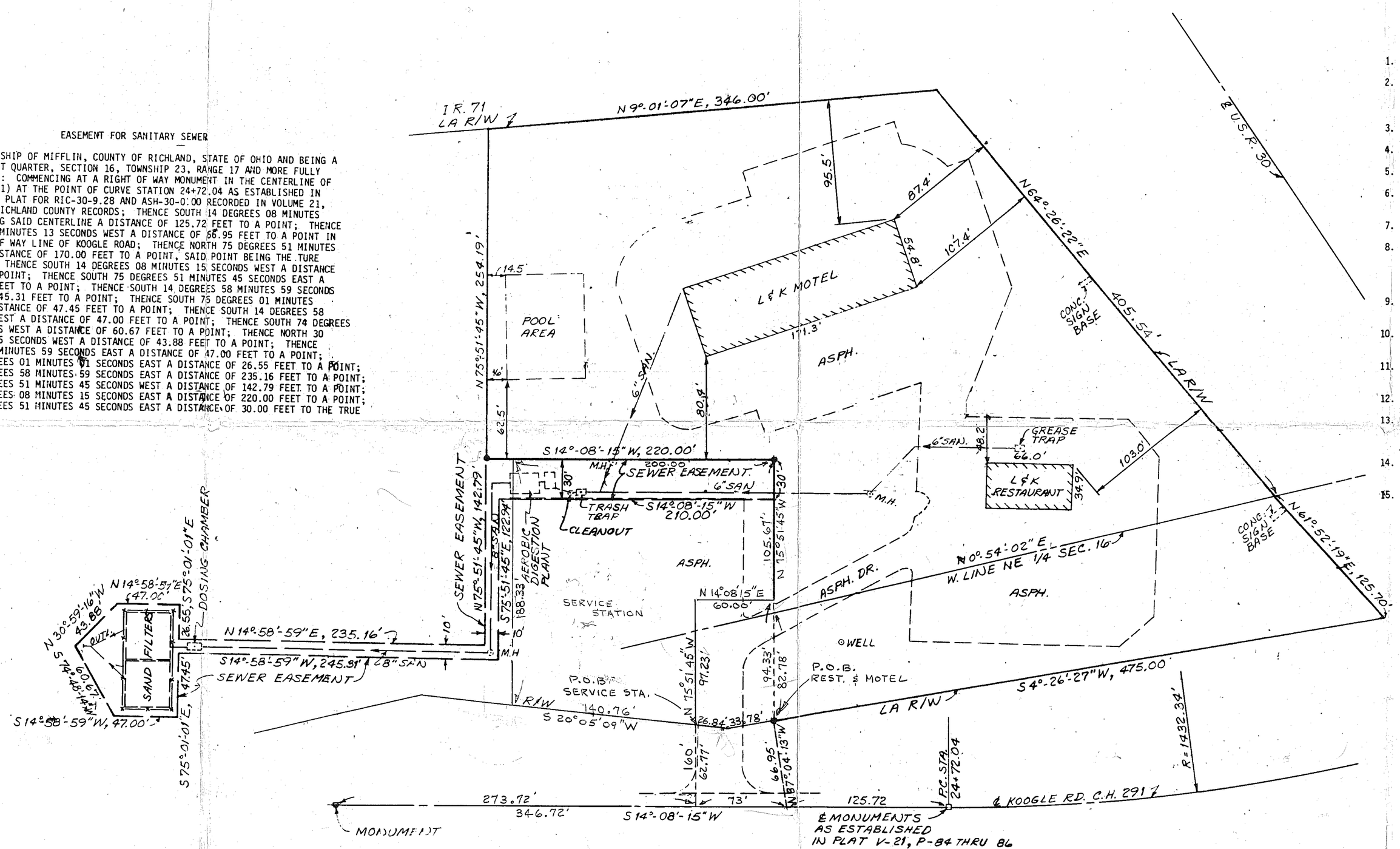
EASEMENT FOR SANITARY SEWER

SITUATED IN THE TOWNSHIP OF MIFFLIN, COUNTY OF RICHLAND, STATE OF OHIO AND BEING A PART OF THE NORTHWEST QUARTER, SECTION 16, TOWNSHIP 23, RANGE 17 AND MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT A RIGHT OF WAY MONUMENT IN THE CENTERLINE OF KOOGLE ROAD (C.R. 291) AT THE POINT OF CURVE STATION 24+72.04 AS ESTABLISHED IN CENTERLINE OF SURVEY PLAT FOR RIC-30-9.28 AND ASH-30-0.00 RECORDED IN VOLUME 21, PAGE 84 THRU 86 IN RICHLAND COUNTY RECORDS; THENCE SOUTH 14 DEGREES 08 MINUTES 15 SECONDS WEST ALONG SAID CENTERLINE A DISTANCE OF 125.72 FEET TO A POINT; THENCE NORTH 87 DEGREES 04 MINUTES 13 SECONDS WEST A DISTANCE OF 66.95 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF KOOGLE ROAD; THENCE NORTH 75 DEGREES 51 MINUTES 45 SECONDS WEST A DISTANCE OF 170.00 FEET TO A POINT, SAID POINT BEING THE TURE PLACE OF BEGINNING; THENCE SOUTH 14 DEGREES 08 MINUTES 15 SECONDS WEST A DISTANCE OF 210.00 FEET TO A POINT; THENCE SOUTH 75 DEGREES 51 MINUTES 45 SECONDS EAST A DISTANCE OF 122.94 FEET TO A POINT; THENCE SOUTH 14 DEGREES 58 MINUTES 59 SECONDS WEST A DISTANCE OF 245.31 FEET TO A POINT; THENCE SOUTH 75 DEGREES 01 MINUTES 01 SECONDS EAST A DISTANCE OF 47.45 FEET TO A POINT; THENCE SOUTH 14 DEGREES 58 MINUTES 59 SECONDS WEST A DISTANCE OF 47.00 FEET TO A POINT; THENCE SOUTH 74 DEGREES 48 MINUTES 14 SECONDS WEST A DISTANCE OF 60.67 FEET TO A POINT; THENCE NORTH 30 DEGREES 59 MINUTES 16 SECONDS WEST A DISTANCE OF 43.88 FEET TO A POINT; THENCE NORTH 14 DEGREES 58 MINUTES 59 SECONDS EAST A DISTANCE OF 47.00 FEET TO A POINT; THENCE SOUTH 75 DEGREES 01 MINUTES 01 SECONDS EAST A DISTANCE OF 26.55 FEET TO A POINT; THENCE NORTH 14 DEGREES 58 MINUTES 59 SECONDS EAST A DISTANCE OF 235.16 FEET TO A POINT; THENCE NORTH 75 DEGREES 51 MINUTES 45 SECONDS WEST A DISTANCE OF 142.79 FEET TO A POINT; THENCE NORTH 14 DEGREES 08 MINUTES 15 SECONDS EAST A DISTANCE OF 220.00 FEET TO A POINT; THENCE SOUTH 75 DEGREES 51 MINUTES 45 SECONDS EAST A DISTANCE OF 30.00 FEET TO THE TRUE PLACE OF BEGINNING.



0 50' 100'
SCALE

● IRON PIN SET
SM 1614
DATE 11-30-83
REV. 12-16-83

REVISED COMBINED AREA 15 JUNE '84 CORGIN
CORRECTED COMBINED DESCRIPTION 13 JUNE, 84
ADDED ENTRANCE 60'X160' 4 JUNE, 84
COMBINED DESCRIPTIONS 18 APRIL, 84

Restaurant & Motel Combined

Situated in the township of Mifflin, County of Richland, State of Ohio and being part of the northeast and northwest quarter, Section 16, Township 23, Range 17 and more fully described as follows: Commencing at a right-of-way monument in the centerline of Koogle Road (C.R. 291) at the point of curve station 24 + 72.04 as established in centerline of survey plat for RIC-30-9.28 and ASH-30-0.00 recorded in volume 21, page 84 thru 86 in Richland County records; thence South 14 degrees 08 minutes 15 seconds west along said centerline a distance of 125.72 feet to a point; thence North 87 degrees 04 minutes 13 seconds West a distance of 66.95 feet to a point in the Westerly right-of-way line of Koogle Road, said point being the true place of beginning. Thence on and along said right-of-way line S 04°26'27" W a distance of 33.78 feet to an angle point. Thence continuing on and along said right-of-way line S 20°05'09" W a distance of 26.84 feet. Thence departing from said right-of-way line N 75°51'45" W a distance of 97.23 feet. Thence N 14°08'15" E a distance of 60.00 feet. Thence N 75°51'45" W a distance of 105.67 feet. Thence S 14°08'15" W a distance of 220.00 feet.

Thence N 75°51'45" W a distance of 254.19 feet to a point being the intersection with the limited access right-of-way line of I-71. Thence on and along said right-of-way line N 09°01'07" E a distance of 346.00 feet to a point being the intersection with the limited access right-of-way line of U.S. Route #30. Thence on and along said right-of-way line N 64°26'22" E a distance of 405.54 feet to a point being the intersection with the West line of the Northeast 1/4 of said Section 16. Thence continuing on and along said right-of-way line of U.S. Route #30, N 61°52'19" E a distance of 125.70 feet to a point being the intersection with the Western limited access right-of-way line of Koogle Road (a/k/a C.R. #219). Thence on and along said right-of-way line of Koogle Road S 04°26'27" W a distance of 475.00 feet to the point of beginning and containing 4.612 acres, more or less, subject however to easements of record.

RIGHT OF WAYS AND EASEMENTS

1. Easement from F. L. Boals to The Ohio Public Service Company recorded at Lease Volume 6, Page 439 and 468 covering portion of parcel "A" in Northeast Quarter.
2. Oil and Gas lease from L. J. Boals et al., to Cherry Valley Farms, Inc., dated June 15, 1934 and recorded at Lease Volume 18, Page 64 covering parcel "B". Release of surface rights by Cherry Valley Farms, dated October 16, 1967 and recorded at Lease Volume 46 Page 226
3. Easement from Josephine Boals to Ohio Telephone and Telegraph Company recorded at Lease Volume 18, Page 363 covering portion of parcel "A" in Northeast Quarter.
4. Easement from Josephine Boals to The Ohio Bell Telephone Company recorded at Deed Volume 209, Page 402. Strip 1 rod wide, exact location cannot be determined.
5. Easement from Josephine Boals to The Ohio Public Service Company recorded at Deed Volume 216, Page 319 covering portion of parcel "A" in Northeast Quarter.
6. Flood easement from Josephine Boals to Muskingum Watershed Conservancy District recorded at Deed Volume 231, Page 296 covering portion of parcel "A" in Northeast Quarter.
7. Easement from Josephine Boals to Postal Telegraph Cable Company recorded at Deed Volume 239, Page 221 covering portion of parcel "A" in Northeast Quarter.
8. Oil and gas lease for a term of 20 years and so much longer as oil or gas is produced in paying quantities from Shirley B. and Gretchen D. Boals to The Ohio Fuel Gas Company dated December 4, 1953 and recorded at Lease Volume 25, Page 156. Agreement at Lease Volume 46, Page 223 covering portion of parcel "A" in Northeast Quarter.
9. Easement from S. B. Boals to Firelands Electric Cooperative Inc., recorded at Deed Volume 384, Page 505 and Deed Volume 446, Page 347 covering portion of parcel "A" in Northeast Quarter.
10. Easement to Firelands Electric Cooperative Inc., recorded at Deed Volume 364, Page 513, Deed Volume 450, Page 334 and Deed Volume 519, Page 76 covering portion of parcel "A" in Northwest Quarter.
11. Easement from Shirley Boals to Northern Ohio Telephone Company recorded at Deed Volume 431, Page 72 covering portion of parcel "A" in Northeast Quarter, in right of way of original Koogle Road.
12. Easement to State of Ohio recorded at Deed Volume 449, Page 104 and being in the Northeast Quarter.
13. The deed conveying the portion of parcel "A" in the Northeast Quarter from Pal Inc., to Jean U. Sauter dated February 17, 1961 and recorded at Deed Volume 496, Page 56 contains the stipulation that the grantee would not use the property for a hotel or motel.
14. Denial of direct access to State Route 30 N By-Pass as such denial was established by Common Pleas Case #41637. Journal Entry in said case was recorded in Deed Volume 574, Page 511 covering portion of parcel "A" in Northeast Quarter.
15. Easement to Firelands Electric Cooperative Inc., recorded at Deed Volume 636, Page 97 and 99 covering parcels "A" and "B".

To: CARDINAL FEDERAL SAVINGS BANK (Bank)

To: MARATHON PETROLEUM COMPANY (Seller)

To: REAL EQUITY INVESTMENTS INC (Buyer)

To: LAWYERS TITLE INSURANCE CO (Title Insurance Co.)

I hereby certify that the foregoing map was prepared from an actual survey of the premises made under my supervision; that the same shows the location of the boundaries, and all improvements thereon; that the dimensions of the improvements and the location thereof with respect to the boundaries are as shown; that there are no encroachments by improvements appurtenant to adjoining premises upon subject premises, nor from subject premises unless shown on the plat; and that any recorded easements and/or easements apparent from a visual inspection are delineated thereon.

The foregoing map or survey may be used by _____ Title Insurance Company for the purpose of deleting the standard exception appearing in the title policy as regards survey.

STATE OF OHIO
ARTHUR W VAN AUKER
4722
REGISTERED
SURVEYOR

Arthur W. Van Auker 11-30-83
Arthur W. Van Auker Date
Licensed Surveyor #4722
State of Ohio
419-522-5353

LOCATION ADDRESS:
I-71 & USR-30
ROUTE 11, BOX 195
MANSFIELD, OH. 44903

LOCATION SURVEY FOR
MARATHON PETROLEUM COMPANY
KOOGLE RD. & U.S.R. 30 @ I-71
RICHLAND CO., STATE OF OHIO

SHAFFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC.
CONSULTING ENGINEERS - SURVEYORS
MANSFIELD OHIO WOOSTER