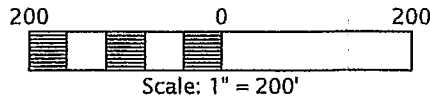


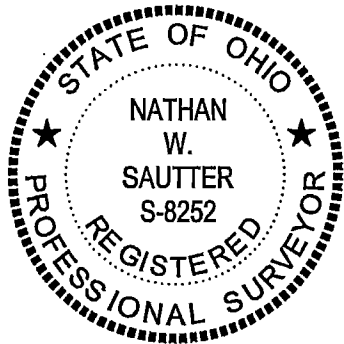
PLAT OF BOUNDARY SURVEY  
**CITY OF ONTARIO**  
 LOT 3379, BEER ROAD INDUSTRIAL PARK  
 PLAT BOOK 32, PAGE 66  
 CITY OF ONTARIO, RICHLAND COUNTY, OHIO



BEARINGS ARE BASED ON  
 PLAT BOOK 32, PAGE 66.



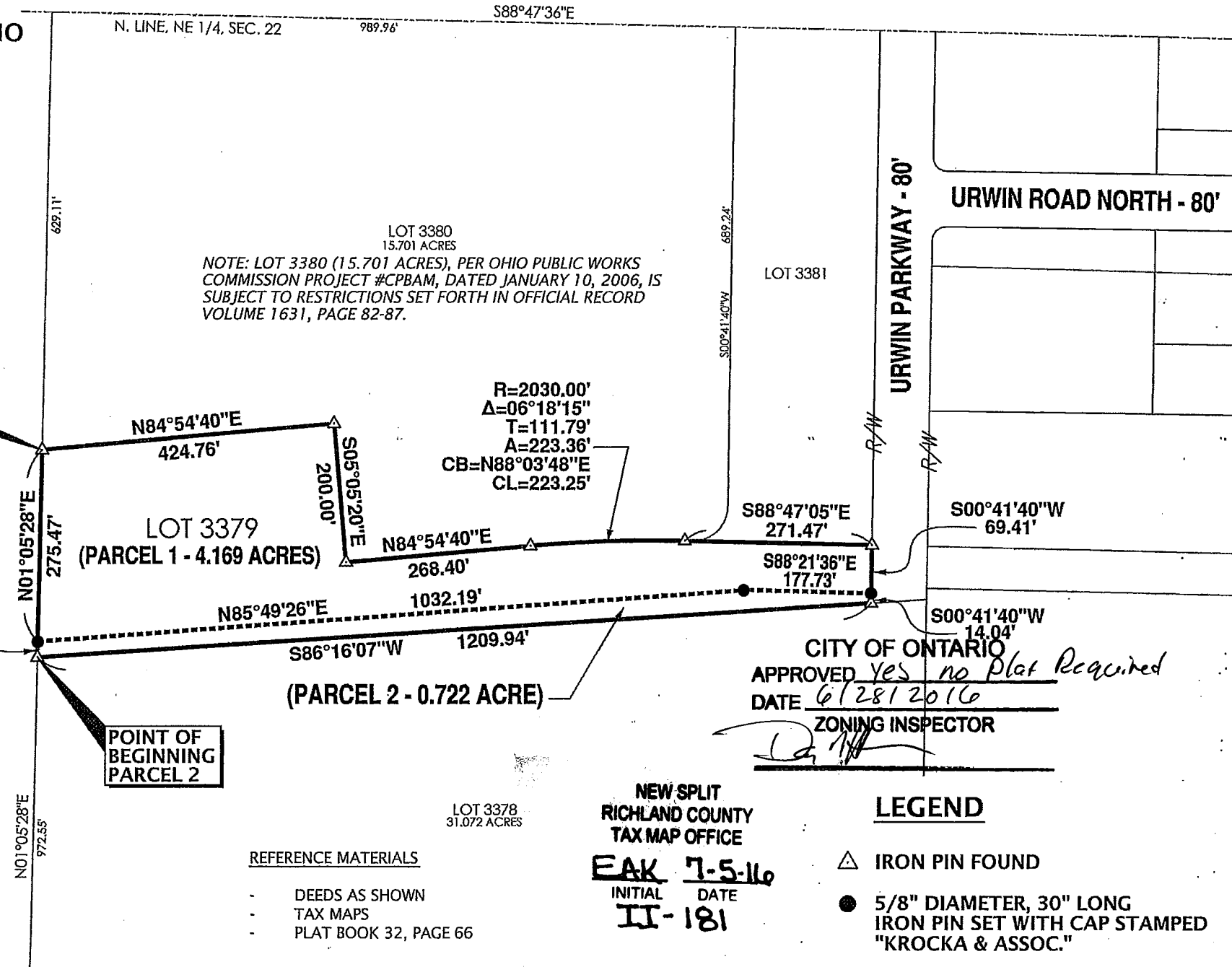
JOHNNY APPLESEED BROADCASTING CO.  
 ORV 2273/403  
 34.41 ACRES



PREPARED BY  
**F.E. KROCKA & ASSOCIATES, INC.**  
 44 EAST MAIN STREET  
 SHELBY, OHIO 44875  
 (419) 342-4556

I CERTIFY THIS SURVEY WAS PREPARED FROM ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THAT ALL MONUMENTS WERE FOUND OR SET AS INDICATED.

*Nathan W. Sautter*  
 NATHAN W. SAUTTER  
 OHIO REGISTERED SURVEYOR NO. 8252  
 DATE: JANUARY 20, 2016



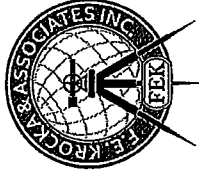
NOTE: LOT 3380 (15.701 ACRES), PER OHIO PUBLIC WORKS COMMISSION PROJECT #CPBAM, DATED JANUARY 10, 2006, IS SUBJECT TO RESTRICTIONS SET FORTH IN OFFICIAL RECORD VOLUME 1631, PAGE 82-87.

CITY OF ONTARIO  
 APPROVED Yes ~~no~~ Plat Required  
 DATE 6/28/2016  
 ZONING INSPECTOR

- REFERENCE MATERIALS
- DEEDS AS SHOWN
  - TAX MAPS
  - PLAT BOOK 32, PAGE 66

NEW SPLIT  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK** 7-5-16  
 INITIAL DATE  
**II-181**

- LEGEND**
- △ IRON PIN FOUND
  - 5/8" DIAMETER, 30" LONG IRON PIN SET WITH CAP STAMPED "KROCKA & ASSOC."



**F.E. Krocka & Associates, Inc.**

Engineering and Surveying  
44 East Main Street  
Shelby, Ohio 44875  
Phone: (419) 342-4556  
Fax: (419) 347-8885

**DESCRIPTION**  
**PART OF LOT 3379, BEER ROAD INDUSTRIAL PARK**  
**PLAT VOLUME 32, PAGES 66 - 68**  
**CITY OF ONTARIO, RICHLAND COUNTY, OHIO**  
**PARCEL 1 - 4.169 ACRES**

**DESCRIPTION:** Being part of Lot 3379 in the Beer Road Industrial Park as shown in Plat Volume 32, Pages 66 through 68, in the City of Ontario, Richland County, Ohio and being more particularly described as follows:

The real point of beginning being an iron pin found at the northwest corner of Lot 3379 (southwest corner of Lot 3380) in said Beer Road Industrial Park;

1. thence N84°54'40"E, along a north line of Lot 3379 (south line of Lot 3380), a distance of 424.76 feet to an iron pin found at a corner of said lots;
2. thence S05°05'20"E, along an east line of Lot 3379 (west line of Lot 3380), a distance of 200.00 feet to an iron pin found at a corner of said lots;
3. thence N84°54'40"E, along a north line of Lot 3379 (south line of Lot 3380), a distance of 268.40 feet to an iron pin found at a corner of said lots;
4. thence on a curve to the right, along the north line of Lot 3379 (south line of Lot 3380), having a radius of 2030.00 feet, delta of 06°18'15", and an arc length of 223.36 feet (chord bearing N88°03'48"E, 223.25 feet), to an iron pin found at a corner of said lots;
5. thence S88°47'05"E, along the north line of Lot 3379 (south line of Lots 3380 & 3381), a distance of 271.47 feet to an iron pin found at the northeast corner of Lot 3379 (southeast corner of Lot 3384), said point also being on the west right-of-way line of Urwin Parkway (80 feet in width);
6. thence S00°41'40"W, along the east line of Lot 3379 and the west right-of-way line of Urwin Parkway, a distance of 69.41 feet to an iron pin set;
7. thence N88°21'36"W, a distance of 177.73 feet to an iron pin set;
8. thence S85°49'26"W, a distance of 1032.19 feet to an iron pin set on the west line of Lot 3379;
9. thence N01°05'28"E, along the west line of Lot 3379, a distance of 275.47 feet to the real point of beginning,

and containing 4.169 acres, more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 30" long, 5/8" diameter with caps stamped "KROCKA & ASSOC." Bearings are based on Plat Volume 32, Page 66.

**CERTIFICATION:** I hereby certify that a survey was made of the above described parcel and all markers were found or set as indicated.

F. E. KROCKA & ASSOCIATES, INC.

*Nathan W. Sautter*

Nathan W. Sautter  
Ohio Registered Surveyor No. 8252  
Date: February 9, 2016



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK** 7-5-16  
INITIAL DATE  
II-181



**F.E. Krocka & Associates, Inc.**  
Engineering and Surveying  
44 East Main Street  
Shelby, Ohio 44875  
Phone: (419) 342-4556  
Fax: (419) 347-8885

**DESCRIPTION**  
**PART OF LOT 3379, BEER ROAD INDUSTRIAL PARK**  
**PLAT VOLUME 32, PAGES 66 - 68**  
**CITY OF ONTARIO, RICHLAND COUNTY, OHIO**  
**PARCEL 2 - 0.722 ACRE**

**DESCRIPTION:** Being part of Lot 3379 in the Beer Road Industrial Park as shown in Plat Volume 32, Pages 66 through 68, in the City of Ontario, Richland County, Ohio and being more particularly described as follows:

The real point of beginning being an iron pin found at the southwest corner of Lot 3379 (northwest corner of Lot 3378) in said Beer Road Industrial Park;

1. thence N01°05'28"E, along the west line of Lot 3379, a distance of 22.70 feet to an iron pin set;
2. thence N85°49'26"E, a distance of 1032.19 feet to an iron pin set;
3. thence S88°21'36"E, a distance of 177.73 feet to an iron pin set on the east line of Lot 3379, said point also being on the west right-of-way line of Urwin Parkway (80 feet in width);
4. thence S00°41'40"W, along the east line of Lot 3379 and the west right-of-way line of Urwin Parkway, a distance of 14.04 feet to an iron pin found at the southeast corner of Lot 3379, said point also being on the north line of Lot 3378;
5. thence S86°16'07"W, along the south line of Lot 3379 (north line of Lot 3378), a distance of 1209.94 feet to the real point of beginning,

and containing 0.722 acre, more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 30" long, 5/8" diameter with caps stamped "KROCKA & ASSOC." Bearings are based on Plat Volume 32, Page 66.

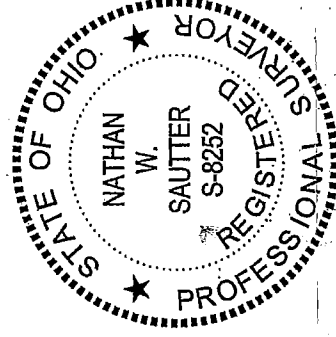
Grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument will not be conveyed by said grantees, their heirs, and assigns, unless said parcel is sold together with land fronting on a public highway or dedicated street and that said parcel does not constitute a principle building site.

**CERTIFICATION:** I hereby certify that a survey was made of the above described parcel and all markers were found or set as indicated.

F. E. KROCKA & ASSOCIATES, INC.

*Nathan W. Sautter*

Nathan W. Sautter  
Ohio Registered Surveyor No. 8252  
Date: February 9, 2016



**NEW SPLIT**  
**RICHLAND COUNTY**  
**TAX MAP OFFICE**

**EAK** / **7-5-16**  
INITIAL / DATE

**II-181**