DATE	REVISIONS	BY
9/12/91	MODIFY EAST PROPERTY LINE	E.K.
10/5/88	FINAL PARCEL MONUMENTATION & CALLS	K.B.
10/3/88	REVIEW TITLE COMMITMENT No 7283	K.B.

LEGAL DESCRIPTION

Situated in the Township of Washington, County of Richland, and State of Ohio, and known as being part of the Northwest Quarter of Section 32, Township 20, Range 18, and bounded and described as follows:

Beginning at a nail set in the centerline of S.R. 97, (a.k.a. Loudonville-Lexington Road a.k.a. Mansfield-Bellville Road) 60 feet wide, at its intersection with the northerly line of a parcel of land conveyed to James W. and Angie Haring by deed recorded in Volume 812 Page 155 of Richland County Records;

Thence North 11 degrees 58 minutes 02 seconds West along the centerline of S.R. 97, 61.00 feet to its intersection with the southerly line of a parcel of land conveyed to Marathon Petroleum Company by deed recorded in Volume 838 Page 295 of Richland County Records;

Thence North 88 degrees 40 minutes 58 seconds East along the southerly line of said land conveyed to Marathon Petroleum Company, 300.53 feet to an iron pin set at its intersection with the easterly line of said land so conveyed;

Thence North 11 degrees 58 minutes 02 seconds West along the easterly line of said land conveyed to Marathon Petroleum Company, 250.00 feet to its intersection with the northerly line of said land so conveyed, from which point an iron pin found bears North 1 degree 19 minutes 02 seconds West, 0.42 feet; South 88 degrees 40 minutes 58 seconds West, 0.42 feet;

Thence South 88 degrees 40 minutes 58 seconds West along the northerly line of said land conveyed to Marathon Petroleum Company, 270.00 feet to its intersection with the easterly line of S.R. 97, from which point an iron pin found bears North 11 degrees 58 minutes 02 seconds West, 0.29 feet; North 78 degrees 01 minute 58 seconds East, 0.41 feet;

Thence North 11 degrees 58 minutes 02 seconds West along the easterly line of S.R. 97, 99.21 feet to its intersection with a northerly line of Parcel #2 of land conveyed to Frank P. Ritchie by deed recorded in Volume 817 Page 407 of Richland County Records, from which point an iron pipe found bears South 11 degrees 58 minutes 02 seconds East, 0.05 feet; North 78 degrees 01 minute 58 seconds East, 0.03 feet, and an iron pin found bears North 11 degrees 58 minutes 02 seconds West, 0.07 feet; North 78 degrees 01 minute 58 seconds East, 0.04 feet;

Thence North 88 degrees 40 minutes 58 seconds East along said northerly line of said Parcel #2 of land conveyed to Frank P. Ritchie, 258.33 feet to its intersection with a westerly line of said land so conveyed, from which point an iron pin found bears North 1 degree 19 minutes 02 seconds West, 0.15 feet;

Thence North 1 degree 19 minutes 02 seconds West along said westerly line of said Parcel #2 of land conveyed to Frank P. Ritchie, 212.50 feet to its intersection with a northerly line of said land so conveyed, from which point an iron pin found bears North 1 degree 19 minutes 02 seconds West, 0.15 feet; South 88 degrees 40 minutes 58 seconds West, 0.05 feet;

Thence North 88 degrees 40 minutes 58 seconds East along said northerly line of said Parcel #2 of land conveyed to Frank P. Ritchie, 30.00 feet to its intersection with the easterly line of a parcel of land conveyed to The Standard Oil Company by deed recorded in Volume 487 Page 558 of Richland County Records, from which point an iron pipe found bears South 1 degree 19 minutes 00 seconds East, 0.15 feet; North 88 degrees 40 minutes 58 seconds East, 0.08 feet;

Thence North 1 degree 19 minutes 02 seconds West along the easterly line of said land conveyed to The Standard Oil Company, 223.27 feet to its intersection with the northerly line of said land so conveyed, from which point a crimped top iron pipe found bears North 1 degree 19 minutes 02 seconds West, 1.31 feet; South 88 degrees 35 minutes 16 seconds West, 0.21 feet;

Thence South 88 degrees 35 minutes 16 seconds West along the northerly line of said land conveyed to The Standard Oil Company, and along the northerly line of a parcel of land conveyed to The Standard Oil Company by deed recorded in Volume 487 Page 560 of Richland County Records, 257.80 feet to an iron pipe found at its intersection with the southeasterly line of a parcel of land conveyed to Frank P. Ritchie by deed recorded in Volume 817 Page 407 of Richland County Records (part of Parcel #3);

Thence North 23 degrees 23 minutes 00 seconds East, 50.00 feet to an iron pin set;

Thence North 88 degrees 35 minutes 16 seconds East, 50.00 feet to an iron pin set;

Thence South 23 degrees 23 minutes 00 seconds West, 27.97 feet to an iron pin set;

Thence North 88 degrees 35 minutes 16 seconds East, 218.59 feet to a railroad spike set in the base of an 18" tree;

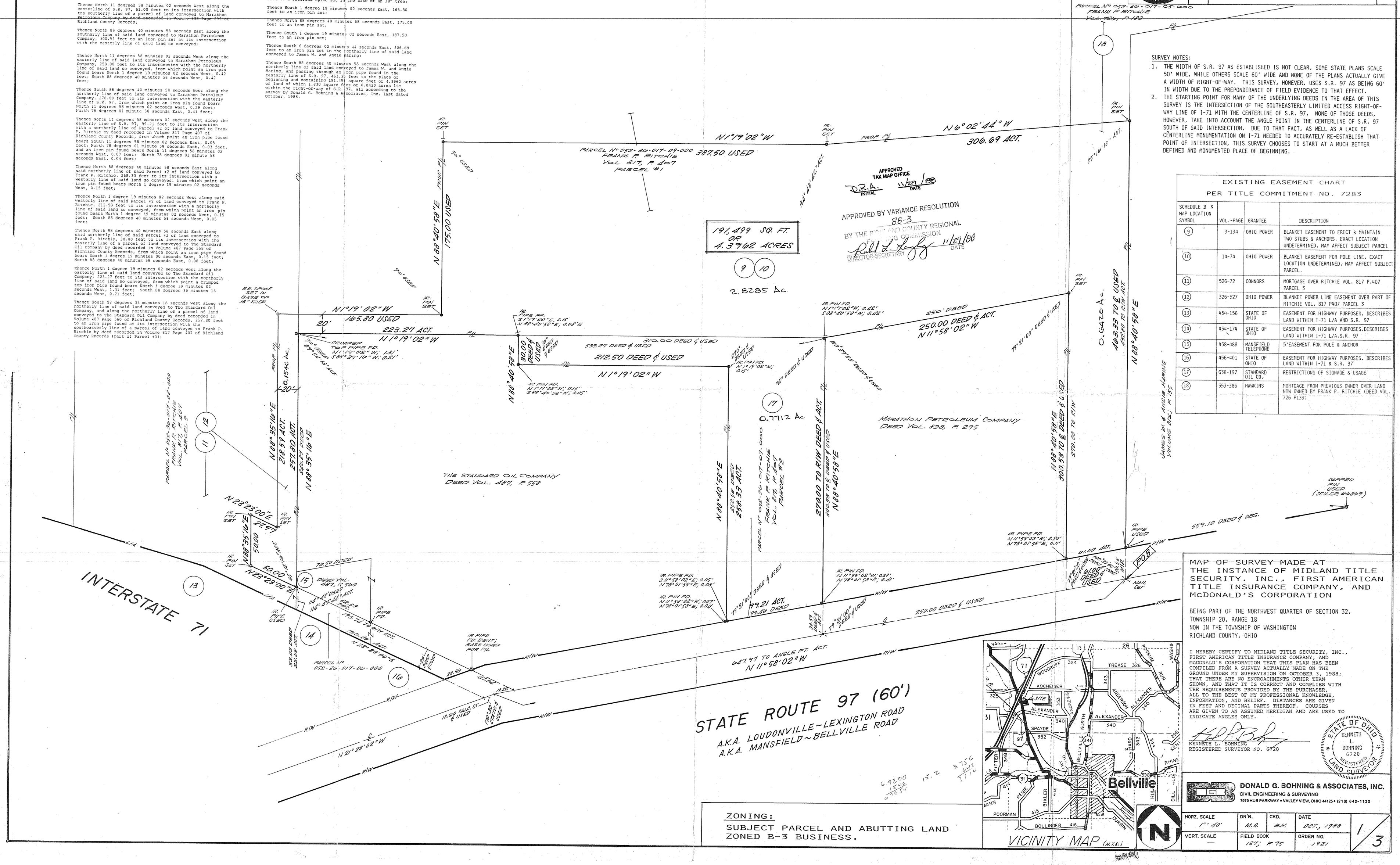
Thence South 1 degree 19 minutes 02 seconds East, 165.80 feet to an iron pin set;

Thence North 88 degrees 40 minutes 58 seconds East, 175.00 feet to an iron pin set;

Thence South 1 degree 19 minutes 02 seconds East, 387.50 feet to an iron pin set;

Thence South 6 degrees 02 minutes 44 seconds East, 306.69 feet to an iron pin set in the northerly line of said land conveyed to James W. and Angie Haring;

Thence South 88 degrees 40 minutes 58 seconds West along the northerly line of said land conveyed to James W. and Angie Haring, and passing through an iron pipe found in the easterly line of S.R. 97, 463.33 feet to the place of beginning and containing 191,499 square feet or 4.3962 acres of land of which 1,830 square feet or 0.0420 acres lie within the right-of-way of S.R. 97, all according to the survey by Donald G. Bohning & Associates, Inc. last dated October, 1988.



SURVEY NOTES:

1. THE WIDTH OF S.R. 97 AS ESTABLISHED IS NOT CLEAR, SOME STATE PLANS SCALE 50' WIDE, WHILE OTHERS SCALE 60' WIDE AND NONE OF THE PLANS ACTUALLY GIVE A WIDTH OF RIGHT-OF-WAY. THIS SURVEY, HOWEVER, USES S.R. 97 AS BEING 60' IN WIDTH DUE TO THE PREPONDERANCE OF FIELD EVIDENCE TO THAT EFFECT.
2. THE STARTING POINT FOR MANY OF THE UNDERLYING DEEDS IN THE AREA OF THIS SURVEY IS THE INTERSECTION OF THE SOUTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF I-71 WITH THE CENTERLINE OF S.R. 97. NONE OF THOSE DEEDS, HOWEVER, TAKE INTO ACCOUNT THE ANGLE POINT IN THE CENTERLINE OF S.R. 97 SOUTH OF SAID INTERSECTION. DUE TO THAT FACT, AS WELL AS A LACK OF CENTERLINE MONUMENTATION ON I-71 NEEDED TO ACCURATELY RE-ESTABLISH THAT POINT OF INTERSECTION, THIS SURVEY CHOOSES TO START AT A MUCH BETTER DEFINED AND MONUMENTED PLACE OF BEGINNING.

EXISTING EASEMENT CHART
PER TITLE COMMITMENT NO. 7283

SCHEDULE B & MAP LOCATION SYMBOL	VOL.-PAGE	GRANTEE	DESCRIPTION
9	3-134	OHIO POWER	BLANKET EASEMENT TO ERECT & MAINTAIN TWO STUBS & ANCHORS. EXACT LOCATION UNDETERMINED. MAY AFFECT SUBJECT PARCEL
10	14-74	OHIO POWER	BLANKET EASEMENT FOR POLE LINE. EXACT LOCATION UNDETERMINED. MAY AFFECT SUBJECT PARCEL.
11	526-72	CONNORS	MORTGAGE OVER RITCHIE VOL. 817 P.407 PARCEL 3
12	326-527	OHIO POWER	BLANKET POWER LINE EASEMENT OVER PART OF RITCHIE VOL. 817 P407 PARCEL 3
13	454-156	STATE OF OHIO	EASEMENT FOR HIGHWAY PURPOSES. DESCRIBES LAND WITHIN I-71 L/A AND S.R. 97
14	454-174	STATE OF OHIO	EASEMENT FOR HIGHWAY PURPOSES.DESCRIBES LAND WITHIN I-71 L/A.S.R. 97
15	458-488	MANSFIELD TELEPHONE	5'EASEMENT FOR POLE & ANCHOR
16	456-401	STATE OF OHIO	EASEMENT FOR HIGHWAY PURPOSES. DESCRIBES LAND WITHIN I-71 & S.R. 97
17	638-197	STANDARD OIL CO.	RESTRICTIONS OF SIGNAGE & USAGE
18	553-386	HAWKINS	MORTGAGE FROM PREVIOUS OWNER OVER LAND NOW OWNED BY FRANK P. RITCHIE (DEED VOL. 726 P155)

MAP OF SURVEY MADE AT THE INSTANCE OF MIDLAND TITLE SECURITY, INC., FIRST AMERICAN TITLE INSURANCE COMPANY, AND McDONALD'S CORPORATION

BEING PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 20, RANGE 18
NOW IN THE TOWNSHIP OF WASHINGTON
RICHLAND COUNTY, OHIO

I HEREBY CERTIFY TO MIDLAND TITLE SECURITY, INC., FIRST AMERICAN TITLE INSURANCE COMPANY, AND McDONALD'S CORPORATION THAT THIS PLAN HAS BEEN COMPILED FROM A SURVEY ACTUALLY MADE ON THE GROUND UNDER MY SUPERVISION ON OCTOBER 3, 1988; THAT THERE ARE NO ENCROACHMENTS OTHER THAN SHOWN, AND THAT IT IS CORRECT AND COMPLIES WITH THE REQUIREMENTS PROVIDED BY THE PURCHASER, ALL TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. COURSES ARE GIVEN TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY.

KENNETH L. BOHNING
REGISTERED SURVEYOR NO. 6720

STATE OF OHIO
KENNETH L. BOHNING
6720
REGISTERED
LAND SURVEYOR

ZONING:
SUBJECT PARCEL AND ABUTTING LAND ZONED B-3 BUSINESS.

DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125 • (216) 642-1130

HORZ. SCALE	DR'N.	CKD.	DATE	
1" = 40'	M.G.	E.K.	OCT., 1988	1/3
VERT. SCALE	FIELD BOOK		ORDER NO.	
—	137, P. 95		1921	