

MU-142  
03/10/04

Legal Description  
City of Ontario  
Lot Split - 7.490 Acres.

Situated in the City of Ontario, County of Richland, State of Ohio and being part of the northeast and the southeast quarters of Section 22, T-21-N, R-19-W and being further described as follows:

Commencing at a railroad spike found in the centerline of Beer Road marking the northeast corner of the northeast quarter of Section 22; thence S00°41'40"W, a distance of 2561.51 feet along the centerline of Beer Road and the east line of said quarter section to a survey marker set on the existing northerly limited access right of way line of S.R. 309; thence along said existing northerly limited access right of way line of S.R. 309 the following three courses; i) with a curve to the left having an arc length of 111.74 feet, a radius of 4192.18 feet, a chord bearing of S 63°16'39"W, and a chord length of 111.74 feet to a survey marker set; ii) S 62°30'50"W, a distance of 246.38 feet to a survey marker set; iii) S 72°43'16"W, a distance of 492.26 feet to a survey marker set, said survey marker also being the Principal Point of Beginning for the parcel described herein;

- 1) thence S82°32'59"W, a distance of 42.77 feet along the existing northerly limited access right of way line of S.R. 309 to a survey marker set;
- 2) thence N 02°04'03"E, a distance of 171.18 feet along the easterly property line of land conveyed to Patricia L. Wright by O.R.V. 839, Pg. 433 of Richland County Records to a survey marker set;
- 3) thence N 87°57'43"W, a distance of 230.00 feet along the northerly line of said Wright property to an iron pin found and passing for reference an iron pin found at 200.07 feet;
- 4) thence along the easterly property line of land conveyed to Alvin L. Beer and Janet C. Beer by O.R.V. 989, Pg. 308 of Richland County Records the following five courses;
  - 4.1) N 01°13'56"W, a distance of 391.05 feet to an iron pin found;
  - 4.2) S 88°50'05"W, a distance of 146.52 feet to an iron pin found;
  - 4.3) N 00°52'59"E, a distance of 155.61 feet to an iron pin found;
  - 4.4) N 01°05'17"W, a distance of 159.99 feet a railroad spike set in a tree root with punch;
  - 4.5) S 87°24'04"W, a distance of 331.19 feet to an iron pin found;
- 5) thence N 00°59'36"E, a distance of 128.85 feet along the easterly property line of land conveyed to Volk Family Limited Partnership by O.R.V. 665, Pg. 148 of Richland County Records to an iron pin found;
- 6) thence S 86°53'43"E, a distance of 691.64 feet to a survey marker set;

APPROVED \_\_\_\_\_  
DATE March 29, 2004  
ZONING INSPECTOR  
Dallas Thacker  
5312

S-312

MU-142  
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- 7) thence S 27°28'01"E, a distance of 190.65 feet to a survey marker set;
- 8) thence S 02°04'04"W, a distance of 784.94 feet to the Principal Point of Beginning. Enclosing an area of 7.490 acres, more or less, of which 6.934 acres, more or less, lie in the northeast quarter of Section 22 and 0.556 acre, more or less, lie in the southeast quarter of Section 22. Subject to all public right of ways, use restrictions and easements now on record.

This description was prepared and reviewed in March, 2004 by Brian P. McCartney, P.E., P.S. S-7957 from an actual field survey performed by K.E. McCartney & Associates, Inc.. Survey markers set are 5/8" long rebar with cap stamped "McCartney S-7921".

Basis of Bearings: The bearings referred to herein are to an assumed meridian and used to delineate angles only.

Prior Deed Reference: O.R.V. 475, Pg. 850.

~~Grantees, their 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 under applicable zoning and will not be conveyed by said Grantees, heirs and assigns independent and separate from any adjoining or contiguous parcel fronts on a public highway or street.~~

Spoke to Dallas Strickler  
11-30-04 OK To Remove Clause  
EAK

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

MUB 3-30-04  
INITIAL DATE

~~This parcel must  
Transfer before  
F-3-235-11~~

S-312

S-312

# SURVEY FOR: CITY OF ONTARIO PART OF THE NORTHEAST AND SOUTHEAST QUARTERS, SEC. 22, TWP. 21, R. 19 CITY OF ONTARIO, COUNTY OF RICHLAND, STATE OF OHIO

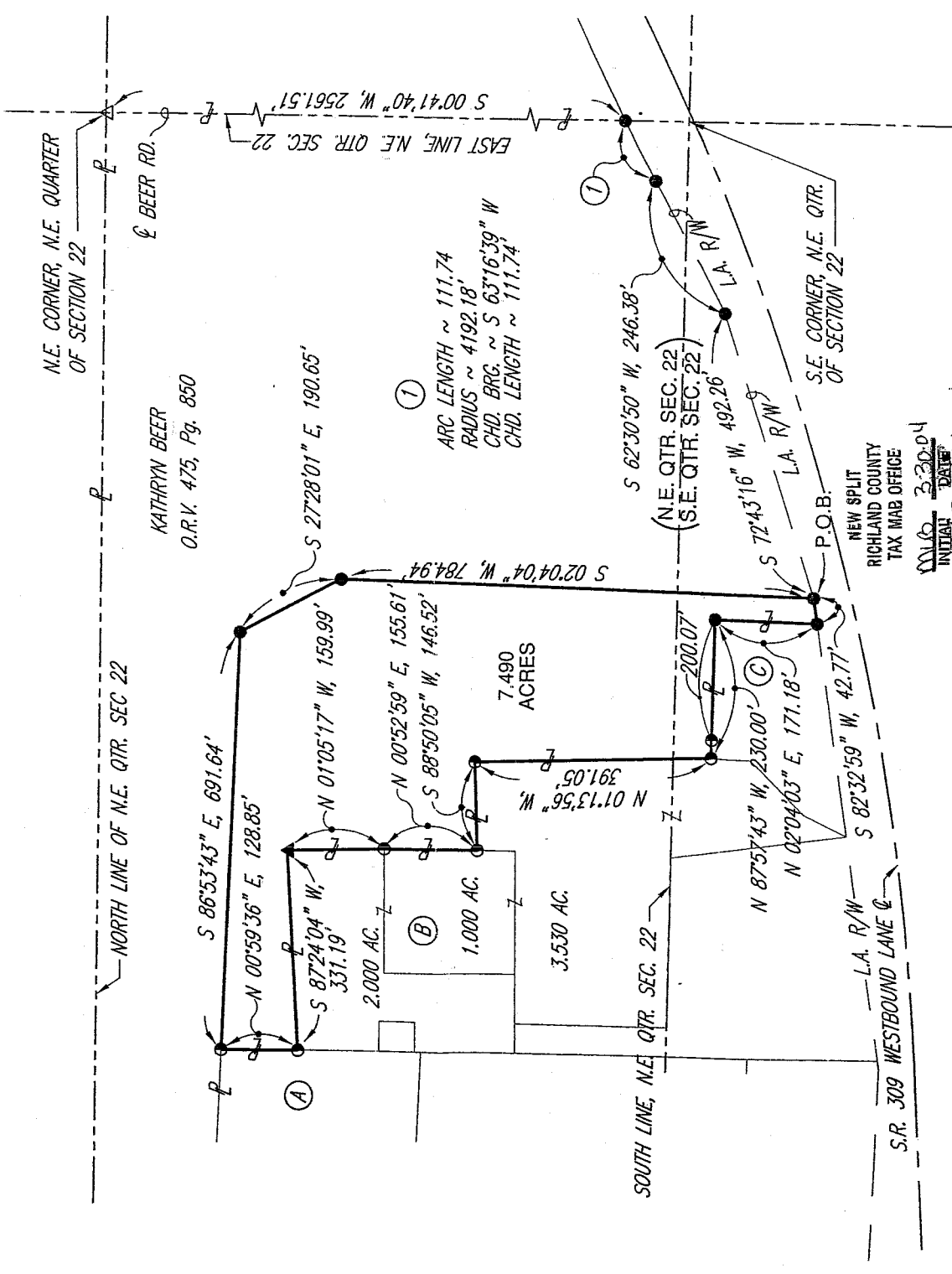
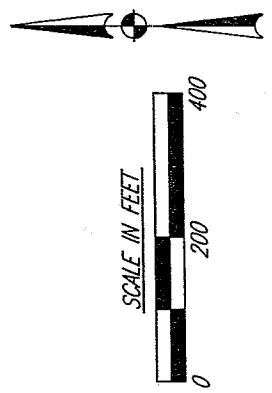
*BASIS OF BEARINGS: BEARINGS ARE TO AN ASSUMED MERIDIAN USED TO DELINEATE ANGLES ONLY  
PRIOR DEED REFERENCE: O.R.V. 475, Pg. 850*

(A) VOLK FAMILY LIMITED  
PARTNERSHIP  
O.R.V. 665, Pg. 148  
3.050 ACRES

(C) PATRICIA L. WRIGHT  
O.R.V. 839, Pg. 433  
1.10 ACRES

(B) ALVIN L. BEER &  
JANET C. BEER  
O.R.V. 989, Pg. 308  
2.000 ACRES  
1.000 ACRES  
3.530 ACRES

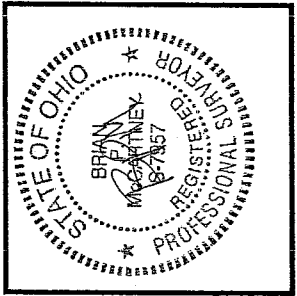
**PARCEL SUMMARY**  
6.934 AC. IN N.E. QTR.  
0.556 AC. IN S.E. QTR.  
7.490 TOTAL ACREAGE



CITY OF ONTARIO  
APPROVED *[Signature]*  
DATE March 29, 2004  
ZONING INSPECTOR  
*[Signature]*

*[Signature]*  
BRIAN P. MCCARTNEY, P.E., P.S.  
OHIO REGISTERED SURVEYOR NO. S-7957  
MARCH, 2004

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
MAY 10 3 30 04  
INDIAN DATE  
This Parcel Must  
Transfer Before  
F 3-235 !!



- SURVEY MARKER SET WITH CAP  
STAMPED "MCCARTNEY S-7921"  
(5/8" DIA. x 30" LONG).
- ▲ R.R. SPIKE SET IN TREE ROOT  
WITH PUNCH
- △ R.R. SPIKE FOUND
- IRON PIN FOUND

52 N. Diamond Street  
Mansfield, Ohio 44902  
419/525-0083, Fax: 419/525-0835



K.E. McCartney & Associates, Inc.

Engineers • Planners • Surveyors

230 Third Street  
Elyria, Ohio 44095  
440/323-9808, Fax: 440/323-3644

*[Handwritten initials]*