ACRE

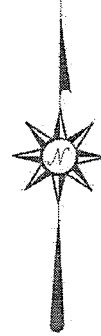
CJD ONTARIO LLC  
O.R.V. 1654, PAGE 596

S 89°35'46" E 180.14'

N 89°34'39" W 180.14'



NORTH

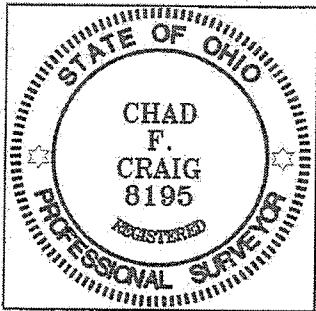


LINE	BEARING	DISTANCE
L1	N 88°56'04" E	23.80'
L2	S 88°58'37" W	23.36'
L3	S 00°30'12" W	10.00'
L4	N 00°30'17" E	9.94'

BEARINGS ARE BASED ON AN ASSUMED  
MERIDIAN AND ARE INTENDED TO BE  
USED FOR ANGULAR DETERMINATION ONLY

**LEGEND**

- IRON PIN FOUND
- ⊠ IRON PIN IN MONUMENT BOX FOUND
- ⊗ 3" SURVEY MARKER SET
- △ RAILROAD SPIKE SET
- ▲ RAILROAD SPIKE FOUND
- ⊗ 5/8" IRON PIN SET WITH CAP  
STAMPED "CRAIG 8195"



*Chad F. Craig*  
SURVEY BY: CHAD F. CRAIG P.S. #8195  
for SEILER & CRAIG SURVEYING INC.  
52-1/2 NORTH MAIN STREET  
MANSFIELD, OHIO 44902  
(419) 525-3644  
FAX (419) 525-3696

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK 10-11-12  
INITIAL DATE  
dd-246

SURVEY PLAT FOR PROPERTY TRANSFER	
PART SW QTR. SEC. 12, T-21, R-19 CITY OF ONTARIO RICHLAND COUNTY, OHIO	
DATE: OCTOBER 2, 2012	SCALE: 1"=50'
PANERA_PARCEL_SPLITS	

**SEILER & CRAIG SURVEYING, INC.**

Douglas C. Seiler, P.S. & Chad F. Craig, P.S.  
52 1/2 North Main Street  
Mansfield, Ohio 44902  
419-525-3644 Fax 419-525-3696  
www.seilerandcraig.com

**SURVEY DESCRIPTION  
PARCEL "2"**

PART OF THE SW QUARTER OF SECTION 12  
CITY OF ONTARIO  
RICHLAND COUNTY, OHIO

Situated in the City of Ontario, Township of Springfield, County of Richland, State of Ohio and being a part of the Southwest Quarter of Section 12, of Township 21 North, Range 19 West, and being more particularly described as follows:

Commencing at an iron pin in a monument box assembly found and accepted as marking the northwest corner of said quarter; Thence, south 00 degrees 31 minutes 22 seconds West with the west line of said quarter, a distance of 966.35 feet to a point referenced by an iron pin found on a bearing of North 88 degrees 58 minutes 37 seconds East and at a distance of 40.01 feet; Thence, North 88 degrees 58 minutes 37 seconds East passing through said iron pin found and an iron pin set at a distance of 318.24 feet, a total distance of 341.60 feet to an iron pin found on the south line of a parcel currently owned by DJD of Mansfield, Inc. (O.R.V. 1411, Page: 540), the same being the northwest corner of a parcel currently owned by CJD Ontario LLC (O.R.V. 1654, Page: 596) and the northeast corner of a parcel currently owned by GFS Merger III, LLC (O.R.V. 1289, Page: 545), Thence, South 00 degrees 30 minutes 17 seconds West with the line common to the CJD Ontario LLC and GFS Merger III parcels, a distance of 88.72 feet, the place of beginning of the parcel herein described;

Thence, South 89 degrees 35 minutes 46 seconds East a distance of 180.14 feet to an iron pin set on the east line of said CJD Ontario parcel, the same being a point on the west line of a parcel currently owned by BCC Ontario Realty, LLC (O.R.V. 1714, Page: 211);

Thence, South 00 degrees 30 minutes 12 seconds West with the line common to the CJD Ontario and BCC Ontario Realty, a distance of 10.00 feet to an iron pin set;

Thence, North 89 degrees 34 minutes 39 seconds West a distance of 180.14 feet to an iron pin set on the line common to said CJD Ontario parcel and the GFS Merger III parcel;

Thence, North 00 degrees 30 minutes 17 seconds East with said common line, a distance of 9.94 feet to the place of beginning, containing 0.0412 acre according to survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on October 2, 2012, but subject to all easements of record.

Iron pins set are 5/8" rods with caps stamped "CRAIG 8195".

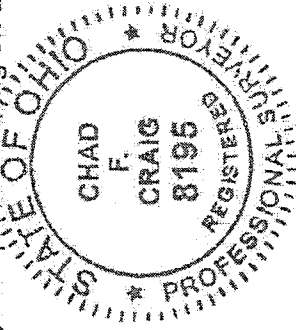
Bearings are based on an assumed meridian and are intended to be used for angular determination only.

The grantees, his heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

EAK INITIAL  
10-11-12 DATE

dd-246



*Chad F. Craig*

Chad F. Craig P.S. #8195  
for Seiler & Craig Surveying, Inc.

**SEILER & CRAIG SURVEYING, INC.**

Douglas C. Seiler, PS & Chad F. Craig, PS  
52 1/2 North Main Street  
Mansfield, Ohio 44902  
419-525-3644 Fax 419-525-3696  
www.seilerandcraig.com

**SURVEY DESCRIPTION  
PARCEL "4"**

PART OF THE SW QUARTER OF SECTION 12  
CITY OF ONTARIO  
RICHLAND COUNTY, OHIO

Situated in the City of Ontario, Township of Springfield County of Richland, State of Ohio and being a part of the Southwest Quarter of Section 12, of Township 21 North, Range 19 West, and being more particularly described as follows:

Commencing at an iron pin in a monument box assembly found and accepted as marking the northwest corner of said quarter; Thence, south 00 degrees 31 minutes 22 seconds West with the west line of said quarter, a distance of 966.35 feet to a point referenced by an iron pin found on a bearing of North 88 degrees 58 minutes 37 seconds East and at a distance of 40.01 feet; Thence, North 88 degrees 58 minutes 37 seconds East passing through said iron pin found, a total distance of 318.24 feet to an iron pin set on the south line of a parcel currently owned by DJD of Mansfield, Inc. (O.R.V. 1411, Page: 540), the place of beginning of the parcel herein described;

Thence, North 01 degree 12 minutes 05 seconds West a distance of 149.83 feet to an iron pin set on the north line of said DJD parcel;

Thence, North 88 degrees 56 minutes 04 seconds East with said north line, a distance of 23.80 feet to an iron pin set;

Thence, South 01 degree 02 minutes 00 seconds East a distance of 149.85 feet to an iron pin set on said south line;

Thence, South 88 degrees 58 minutes 37 seconds West with said south line, a distance of 23.36 feet to the place of beginning, containing 0.0811 acre according to survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on October 2, 2012, but subject to all easements of record.

Iron pins set are 5/8" rods with caps stamped "CRAIG 8195".

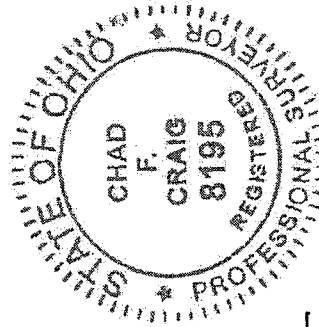
Bearings are based on an assumed meridian and are intended to be used for angular determination only.

The grantees, his heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

INITIAL DATE  
dd-mm-yy

dd-246



A handwritten signature in cursive script that reads "Chad F. Craig".

Chad F. Craig P.S.#8195  
for Seiler & Craig Surveying, Inc.