

TEAKWOOD RESERVE CONDOMINIUM

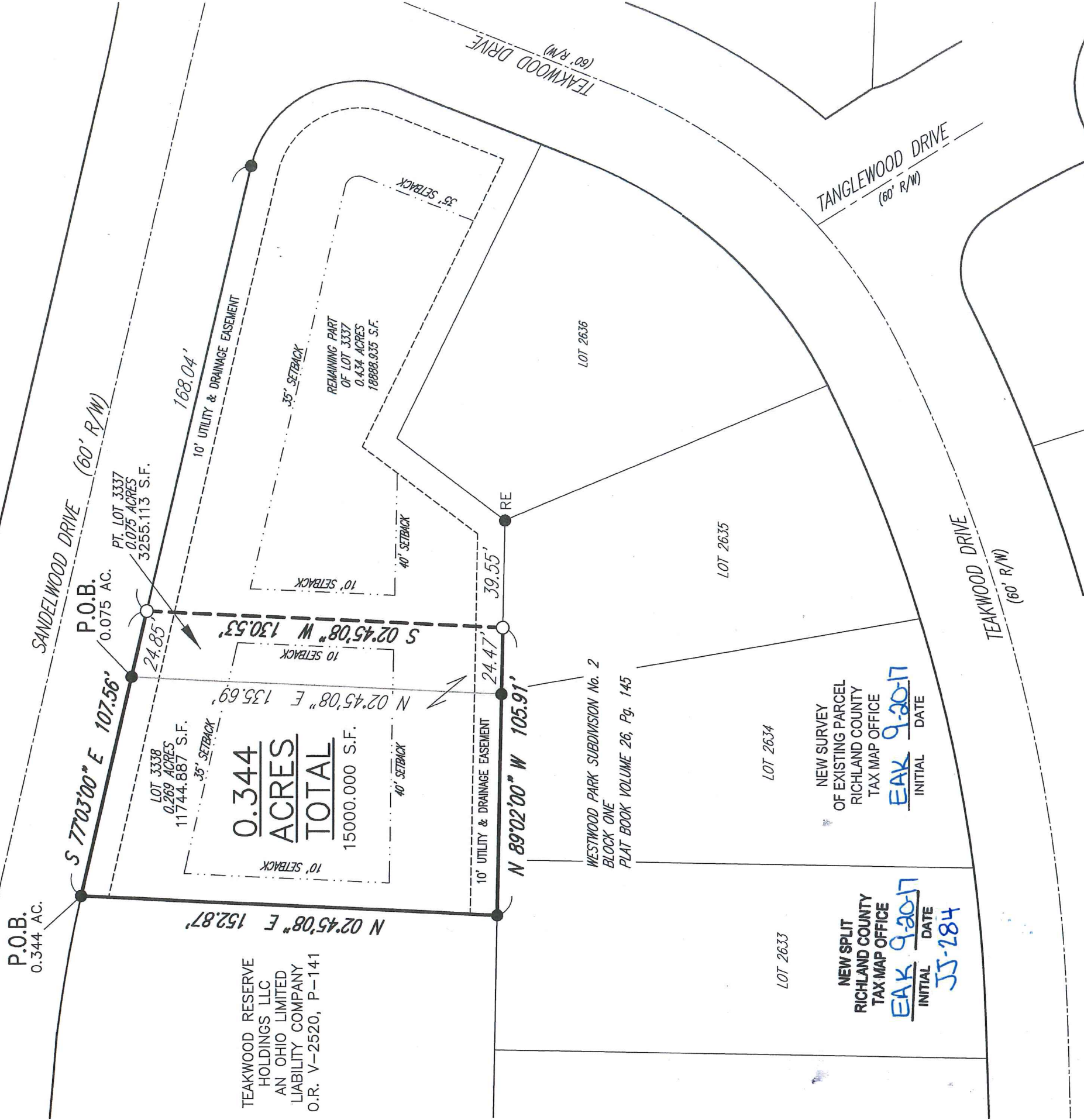
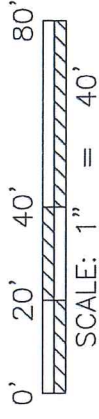
PART OF LOT 3337 & LOT 3338
TEAKWOOD SUBDIVISION PHASE 1,
BLOCKS 2; PLAT V-30, P-95
CITY OF ONTARIO
RICHLAND COUNTY, OHIO

- CAPPED PIN FOUND WITH I.D. CAP MARKED "SJL INC" (UNLESS NOTED)
- RE CAPPED PIN FOUND WITH I.D. CAP MARKED "RICHLAND ENG. 7209" (UNLESS NOTED)
- 5/8" REBAR SET WITH I.D. CAP MARKED "SJL INC"



LOCATION MAP

BASIS OF BEARING:
THE BEARINGS AS SHOWN HEREON
ARE RELATIVE TO PLAT V-30, P-95.



TEAKWOOD RESERVE
HOLDINGS LLC
AN OHIO LIMITED
LIABILITY COMPANY
O.R. V-2520, P-141

WESTWOOD PARK SUBDIVISION No. 2
BLOCK ONE
PLAT BOOK VOLUME 26, Pg. 145

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 9-20-17
INITIAL DATE
JJ-284

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 9-20-17
INITIAL DATE



SHAFER, JOHNSTON, LICHTENWALTER
& ASSOCIATES, INC.
Consulting Engineers & Surveyors
909 South Main Street
Mansfield, Ohio 44907
TEL (419) 756-7302 FAX (419) 756-0867 EMAIL sjl@sjl-inc.com

DRAWN JUL
CHECKED
SCALE 1" = 40'
DATE AUG. 30, 2017
JOB NO: EM-1560-3338
SHEET 1 OF 1

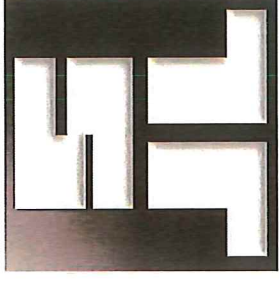
Distances shown hereon are expressed in feet and decimal parts thereof, bearings are used to express angles only, iron pins or monuments were found or set as indicated hereon. All of which I believe to be correct to the best of my knowledge.

By: *Jason J. Lingenfelter*
JASON J. LINGENFELTER, P.S. #8499



DATE 8-30-17

**SHAFFER, JOHNSTON, LICHTENWALTER
& ASSOCIATES, INC.
ENGINEERS & SURVEYORS**



Boundary description of a 0.344 acre parcel

Job No. EM-1560-3338

Situated in the City of Ontario, County of Richland, State of Ohio, being part of Lot Number 3337 and all of Lot Number 3338 of the Teakwood Subdivision Phase 1, Block 2 as recorded in Plat Volume 30, Page 95, also known as being part of the land conveyed to Teakwood Reserve Holdings LLC an Ohio Limited Liability Company as recorded in Official Record Volume 2520, Page 141 and Official Record Volume _____, Page _____, and further bound and described as follows:

BEGINNING at a 5/8 inch iron bar with ident cap "SJL INC" found and known as the northwest corner of said Lot 3338,

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

- 1) **S 77° 03' 00" E, 107.56** feet along the northerly line of said Lot 3338, part of Lot 3337 and the southerly right of way line of Sandelwood Drive, (60 foot right of way), to a capped iron bar set,
- 2) **S 02° 45' 08" W, 130.53** feet to a capped iron bar set on the southerly line of said Lot 3337 and on the northerly line of Lot 2635 in Westwood Park Subdivision No. 2, Block 1, (Plat V-26, P-145),
- 3) **N 89° 02' 00" W, 105.91** feet along the southerly line of said part of Lot 3337, Lot 3338, and the northerly line of said Westwood Park Subdivision to a 5/8 inch iron bar with ident cap "SJL INC" and known as the southwest corner of said Lot 3338,
- 4) **N 02° 45' 08" E, 152.87** feet along the westerly line of said Lot 3337 to the true place of beginning and containing within said bounds **0.344** acres, (15,000.000 square feet), of land, more or less, of which part of Lot 3337 contains 0.075 acres, (3255.113 square feet), and Lot 3338 contains 0.269 acres, (11,744.887 square feet), but as one, and subject to all legal highways and easements of record.

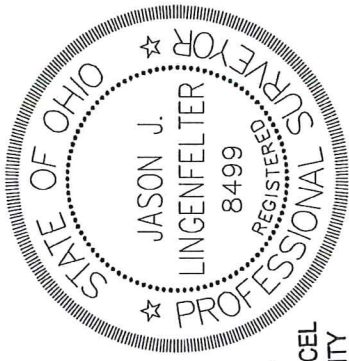
Boundary description of a 0.344 acre parcel continued;

Basis of Bearings are relative to Plat Volume 30, Page 95.

According to a survey made in August 2017 by Jason J. Lingenfelter, Ohio Professional Surveyor No. 8499.

All iron pins set are 5/8" diameter rod with plastic cap stamped "SJL, INC".

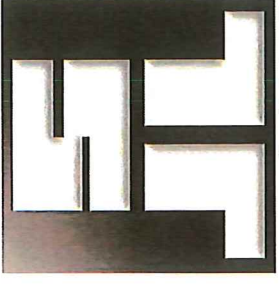

Jason J. Lingenfelter
Professional Surveyor No. 8499
August 30, 2017



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

INITIAL EAK DATE 9-20-17
JJ-284

**SHAFFER, JOHNSTON, LICHTENWALTER
& ASSOCIATES, INC.
ENGINEERS & SURVEYORS**



Boundary description of a **0.075** acre parcel

Job No. EM-1560-3338

Situated in the City of Ontario, County of Richland, State of Ohio, being part of Lot Number 3337 of the Teakwood Subdivision Phase 1, Block 2 as recorded in Plat Volume 30, Page 95, also known as being part of the land conveyed to Teakwood Reserve Holdings LLC an Ohio Limited Liability Company as recorded in Official Record Volume 2520, Page 141, and further bound and described as follows:

BEGINNING at a 5/8 inch iron bar with ident cap "SJL INC" found and known as the northwest corner of said Lot 3337,

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

- 1) **S 77° 03' 00" E, 24.85** feet along the northerly line of said Lot 3337 and the southerly right of way line of Sandelwood Drive, (60 foot right of way), to a capped iron bar set,
- 2) **S 02° 45' 08" W, 130.53** feet to a capped iron bar set on the southerly line of said Lot 3337 and on the northerly line of Lot 2635 in Westwood Park Subdivision No. 2, Block 1, (Plat V-26, P-145),
- 3) **N 89° 02' 00" W, 24.47** feet along the southerly line of said Lot 3337, and the northerly line of said Lot 2635 in Westwood Park Subdivision to a 5/8 inch iron bar with ident cap "SJL INC" and known as the southwest corner of said Lot 3337,
- 4) **N 02° 45' 08" E, 135.69** feet along the westerly line of said Lot 3337 and the easterly line of Lot 3338 to the true place of beginning and containing within said bounds **0.075** acres of land, more or less, and subject to all legal highways and easements of record.

Not a building site in zoned township for parcel with frontage:

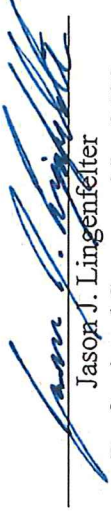
The grantees, his heirs and assigns do hereby convenient and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site under applicable zoning.

Boundary description of a 0.075 acre parcel continued;

Basis of Bearings are relative to Plat Volume 30, Page 95.

According to a survey made in August 2017 by Jason J. Lingenfelter, Ohio Professional Surveyor No. 8499.

All iron pins set are 5/8" diameter rod with plastic cap stamped "SJL, INC".


Jason J. Lingenfelter

Professional Surveyor No. 8499
August 30, 2017



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EAK 9-20-17
INITIAL DATE
JJ-28H

909 South Main Street Mansfield, Ohio 44907
Ph. (419) 756-7302 Fax (419) 756-0867 Email: sjl@sjl-inc.com