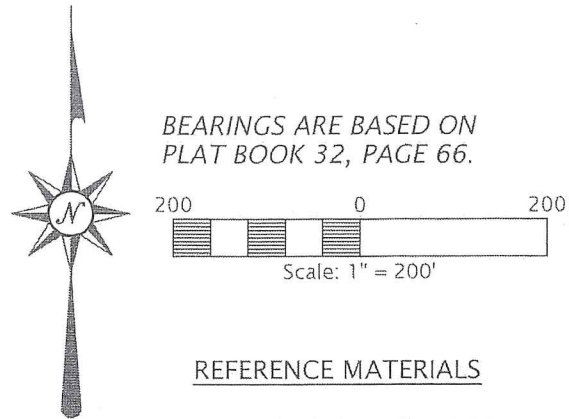
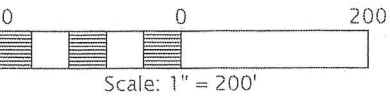


PLAT OF BOUNDARY SURVEY
CITY OF ONTARIO
 LOT 3377, BEER ROAD INDUSTRIAL PARK
 PLAT BOOK 32, PAGE 66
 CITY OF ONTARIO, RICHLAND COUNTY, OHIO



BEARINGS ARE BASED ON
 PLAT BOOK 32, PAGE 66.



REFERENCE MATERIALS

- DEEDS AS SHOWN
- TAX MAPS
- PLAT BOOK 32, PAGE 66

NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE

EAK 6-15-17 **EAK 6-15-17**
INITIAL DATE INITIAL DATE

**PARCEL 1 MUST TRANSFER
 BEFORE PARCEL 2 JJ-194**

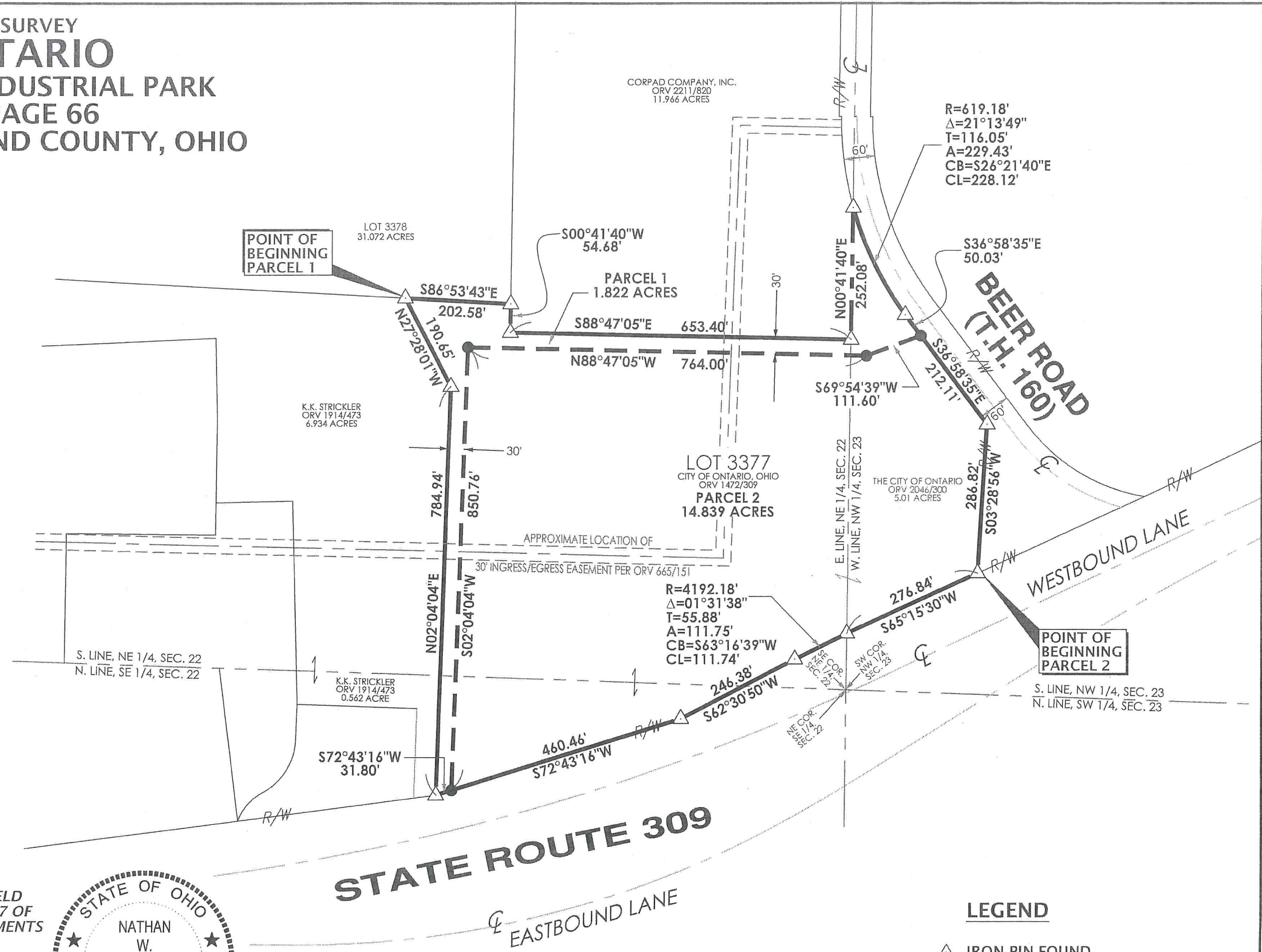


PREPARED BY
F.E. KROCKA & ASSOCIATES, INC.
 44 EAST MAIN STREET
 SHELBY, OHIO 44875
 (419) 342-4556

I CERTIFY THIS SURVEY WAS PREPARED FROM ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THAT ALL MONUMENTS WERE FOUND OR SET AS INDICATED.

Nathan W. Sautter

NATHAN W. SAUTTER
 OHIO REGISTERED SURVEYOR NO. 8252
 DATE: JUNE 5, 2017



R=619.18'
 Δ=21°13'49"
 T=116.05'
 A=229.43'
 CB=S26°21'40"E
 CL=228.12'

R=4192.18'
 Δ=01°31'38"
 T=55.88'
 A=111.75'
 CB=S63°16'39"W
 CL=111.74'

LEGEND

- △ IRON PIN FOUND
- 3/4" DIAMETER, 30" LONG IRON PIN SET WITH CAP STAMPED "KROCKA & ASSOC."

NOTE: PERTAINING TO PARCEL 1...
 GRANTEES, THEIR HEIRS, AND ASSIGNS DO HEREBY COVENANT AND AGREE THAT THIS PARCEL OF LAND DESCRIBED IN THIS INSTRUMENT SHALL NOT BE CONVEYED BY SAID GRANTEES, THEIR HEIRS, AND ASSIGNS, UNLESS SAID PARCEL IS SOLD TO AN ADJOINING LAND OWNER.

PARCEL #1 IS NOT PRINCIPLE BUILDING SITE.



F.E. Krocka & Associates, Inc.

Engineering and Surveying
44 East Main Street
Shelby, Ohio 44875
Phone: (419) 342-4556
Fax: (419) 347-8885

DESCRIPTION
CITY OF ONTARIO
PART OF LOT 3377, BEER ROAD INDUSTRIAL PARK
PLAT BOOK 32, PAGE 66
CITY OF ONTARIO, RICHLAND COUNTY, OHIO
PARCEL 1 – 1.822 ACRES

DESCRIPTION: Being part of Lot 3377 in the Beer Road Industrial Park, Plat Book 32, Page 66, in the City of Ontario, Richland County, Ohio, and being more particularly described as follows:

The real point of beginning being an iron pin found at the northwest corner of Lot 3377, said point also being on the south line of Lot 3378 and at the northeast corner of a 6.934 acre parcel described in Official Record Volume 1914, Page 473;

- 1) thence S86°53'43"E, along a north line of Lot 3377 (south line of Lot 3378), a distance of 202.58 feet to an iron pin found at a north corner of Lot 3377 (southeast corner of Lot 3378), said point also being on the west line of a 11.966 acre parcel described in Official Record Volume 2211, Page 820;
- 2) thence S00°41'40"W, along an east line of Lot 3377 (west line of said 11.966 acre parcel), a distance of 54.68 feet to an iron pin found at a north corner of Lot 3377, (southwest corner of said 11.966 acre parcel);
- 3) thence S88°47'05"E, along the north line of Lot 3377 (south line of said 11.966 acre parcel), a distance of 653.40 feet to an iron pin found at a corner of Lot 3377 (southeast corner of said 11.966 acre parcel), said point also being on the east line of the Northeast Quarter of Section 22 (west line of the Northwest Quarter of Section 23);
- 4) thence N00°41'40"E, along a west line of Lot 3377, the east line of said 11.966 acre parcel, and the east line of the Northeast Quarter of Section 22 (west line of the Northwest Quarter of Section 23), a distance of 252.08 feet to an iron pin found at a north corner of Lot 3377, said point also being on the westerly right-of-way line of Beer Road (T.H. 160 – 60 feet in width);
- 5) thence on a curve to the left having a radius of 619.18 feet, a delta of 21°13'49", and an arc length of 229.43 feet (chord bearing S26°21'40"E, 228.12 feet), along the east line of Lot 3377 and the westerly right-of-way line of Beer Road to an iron pin found;
- 6) thence S36°58'35"E, continuing along the east line of Lot 3377 (west right-of-way line of Beer Road), a distance of 50.03 feet to an iron pin set;
- 7) thence S69°54'39"W, a distance of 111.60 feet to an iron pin set;
- 8) thence N88°47'05"W, a distance of 764.00 feet to an iron pin set;
- 9) thence S02°04'04"W, a distance of 850.76 feet to an iron pin set on the south line of Lot 3377, said point also being on the north right-of-way line of State Route 309;

- 10) thence S72°43'16"W, along the south line of Lot 3377 (north right-of-way line of State Route 309), a distance of 31.80 feet to an iron pin found at the southwest corner of Lot 3377, said point also being at the southeast corner of a 0.562 acre parcel described in Official Record Volume 1914, Page 473;
- 11) thence N02°04'04"E, along the west line of Lot 3377 (east line of said 0.562 acre parcel and the east line of said 6.934 acre parcel), a distance of 784.94 feet to an iron pin found at a westerly corner of Lot 3377, (easterly corner of said 6.934 acre parcel);
- 12) thence N27°28'01"W, continuing along the west line of Lot 3377 (east line of said 6.934 acre parcel), a distance of 190.65 feet to the real point of beginning;
- and containing 1.822 acres, more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are ¾" diameter, 30" long with caps stamped "KROCKA & ASSOC." Bearings are based on Plat Book 32, Page 66.

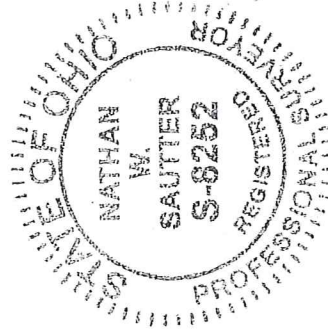
Grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument will not be conveyed by said grantees, their heirs, and assigns, unless said parcel is sold together with an adjoining land owner.

CERTIFICATION: I hereby certify that a survey was made of the above described parcel and all markers were found or set as indicated.

F. E. KROCKA & ASSOCIATES, INC.

Nathan W. Sautter

Nathan W. Sautter
Ohio Registered Surveyor No. 8252
Date: June 6, 2017



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EAK INITIAL 6-15-17 DATE

THIS PARCEL MUST
TRANSFER BEFORE PARCEL
2. JJ-194



F.E. Krocka & Associates, Inc.
Engineering and Surveying
44 East Main Street
Shelby, Ohio 44875
Phone: (419) 342-4556
Fax: (419) 347-8885

DESCRIPTION
CITY OF ONTARIO
PART OF LOT 3377, BEER ROAD INDUSTRIAL PARK
PLAT BOOK 32, PAGE 66
CITY OF ONTARIO, RICHLAND COUNTY, OHIO
PARCEL 2 – 14.839 ACRES

DESCRIPTION: Being part of Lot 3377 in the Beer Road Industrial Park, Plat Book 32, Page 66, in the City of Ontario, Richland County, Ohio, and being more particularly described as follows:

The real point of beginning being an iron pin found at the southeast corner of Lot 3377, said point also being at the intersection of the westerly right-of-way line of Beer Road (T.H. 160) and on the north right-of-way line of State Route 309;

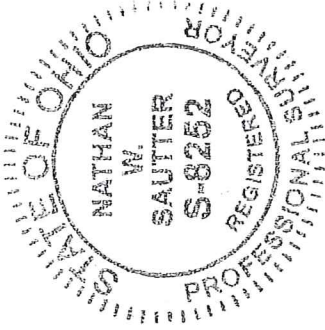
- 1) thence S65°15'30"W, along the south line of Lot 3377 and the north right-of-way line of State Route 309, a distance of 276.84 feet to an iron pin found on the west line of the Northwest Quarter of Section 23 (east line of the Northeast Quarter of Section 22);
- 2) thence on a curve to the right having a radius of 4192.18 feet, a delta of 01°31'38", and an arc length of 111.75 feet (chord bearing S63°16'39"W, 111.74 feet), continuing along the south line of Lot 3377 and the north right-of-way line of State Route 309 to an iron pin found;
- 3) thence S62°30'50"W, continuing along the south line of Lot 3377 (north right-of-way line of State Route 309), a distance of 246.38 feet to an iron pin found;
- 4) thence S72°43'16"W, continuing along the south line of Lot 3377 and the north right-of-way line of State Route 309), a distance of 460.46 feet to an iron pin set;
- 5) thence N02°04'04"E, a distance of 850.76 feet to an iron pin set;
- 6) thence S88°47'05"E, a distance of 764.00 feet to an iron pin set;
- 7) thence N69°54'39"E, a distance of 111.60 feet to an iron pin set on the east line of Lot 3377, said point also being on the westerly right-of-way line of Beer Road;
- 8) thence S36°58'35"E, along the east line of Lot 3377 (westerly right-of-way line of Beer Road), a distance of 212.11 feet to an iron pin found at an easterly corner of Lot 3377 and on the westerly right-of-way line of Beer Road;
- 9) thence S03°28'56"W, continuing along the east line of Lot 3377 and the westerly right-of-way line of Beer Road, a distance of 286.82 feet to the real point of beginning;

and containing 14.839 acres, more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are ¾" diameter, 30" long, with caps stamped "KROCKA & ASSOC." Bearings are based on Plat Book 32, Page 66.

CERTIFICATION: I hereby certify that a survey was made of the above described parcel and all markers were found or set as indicated.

F. E. KROCKA & ASSOCIATES, INC.

Nathan W. Sautter
Ohio Registered Surveyor No. 8252
Date: June 6, 2017



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

INITIAL EAK DATE 6/15/17

**PARCEL MUST TRANSFER
BEFORE THIS PARCEL**

JJ-194