

PLAT FOR: PROPERTY TRANSFER
PART OF THE NORTHWEST QUARTER
OF SECTION 12, T-21 N, R-19 W
CITY OF ONTARIO, RICHLAND COUNTY, OHIO

THE STATE OF OHIO (THE OHIO STATE UNIVERSITY)
 DV. 562, PG. 211

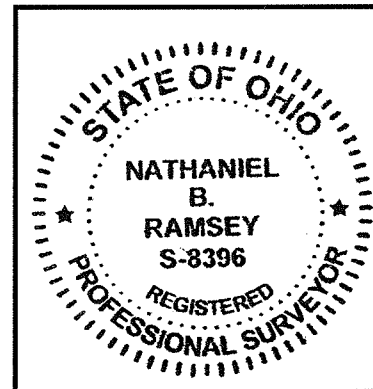
BASIS OF BEARINGS :

BEARINGS ARE RELATIVE TO THE OHIO STATE
 PLANE COORDINATE SYSTEM NAD83(2011) AS
 DERIVED FROM GPS OBSERVATIONS MADE IN
 MAY 2013 AND ARE FOR THE PURPOSE OF
 DETERMINING DIRECTIONAL VARIATIONS.

- (A) VILLAGE OF ONTARIO
DV. 646, PG. 484
- (B) VILLAGE OF ONTARIO
DV. 649, PG. 681
- (C) VILLAGE OF ONTARIO
DV. 646, PG. 638

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE

EAJ 7-29-13
 INITIAL DATE
 EE-179



CERTIFICATION: I HEREBY STATE THAT THE
 FOREGOING SURVEY WAS PREPARED FROM ACTUAL
 FIELD MEASUREMENTS, IN ACCORDANCE WITH CHAPTER
 4733-37, OHIO ADMINISTRATIVE CODE.

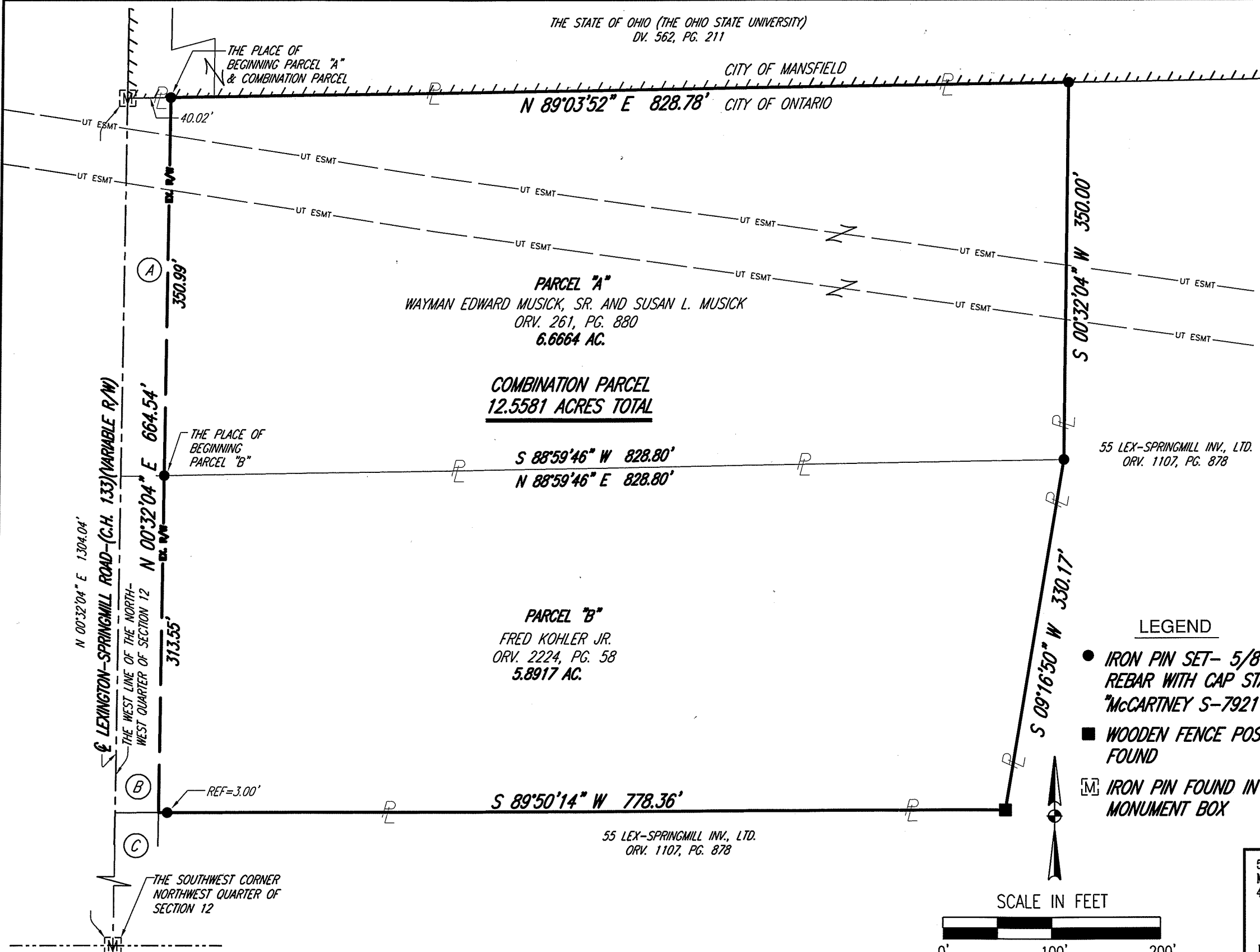
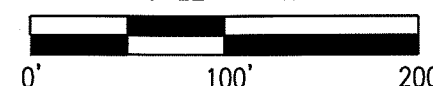
Nathaniel B. Ramsey

NATHANIEL B. RAMSEY, P.S.
 OHIO REGISTERED PROFESSIONAL SURVEYOR
 NO. S-8396 JULY 18, 2013
 For K.E. McCartney & Associates, Inc.

LEGEND

- IRON PIN SET- 5/8" REBAR WITH CAP STAMPED "McCARTNEY S-7921"
- WOODEN FENCE POST FOUND
- Ⓜ IRON PIN FOUND IN MONUMENT BOX

SCALE IN FEET



52 N. Diamond Street
 Mansfield, Ohio 44902
 419/525-0093, Fax: 419/525-0635

526 E. Broad St.
 Elyria, Ohio 44035
 440/323-9608, Fax: 440/323-3644

KEM

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

KEM
K.E. McCartney & Associates, Inc.

Engineers • Planners • Surveyors

LEGAL DESCRIPTION

PARCEL "A"

**PART NW QUARTER
SECTION 12, T-21 N, R-19 W
CITY OF ONTARIO
RICHLAND CO., OHIO**

6.6664 Acres
07/18/2013
GS-648

Situated in the State of Ohio, County of Richland, City of Ontario, being part of the northwest quarter of Section 12, Township 21-N, Range 19-W and being the lands conveyed to Wayman Edward Musick, Sr. and Susan L. Musick by Official Record Volume 261, Page 880 and being more particularly described as follows:

Commencing at an iron pin found in monument box and accepted as marking the southwest corner of said northwest quarter;

Thence, **North 00 degrees 32 minutes 04 seconds East, 1304.04 feet** with the west line of said quarter and the centerline of Lexington-Springmill Road-(C.H. 133)(Variable R/W) to an iron pin found in monument box marking the southwest corner of a parcel conveyed to The State of Ohio (The Ohio State University) by deed volume 562, page 211 and also being on the corporation line between the City of Mansfield and the City of Ontario;

Thence, **North 89 degrees 03 minutes 52 seconds East, 40.02 feet** along a south line of said State of Ohio parcel, and said corporation line to an iron pin set on the easterly existing right of way line of said Lexington-Springmill Road-(C.H.133), said iron pin also being in the northwest corner of the aforementioned Musick parcel, and being the **Place of Beginning** of the parcel herein described;

Thence, the following **FOUR** Courses:

1. **North 89 degrees 03 minutes 52 seconds East, 828.78 feet** with the south line of said State of Ohio parcel, said corporation line, and the north line of said Musick parcel to an iron pin set in the northeast corner of said Musick parcel, the same being a northwest

corner of a parcel conveyed to 55 Lex-Springmill Inv., Ltd. by official record volume 1107, page 878;

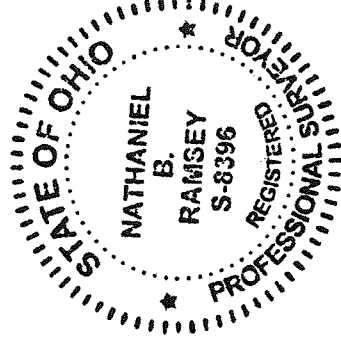
2. **South 00 degrees 32 minutes 04 seconds West, 350.00 feet** along a line common to said 55 Lex-Springmill Inv., Ltd. parcel and the east line of the aforementioned Musick parcel to an iron pin set in the southeast corner of said Musick parcel, said iron pin also being in the northeast corner of a parcel conveyed to Fred Kohler Jr. by official record volume 2224, page 58;
3. **South 88 degrees 59 minutes 46 seconds West, 828.80 feet** with the south line of said Musick parcel and the north line of said Kohler parcel to an iron pin set in the westerly common corner thereof, said iron pin also being on said easterly existing right of way line of Lexington-Springmill Road-(C.H. 133);
4. **North 00 degrees 32 minutes 04 seconds East, 350.99 feet** along said easterly existing right of way line to the **Place of Beginning** and containing 6.6664 acres, more or less, subject to all legal highways, easements, leases and use restriction of record.

This description was prepared and reviewed in July 2013 by Nathaniel B. Ramsey, P.S. S-8396 from an actual field survey performed by K.E. McCartney and Associates, Inc.

Basis of Bearings: Bearings are relative to the Ohio State Plane Coordinate System NAD83(2011) as derived from GPS observations made in May 2013 and are for the purpose of determining directional variations.



Nathaniel B. Ramsey
Ohio Registered Professional Surveyor No. 8396
for K.E. McCartney & Associates, Inc.



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY,
TAX MAP OFFICE

EAK 7-29-13
INITIAL DATE
EE-179

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

LEGAL DESCRIPTION

PARCEL "B"

**PART NW QUARTER
SECTION 12, T-21 N, R-19 W
CITY OF ONTARIO
RICHLAND CO., OHIO**

07/18/2013
GS-648

5.8917 Acres

Situated in the State of Ohio, County of Richland, City of Ontario and being part of the northwest quarter of Section 12, Township 21-N, Range 19-W and being the lands conveyed to Fred Kohler Jr. by official record volume 2224, page 58 and being more particularly described as follows:

Commencing at an iron pin found in monument box and accepted as marking the southwest corner of said northwest quarter;

Thence, **North 00 degrees 32 minutes 04 seconds East, 1304.04 feet** with the west line of said quarter and the centerline of Lexington-Springmill Road-(C.H. 133)(Variable R/W) to an iron pin found in monument box marking the southwest corner of a parcel conveyed to The State of Ohio (The Ohio State University) by deed volume 562, page 211 and also being on the corporation line between the City of Mansfield and the City of Ontario;

Thence, **North 89 degrees 03 minutes 52 seconds East, 40.02 feet** along a south line of said State of Ohio parcel, and said corporation line to an iron pin set on the easterly existing right of way line of said Lexington-Springmill Road-(C.H.133), said iron pin also being in the northwest corner of a parcel conveyed to Wayman Edward Musick, Sr. and Susan L. Musick by Official Record Volume 261, Page 880;

Thence, **South 00 degrees 32 minutes 04 seconds West, 350.99 feet** along said easterly existing right of way line and the west line of said Musick parcel to an iron pin set in the southwest corner of said Musick parcel, said iron pin also being in the northwest corner of the aforementioned Kohler parcel, and being the **Place of Beginning** of the parcel herein described;

Thence, the following **FOUR** Courses:

1. **North 88 degrees 59 minutes 46 seconds East, 828.80 feet** with the south line of said Musick parcel and the north line of said Kohler parcel to an iron pin set in the easterly common corner thereof, said iron pin also being in an existing interior corner of a parcel conveyed to 55 Lex-Springmill Inv., Ltd. by official record volume 1107, page 878;
2. **South 09 degrees 16 minutes 50 seconds West, 330.17 feet** with said west line of said 55 Lex-Springmill Inv., Ltd. parcel, and the east line of said Kohler parcel to a wooden fence post found marking the southeast corner of said Kohler parcel,
3. **South 89 degrees 50 minutes 14 seconds West, 778.36 feet** along the south line of said Kohler parcel, said line being common with said 55 Lex-Springmill Inv., Ltd. parcel to a point on said easterly existing right of way line of Lexington-Springmill Road-(C.H.133), said point also being in the southwest corner of said Kohler parcel, and passing through an iron pin set for reference at 775.36 feet;
4. **North 00 degrees 32 minutes 04 seconds East, 313.55 feet** along said easterly existing right of way line and the west line of said Kohler parcel to the **Place of Beginning** and containing 5.8917 acres, more or less, subject to all legal highways, easements, leases and use restriction of record.

This description was prepared and reviewed in July 2013 by Nathaniel B. Ramsey, P.S. S-8396 from an actual field survey performed by K.E. McCartney and Associates, Inc.

Basis of Bearings: Bearings are relative to the Ohio State Plane Coordinate System NAD83(2011) as derived from GPS observations made in May 2013 and are for the purpose of determining directional variations.



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NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY,
TAX MAP OFFICE

EBK INITIAL
7-29-13 DATE
EE-179



KEM
K.E. McCartney & Associates, Inc.

Engineers · Planners · Surveyors

LEGAL DESCRIPTION

**COMBINATION
PARCEL**

**PART NW QUARTER
SECTION 12, T-21 N, R-19 W
CITY OF ONTARIO
RICHLAND CO., OHIO**

07/18/2013
GS-648

12.5581 Acres

Situated in the State of Ohio, County of Richland, City of Ontario and being part of the northwest quarter of Section 12, Township 21-N, Range 19-W and being more particularly described as follows:

Commencing at an iron pin found in monument box and accepted as marking the southwest corner of said northwest quarter;

Thence, **North 00 degrees 32 minutes 04 seconds East, 1304.04 feet** with the west line of said quarter and the centerline of Lexington-Springmill Road-(C.H. 133)(Variable R/W) to an iron pin found in monument box marking the southwest corner of a parcel conveyed to The State of Ohio (The Ohio State University) by deed volume 562, page 211 and also being on the corporation line between the City of Mansfield and the City of Ontario;

Thence, **North 89 degrees 03 minutes 52 seconds East, 40.02 feet** along a south line of said State of Ohio parcel, and said corporation line to an iron pin set on the easterly existing right of way line of said Lexington-Springmill Road-(C.H.133) and being the **Place of Beginning** of the parcel herein described;

Thence, the following **FIVE** Courses:

1. **North 89 degrees 03 minutes 52 seconds East, 828.78 feet** with the south line of said State of Ohio parcel and said north corporation line to an iron pin set in a northwest corner of a parcel conveyed to 55 Lex-Springmill Inv., Ltd. by official record volume 1107, page 878;

2. **South 00 degrees 32 minutes 04 seconds West, 350.00 feet** along a west line of said 55 Lex-Springmill Inv., Ltd. parcel to an iron pin set in an existing interior corner thereof;
3. **South 09 degrees 16 minutes 50 seconds West, 330.17 feet** continuing with said west line of said 55 Lex-Springmill Inv., Ltd. parcel, to a wooden fence post found in an existing interior corner thereof;
4. **South 89 degrees 50 minutes 14 seconds West, 778.36 feet** along a north line of said 55 Lex-Springmill Inv., Ltd. parcel to a point in a northwest corner thereof, said point also being on the aforementioned easterly existing right of way line of Lexington-Springmill Road-(C.H.133), and passing through an iron pin set for reference at 775.36 feet;
5. **North 00 degrees 32 minutes 04 seconds East, 664.54 feet** along said easterly existing right of way line of Lexington-Springmill Road-(C.H. 133) to the **Place of Beginning** and containing 12.5581 acres, more or less, subject to all legal highways, easements, leases and use restriction of record.

This description was prepared and reviewed in July 2013 by Nathaniel B. Ramsey, P.S. S-8396 from an actual field survey performed by K.E. McCartney and Associates, Inc.

Basis of Bearings: Bearings are relative to the Ohio State Plane Coordinate System NAD83(2011) as derived from GPS observations made in May 2013 and are for the purpose of determining directional variations.

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