

PROPERTY INFORMATION

GENERAL

THE SCALE USED FOR THIS DRAWING IS 1"=20'. ELEVATIONS ARE SHOWN TO THE NEAREST 1/4" OF A FOOT AND ARE TO BE TAKEN FROM THE BENCH MARK IS ON THE DRAWING.

SEWERS

THERE ARE NO SANITARY SEWERS PROVIDED TO SERVE THIS AREA AT THE PRESENT TIME. HOWEVER, TO ACCOMMODATE THIS AREA, ONTARIO HAS FUTURE AN OPEN DITCH ALONG THE SOUTH SIDE OF WEST FOURTH STREET RD GOING INTO A 15" CONCRETE PIPE AND FLOWING EASTERLY ALONG WEST FOURTH STREET RD.

WATER

WATER IS PROVIDED TO THIS AREA BY A 6" CAST IRON PIPE WATER LINE LOCATED TO THE NORTH OF THE LINE OF WEST FOURTH STREET. THE WATER PRESSURE IS 62 P.S.I. FIRE HYDRANTS ARE LOCATED ADJACENT TO THE SUBJECT EAST PROPERTY LINE AS SHOWN, AND APPROXIMATELY 340' WEST OF THE WEST PROPERTY LINE. THE WATER LINE HAS APPROXIMATELY 4' OF COVER.

GAAS

COLUMBIA GAS OF OHIO, INC. PROVIDES A 3" INTERMEDIATE PRESSURE GAS LINE LOCATED AS SHOWN ON THE DRAWINGS. THE GAS IS NATURAL GAS WITH A B.T.U. CONTENT OF 1500 LBS./CU.FT. THE GAS LINE HAS APPROXIMATELY 3' OF COVER.

ELECTRIC

OHIO Edison COMPANY POWER LINES ARE LOCATED ALONG THE SOUTH RIGHT-OF-WAY LINE OF WEST FOURTH STREET. THE POWER POLES CARRY 4 WIRES, ALTERNATING CURRENT, 12,500 VOLT, 3 PHASE.

STREET LIGHTS

AT PRESENT, THERE ARE NO STREET LIGHT ADJACENT TO THE SUBJECT PROPERTY.

EXCAVATION

THE EXISTING GROUND ELEVATION AND CONDITIONS INDICATE THE COST OF ANY PROPOSED SITE PREPARATION WOULD BE MINIMAL PREPARATORY TO BUILDING FOUNDATIONS AND BASEMENT.

TREES

THERE ARE NO TREES ON OR NEAR THE SUBJECT PROPERTY, NOR WITHIN THE WEST FOURTH STREET RIGHT-OF-WAY ADJACENT TO IT.

STREETS AND SIDEWALKS

WEST FOURTH STREET ROAD ADJACENT TO THE SUBJECT PROPERTY IS A 50' WIDE CONCRETE HIGHWAY 52 FEET WIDE. THE CURB OF THE PAVEMENT IS PAIR. WITH CONSTRUCTION JOINTS SKAWING SOME DETERIORATION. THERE ARE NO SIDE WALKS IN THE AREA.

EXISTING OR FORMER BUILDINGS ON THE PROPERTY

THERE ARE NO EXISTING BUILDINGS ON THE SUBJECT PROPERTY, THOUGH FIELD INSPECTION AND INQUIRY, THERE IS NO EVIDENCE OF FORMER BUILDINGS.

ADJACENT BUILDINGS

N.S. MC CREADY AND SONS FURNITURE BUILDING IS LOCATED TO THE EAST OF THE SUBJECT PROPERTY AS SHOWN BY THIS DRAWING. THE BUILDING IS A ONE STORY BRICK BUILDING, WITHOUT A BASEMENT.

WATER LEVEL

NO HOLES WERE DUG ON SUBJECT PROPERTY TO A DEPTH OF 5'. NO WATER OR MOIST AREAS WERE ENCOUNTERED.

SOIL BEARING

BASED UPON VISUAL EXAMINATION AND KNOWLEDGE OF OTHER SOIL BEARING CAPACITY OF SUBJECT PROPERTY, THE SOIL BEARING IS AT A MINIMUM OF 1500 LBS./SQ. FT. AT THE ELEVATION OF TWO FEET BELOW THE EXISTING GROUND ELEVATION. IT IS OUR OPINION THAT STANDARD FOOTINGS AND FOUNDATIONS CAN BE DESIGNED AND CONSTRUCTED ON THIS PROPERTY.

BUILDING CODE

THE VILLAGE OF ONTARIO HAS NO BUILDING CODE. THE OHIO BUILDING CODE SHALL APPLY.

HOUSE NUMBER

THE HOUSE NUMBER TO BE ASSIGNED THIS PROPERTY IS 2013.

ENCROACHMENTS

FIELD INSPECTION AND MEASUREMENTS INDICATE UNITED TELEPHONE COMPANY HAS SERVICE LINES AND A POLE LOCATED ON AND ACROSS THE SUBJECT PROPERTY.

AREA

THE AREA OF THE SURVEY AS SHOWN BY THIS DRAWING IS 27,284.9 SQ. FT. OR 0.626 ACRES.

ZONING

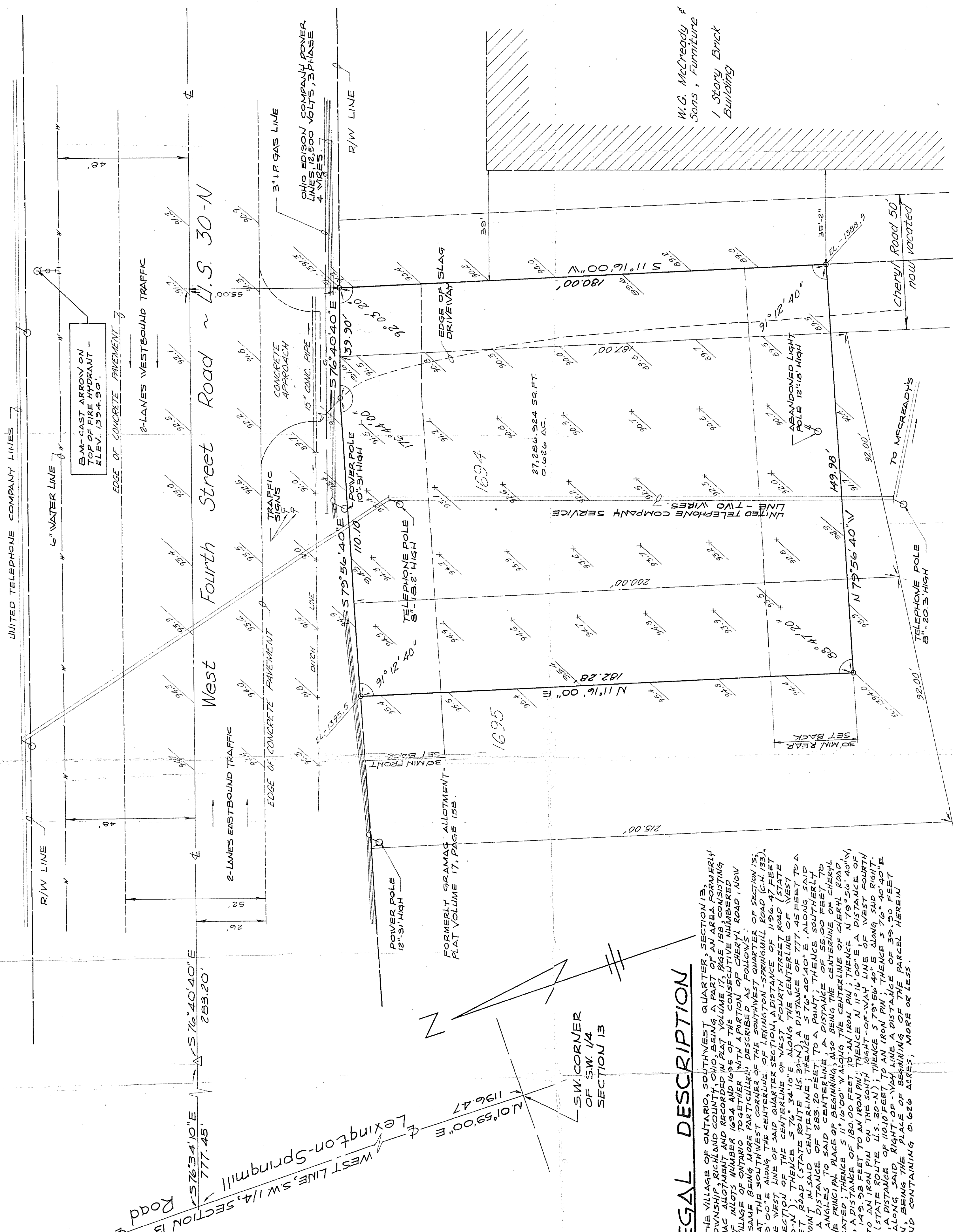
SUBJECT AREA IS ZONED FOR GENERAL BUSINESS B-2.

SET BACKS

MINIMUM YARD SET BACK AS REQUIRED BY ZONING B-2 IS 30 FT. BOTH FRONT AND REAR.

EASEMENTS

EASEMENT TO OHIO Edison COMPANY ALONG AND OUTSIDE THE SOUTHERLY LIMITS OF U.S. 30 NORTH AS RECORDED IN VOLUME 552, PAGE 33 OF THE RICHLAND COUNTY DEED RECORDS.



LEGAL DESCRIPTION

SITUATED IN THE VILLAGE OF ONTARIO, SOUTHWEST QUARTER, SECTION 13, SPRINGFIELD TOWNSHIP, RICHLAND COUNTY, OHIO, BEING A PART OF AN UNRECORDED BARRERLY KNOWN AS GRAMAC ALLOTMENT AND RECORDS IN DEED BOOK 108, PAGE 159, CONSISTING OF PORTIONS OF LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 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LEGEND

0 ——— IRON PIN SET

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT AND THAT SAID PLAT IS CORRECT; THAT ALL REQUIRED SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON.

BY: C. Barrett
C.B. PARRETT
REG. SURVEYOR NO. 2871

MANFIELD OHIO
RICHLAND ENGINEERING LIMITED
CONSULTING ENGINEERS

Topographic Survey
For
Firestone Tire and Rubber Company

DRAWN
7/24/21

CHECKED
7/20/21

DATE
JULY 1, 1969

JOB NO. 51-84 SHEET 1 OF 1

W.G. McCreedy &
Sons, Furniture
1 Story Brick
Building