

CITY OF ONTARIO

APPROVED Yes
DATE 8/28/08

ZONING INSPECTOR

Rachel Otchella

HIGHWAY EASEMENT

OSBORNE FASHION CO.
O.R.V. 1533, P. 884

S 89°01'46" E
203.47'
207.74'

0.528 AC.
(0.405 AC.)

S 87°08'49" E
203.72' (0.123 AC.)

P.O.B.
M.E. OSBORNE CORP.
O.R.V. 1803, P. 456

PARCEL NO.1
0.721 AC.

P.O.B.
L1 L2 L3 L4

PARCEL NO.2
190.00', 0.181 AC.

M.E. OSBORNE CORP.
O.R.V. 1763, P. 365

0.459 AC.
203.00'

RUBY TUESDAY INC.
O.R.V. 1163, P. 279

N 76°07'00" W
5.85'
5/8" REBAR FND.

5/8" REBAR FND.

EMRO MARKETING COMPANY
O.R.V. 17, P. 771

IP FND. W/ CAP "7209"

LINE	BEARING	DISTANCE
L1	S 72°10'18" E	40.74'
L2	S 88°50'14" E	81.93'
L3	N 64°39'13" E	54.93'
L4	S 87°17'42" E	33.40'

LEXINGTON-SPRINGMILL RD. & EAST LINE OF SECTION 14

W. 4TH ST.

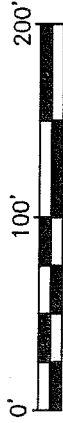
MON. BOX FND.
N.E. COR. S.E.
QTR. SEC. 14
NEW SPLIT

RICHLAND COUNTY
TAX MAP OFFICE

MJB 8/28/08
INITIAL DATE

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

MJB 8/28/08
INITIAL DATE



SCALE 1"=100'

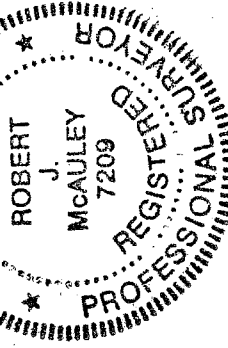
ALL BEARINGS ARE BASED ON THE CENTERLINE OF W. 4TH STREET BEING N 76° 07' 00" W AS RECORDED IN D.V. 807, PAGE 564 OF THE RICHLAND COUNTY RECORDER'S RECORDS AND ARE FOR THE DETERMINATION OF ANGULAR MEASUREMENT ONLY.

LEGEND

- — SURVEY MARKER SET 5/8" DIA. X 30" LG. REBAR SET WITH CAP STAMPED, "RICHLAND ENG. RLS 7209"
- ⊙ — SURVEY MARKER FOUND 5/8" DIA. X 30" LG. REBAR SET WITH CAP STAMPED, "RICHLAND ENG. RLS 7209"
- ⊗ — SURVEY MARKER FOUND WITH CAP STAMPED "McCARTNEY & ASSOC."
- — SURVEY MARKER FOUND TYPE AS NOTED
- — MONUMENT BOX FOUND

SURVEY FOR M.E. OSBORNE CORP.

SITUATED IN THE CITY OF ONTARIO, TOWNSHIP OF SPRINGFIELD, COUNTY OF RICHLAND, STATE OF OHIO AND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 11, RANGE 19.



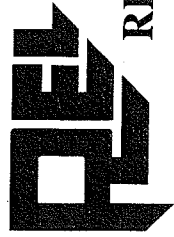
Robert J. McAuley
ROBERT J. MCAULEY
P.S. 7209
DATE 25 Aug 2008



RICHLAND ENGINEERING LIMITED
29 NORTH PARK STREET
MANSFIELD, OHIO

108072

2-330



RICHLAND ENGINEERING LIMITED

29 North Park Street, Mansfield, Ohio 44902-1769 • 419/524-0074 FAX 419/524-1812

108072

**DESCRIPTION
FOR
PARCEL ONE
July 30, 2008**

Situated in the City of Ontario, Township of Springfield, County of Richland, State of Ohio and being part of the Southeast Quarter of Section 14, Township 21, Range 19 and being more particularly described as follows:

Commencing at a monument box found at the northeast corner of the Southeast Quarter of Section 14 on the centerline of Lexington-Springmill Road;

Thence South 02°42'18" West along the east line of the Southeast Quarter of Section 14 and the centerline of Lexington-Springmill Road, a distance of 689.00 feet to a point at the intersection of the north line extended of lands now or formerly owned by M. E. Osborne Corp. as recorded in Official Record Volume 1803, Page 456 of the Richland County Recorder's records and the east line of the Southeast Quarter of Section 14 and the centerline of Lexington-Springmill Road, referenced by a survey marker found North 89°01'46" West a distance of 41.69 feet ;

Thence North 89°01'46" West a distance of 41.69 feet to a survey marker found at the northeast corner of said Osborne lands;

Thence South 04°36'51" West along the east line of said Osborne lands, a distance of 115.22 feet to a survey marker found at the **Point of Beginning** of the parcel herein described ;

Thence South 04°36'51" West continuing along the east line of said Osborne lands, a distance of 14.59 feet to a survey marker found;

Thence South 02°42'18" West continuing along the east line of said Osborne lands, a distance of 121.33 feet to a survey marker set;

Thence North 87°17'42" West a distance of 33.40 feet to a survey marker set;

Thence South 64°39'13" West a distance of 54.93 feet to a survey marker set;

Thence North 88°50'14" West a distance of 81.93 feet to a survey marker set;

Thence North 72°10'18" West a distance of 40.74 feet to a survey marker set on the west line of said Osborne lands and the east line of lands now or formerly owned by Town & Country Shopping Center LLC as recorded in Official Record Volume 1481, Page 227 of the Richland County Recorder's records;

CITY OF ONTARIO

APPROVED Yes

DATE 8/23/08

ZONING INSPECTOR

Alister Strickler

2-330

**DESCRIPTION
FOR
PARCEL ONE
July 30, 2008**

Thence North 02°39'36" East along the west line of said Osborne lands and the east line of said Town & Country lands, a distance of 153.85 feet to a survey marker found;

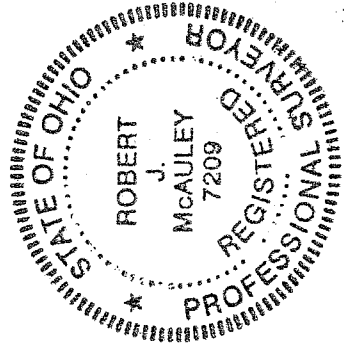
Thence South 87°08'49" East a distance of 203.72 feet to the survey marker found at the **Point of Beginning**, and containing 0.721 acres of land, more or less, subject to all highways, easements, and use restrictions of record.

This description is based upon an actual field survey made in May 2007 by Richland Engineering Limited. All bearings are based on the centerline of W. 4th Street bearing being North 76° 07' 00" West as recorded in Deed Volume 807, Page 564 of the Richland County Recorder's Records and are for the determination of angular measurement only.

Survey markers set and found are 5/8 inch diameter by 30 inch long rebar with a plastic cap stamped "RICHLAND ENG. 7209".

Deed Reference: Official Record Volume 1803, Page 456.

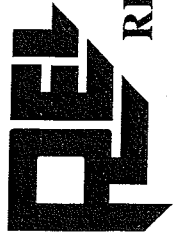
Robert J. McAuley
Robert J. McAuley Date *25 August 2008*
P. S. No. 7209



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
MLB
INITIAL DATE *8-28-08*

CITY OF ONTARIO
APPROVED *Yes*
DATE *8/28/08*
ZONING INSPECTOR
Nellie Strickler

2-330



RICHLAND ENGINEERING LIMITED

29 North Park Street, Mansfield, Ohio 44902-1769 • 419/524-0074 FAX 419/524-1812

108072

DESCRIPTION FOR

PARCEL TWO July 30, 2008

Situated in the City of Ontario, Township of Springfield, County of Richland, State of Ohio and being part of the Southeast Quarter of Section 14, Township 21, Range 19 and being more particularly described as follows:

Commencing at a monument box found at the northeast corner of the Southeast Quarter of Section 14 on the centerline of Lexington-Springmill Road;

Thence South $02^{\circ}42'18''$ West along the east line of the Southeast Quarter of Section 14 and the centerline of Lexington-Springmill Road, a distance of 689.00 feet to a point at the intersection of the north line extended of lands now or formerly owned by M. E. Osborne Corp. as recorded in Official Record Volume 1803, Page 456 of the Richland County Recorder's records and the east line of the Southeast Quarter of Section 14 and the centerline of Lexington-Springmill Road, referenced by a survey marker found North $89^{\circ}01'46''$ West a distance of 41.69 feet;

Thence North $89^{\circ}01'46''$ West a distance of 41.69 feet to a survey marker found at the northeast corner of said Osborne lands;

Thence South $04^{\circ}36'51''$ West along the east line of said Osborne lands, a distance of 129.82 feet to a survey marker found;

Thence South $02^{\circ}42'18''$ West continuing along the east line of said Osborne lands, a distance of 121.33 feet to a survey marker set at the **Point of Beginning** of the parcel herein described;

Thence South $02^{\circ}42'18''$ West along the east line of said Osborne lands, a distance of 66.82 feet to a survey found at the southeast corner of said Osborne lands;

Thence North $49^{\circ}15'12''$ West along the south line of said Osborne lands, a distance of 16.61 feet to a survey marker found;

Thence North $87^{\circ}30'31''$ West continuing along the south line of said Osborne lands, a distance of 190.00 feet to a survey marker found on the east line of lands now or formerly owned by Ruby Tuesday INC. as recorded in Official Record Volume 1163, Page 279 of the Richland County Recorder's records;

Thence North $02^{\circ}39'36''$ East along the east line of said Ruby Tuesday lands and the west line of lands now or formerly owned by Town & Country Shopping Center LLC as recorded in Official Record Volume 1481, Page 227 of the Richland County Recorder's, passing through a 5/8 inch rebar found at a distance of 5.85 feet , a total distance of 39.89 feet to a survey marker set;

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**DESCRIPTION
FOR
PARCEL TWO
July 30, 2008**

Thence South 72°10'18" East a distance of 40.74 feet to a survey marker set;

Thence South 88°50'14" East a distance of 81.93 feet to a survey marker set;

Thence North 64°39'13" East a distance of 54.93 feet to a survey marker set;

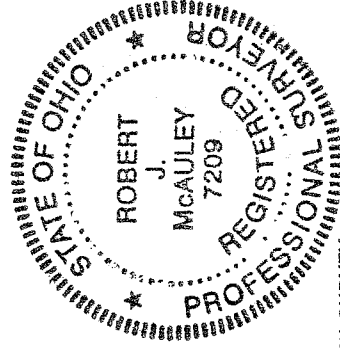
Thence South 87°17'42" East a distance of 33.40 feet to the survey marker set at the **Point of Beginning**, and containing 0.181 acres of land more or less, subject to all highways, easements, and use restrictions of record.

This description is based upon an actual field survey made in May 2007 by Richland Engineering Limited. All bearings are based on the centerline of W. 4th Street bearing being North 76° 07' 00" West as recorded in Deed Volume 807, Page 564 of the Richland County Recorder's Records and are for the determination of angular measurement only.

Survey markers set or found are 5/8 inch diameter by 30 inch long rebar with a plastic cap stamped "RICHLAND ENG. 7209".

Deed Reference: Official Record Volume 1481, Page 227.
Official Record Volume 1803, Page 456.

Robert J. McAuley
Robert J. McAuley
P. S. No. 7209
25 August 2008
Date



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
MLB 8/28/08
INITIAL DATE

CITY OF ONTARIO
APPROVED Yes
DATE 8/28/08
ZONING INSPECTOR
Dallas Stuebel

2-330