

2-48

# PLAT OF SURVEY FOR MID-OHIO MEDICAL PROPERTIES, LLC

SITUATED IN THE CITY OF ONTARIO, TOWNSHIP OF SPRINGFIELD, COUNTY OF RICHLAND AND STATE OF OHIO AND BEING KNOWN AS A PART OF THE NORTH-EAST QUARTER OF SECTION NO. 23, TOWNSHIP-21-NORTH, RANGE-19-WEST.

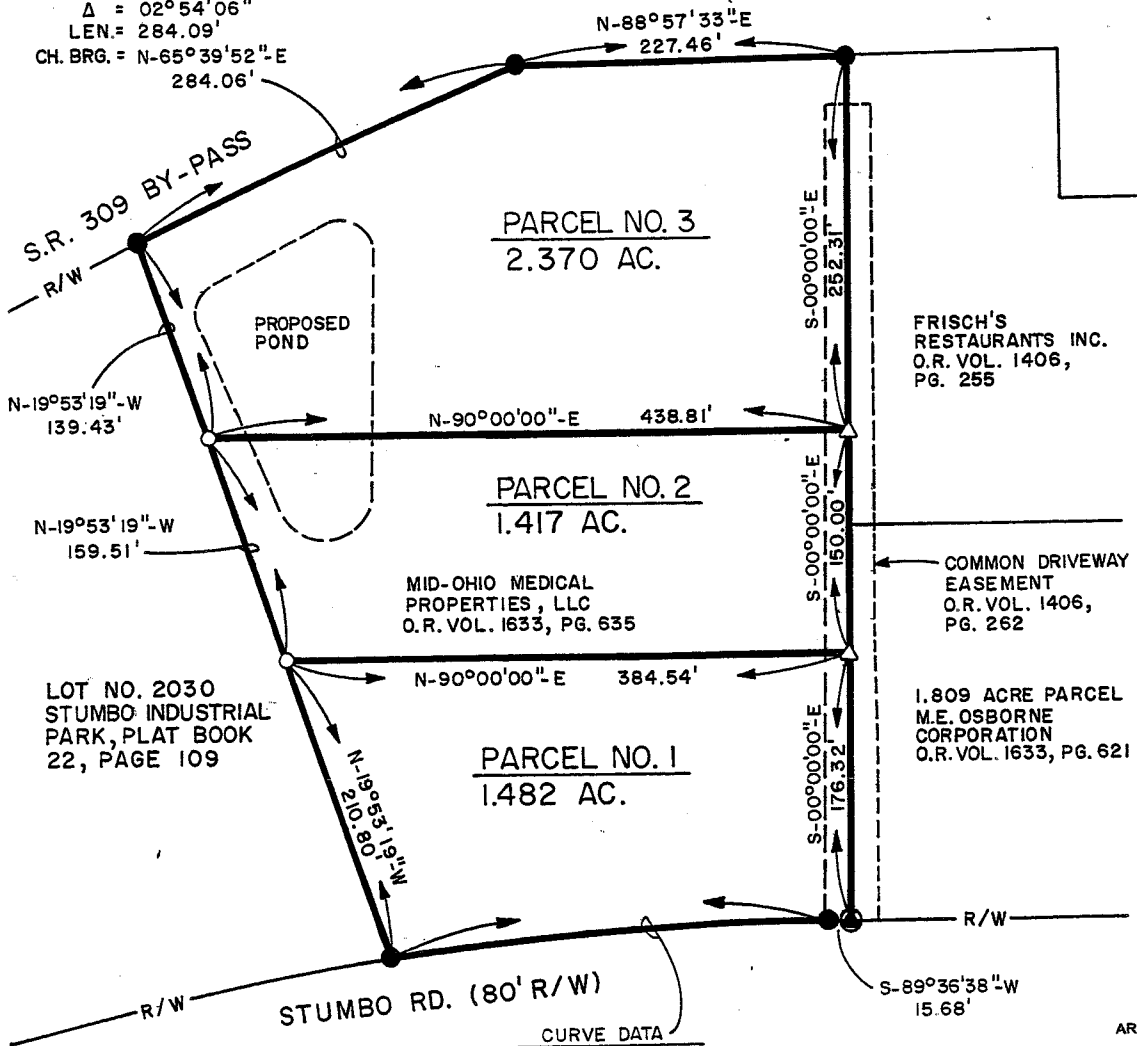
### CURVE DATA

RAD. = 5609.58'  
Δ = 02°54'06"  
LEN. = 284.09'  
CH. BRG. = N-65°39'52"-E  
284.06'

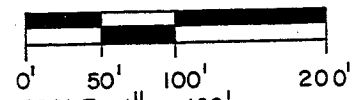
PARCEL NO. 3  
2.370 AC.

PARCEL NO. 2  
1.417 AC.

PARCEL NO. 1  
1.482 AC.



N



SCALE: 1" = 100'  
DATE: OCTOBER 31, 2007  
G. & B. JOB NO.: 010618

### LEGEND

- = 5/8" X 30" IRON PIN W/CAP SET
- = IRON PIN FOUND AND ACCEPTED
- △ = RAILROAD SPIKE SET
- ⊙ = P.K. NAIL FOUND AND ACCEPTED

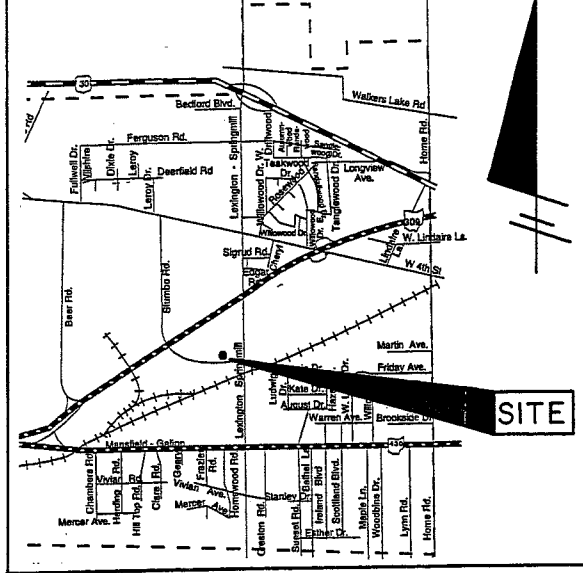
### PERTINENT DOCUMENTS

- DEEDS AS SHOWN
- TAX MAPS
- SURVEY BY J.C. SKONIECZNY, R.S. NO. 6356, DATED 2/21/06
- SURVEY BY B.P. MCCARTNEY, R.S. NO. 7957, DATED 12/03
- STUMBO INDUSTRIAL PARK PLAT BOOK 22, PAGE 109

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
MIB 12-14-07  
INITIAL DATE

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
MIB 12-14-07  
INITIAL DATE

## ONTARIO Springfield Township



### LOCATION MAP

NOT TO SCALE

APPROVED  
ONTARIO PLANNING COMMISSION

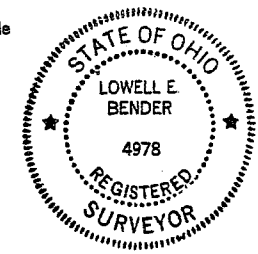
DATE Dec. 12, 2007

SIGNATURE Dallas Strickler

### SURVEYOR'S CERTIFICATION:

I hereby certify that this plat was prepared from the notes of a survey made DECEMBER, 2006 by the office of Grindle and Bender, Architecture - Engineering - Surveying, Ashland, Ohio and Lowell E. Bender, Registered Surveyor No. 4978. All bearings are assumed and are for the determination of angles only. All distances are in feet and decimals thereof. All iron pins set are 5/8" x 30" with cap.

*Lowell E. Bender*  
Lowell E. Bender  
Registered Surveyor No. 4978



PREPARED BY  
**GRINDLE & BENDER**  
ARCHITECTURE - ENGINEERING - SURVEYING  
42 W. MAIN STREET, ASHLAND, OHIO 44805  
PHONE 419-289-6600 FAX 419-281-3431

CURVE DATA  
RAD. = 2243.68'  
Δ = 07°36'50"  
LEN. = 298.16'  
CH. BRG. = S-85°48'13"-W  
297.94'

DESCRIPTION OF SURVEY  
FOR  
MID-OHIO MEDICAL PROPERTIES, LLC

CITY OF ONTARIO

October 31, 2007  
Parcel No. 1

Situated in the City of Ontario, Township of Springfield, County of Richland and State of Ohio and being known as a part of the Northeast Quarter of Section No. 23, Township 21 North, Range 19 West and being a part of the land described in a deed to Mid-Ohio Medical Properties, LLC as recorded in Official Records Volume 1633, Page 635 of the Richland County Deed Records and more fully described as follows:

Commencing for boundary at an iron pin found at the Southeast corner of Lot No. 2030 of the Stumbo Industrial Park in the City of Ontario as recorded in Plat Book 22, Page 109 of the Richland County Records, said iron pin also being on the North right-of-way line of Stumbo Road (80.00 feet wide);

Thence North 19° 53' 19" West, along the East line of Lot No. 2030, a distance of 210.80 feet to an iron pin set;

Thence North 90° 00' 00" East, a distance of 384.54 feet to a railroad spike set on the West line of a 1.809 Acre parcel of land now or formerly owned by M. E. Osborne Corporation as recorded in Official Records Volume 1633, Page 621 of the Richland County Deed Records;

Thence South 00° 00' 00" East, along the West line of the M. E. Osborne Corporation land, a distance of 176.32 feet to a P.K. Nail found at the Southwest corner of the 1.809 Acre M. E. Osborne Corporation parcel, said P.K. Nail also being on the North right-of-way line of Stumbo Road;

Thence South 89° 36' 38" West, along the North right-of-way line of Stumbo Road, a distance of 15.68 feet to an iron pin found;

Thence Westerly, along the North right-of-way line of Stumbo Road and on a curve to the left (R = 2243.68 feet,  $\Delta = 07^\circ 36' 50"$ , L = 298.16 feet) a chord bearing of South 85° 48' 13" West and a chord distance of 297.94 feet to the place of beginning, containing 1.482 Acres, but subject to all legal highways and easements of record.

**SURVEYOR'S CERTIFICATION:**

I hereby certify that this description was prepared from the notes of a survey made December, 2006 by the office of Grindle and Bender, Architecture-Engineering-Surveying, Ashland, Ohio and Lowell E. Bender, Registered Surveyor No. 4978. All bearings are assumed and are for the determination of angles only. All distances are in feet and decimals thereof. All iron pins set are 5/8" x 30" with cap marked "BENDER-4978".


  
Lowell E. Bender

Registered Surveyor No. 4978

APPROVED  
ONTARIO PLANNING COMMISSION

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

DATE Dec. 12, 2007

  
INITIAL DD DATE

SIGNATURE Dallas Strickler

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DESCRIPTION OF SURVEY  
FOR  
MID-OHIO MEDICAL PROPERTIES, LLC  
CITY OF ONTARIO

October 31, 2007  
Parcel No. 2

Situated in the City of Ontario, Township of Springfield, County of Richland and State of Ohio and being known as a part of the Northeast Quarter of Section No. 23, Township 21 North, Range 19 West and being a part of the land described in a deed to Mid-Ohio Medical Properties, LLC as recorded in Official Records Volume 1633, Page 635 of the Richland County Deed Records and more fully described as follows:

Commencing at an iron pin found at the Southeast corner of Lot No. 2030 of the Stumbo Industrial Park in the City of Ontario as recorded in Plat Book 22, Page 109 of the Richland County Records, said iron pin also being on the North right-of-way line of Stumbo Road (80.00 feet wide);

Thence North 19° 53' 19" West, along the East line of Lot No. 2030, a distance of 210.80 feet to an iron pin set, the true place of beginning for the parcel herein described;

Thence continuing North 19° 53' 19" West, along the East line of Lot No. 2030, a distance of 159.51 feet to an iron pin set;

Thence North 90° 00' 00" East, a distance of 438.81 feet to a railroad spike set on the West line of land now or formerly owned by Frisch's Restaurants Inc. as recorded in Official Records Volume 1406, Page 255 of the Richland County Deed Records;

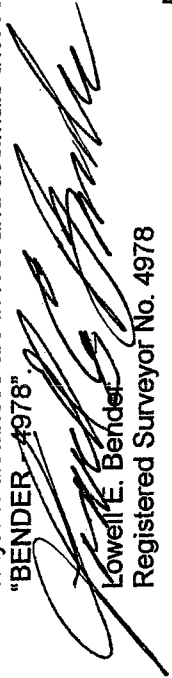
Thence South 00° 00' 00" East, along the West line of Frisch's Restaurants Inc. land and the West line of a 1.809 Acre parcel of land now or formerly owned by M. E. Osborne Corporation as recorded in Official Records Volume 1633, Page 621 of the Richland County Deed Records, a distance of 150.00 feet to a railroad spike set;

Thence South 90° 00' 00" West, a distance of 384.54 feet to the true place of beginning, containing 1.417 Acres, but subject to all legal highways and easements of record.

**SURVEYOR'S CERTIFICATION:**

I hereby certify that this description was prepared from the notes of a survey made December, 2006 by the office of Grindle and Bender, Architecture-Engineering-Surveying, Ashland, Ohio and Lowell E. Bender, Registered Surveyor No. 4978. All bearings are assumed and are for the determination of angles only. All distances are in feet and decimals thereof. All iron pins set are 5/8" x 30" with cap marked

"BENDER 4978"



Lowell E. Bender  
Registered Surveyor No. 4978

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

 INITIAL  
 DATE

DESCRIPTION OF SURVEY  
FOR  
MID-OHIO MEDICAL PROPERTIES, LLC

CITY OF ONTARIO

October 31, 2007  
Parcel No. 3

Situated in the City of Ontario, Township of Springfield, County of Richland and State of Ohio and being known as a part of the Northeast Quarter of Section No. 23, Township 21 North, Range 19 West and being a part of the land described in a deed to Mid-Ohio Medical Properties, LLC as recorded in Official Records Volume 1633, Page 635 of the Richland County Deed Records and more fully described as follows:

Commencing at an iron pin found at the Southeast corner of Lot No. 2030 of the Stumbo Industrial Park in the City of Ontario as recorded in Plat Book 22, Page 109 of the Richland County Records, said iron pin also being on the North right-of-way line of Stumbo Road (80.00 feet wide);

Thence North 19° 53' 19" West, along the East line of Lot No. 2030, a distance of 370.31 feet to an iron pin set, the true place of beginning for the parcel herein described;

Thence continuing North 19° 53' 19" West, along the East line of Lot No. 2030, a distance of 139.43 feet to an iron pin found on the South right-of-way line of State Route 309 By-Pass;

Thence Easterly, along the South right-of-way line of State Route 309 By-Pass and on a curve to the right (R = 5609.58 feet,  $\Delta = 02^\circ 54' 06"$ , L = 284.09 feet) a chord bearing of North 65° 39' 52" East and a chord distance of 284.06 feet to an iron pin found;

Thence North 88° 57' 33" East, along the South right-of-way line of State Route 309 By-Pass, a distance of 227.46 feet to an iron pin found, said iron pin also being the Northwest corner of land now or formerly owned by Frisch's Restaurants Inc. as recorded in Official Records Volume 1406, Page 255 of the Richland County Deed Records;

Thence South 00° 00' 00" East, along the West line of said Frisch's Restaurants Inc. land, a distance of 252.31 feet to a railroad spike set;

Thence South 90° 00' 00" West, a distance of 438.81 feet to the true place of beginning, containing 2.370 Acres, but subject to all legal highways and easements of record.

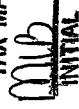
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Lowell E. Bender  
Registered Surveyor No. 4978

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

 12-14-07  
INITIAL DATE

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