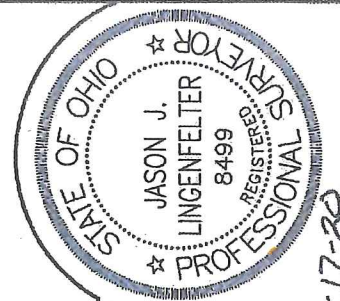
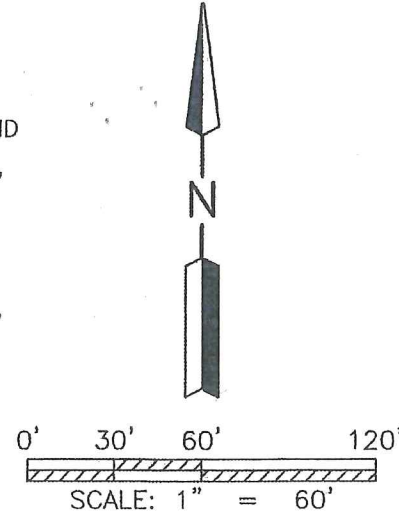


# MAP OF SURVEY

**RECONFIGURATION OF LOTS**  
**LOTS 3326, 3327, 3328, 3329, 3330, 3331 & 3332 OF THE**  
**TEAKWOOD SUBDIVISION, PHASE 1, BLOCKS 1 & 2**  
**PLAT VOLUME 31, PAGE 13**  
**NW QUARTER OF SECTION 13, T-21-N; R-19-W**  
**SPRINGFIELD TOWNSHIP**  
**CITY OF ONTARIO**  
**RICHLAND COUNTY, OHIO**

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



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.

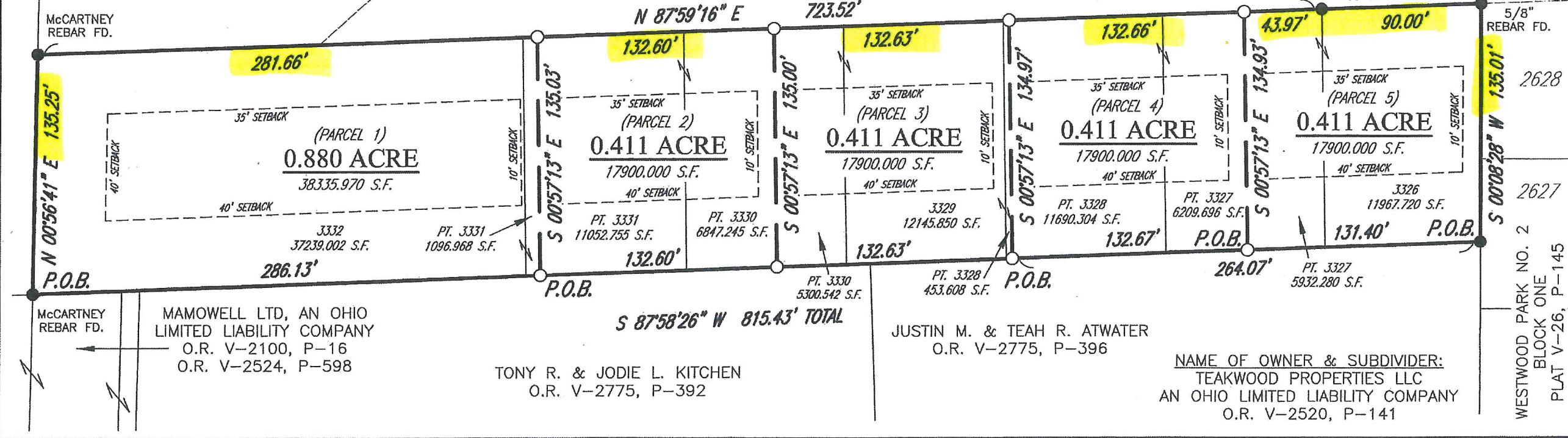
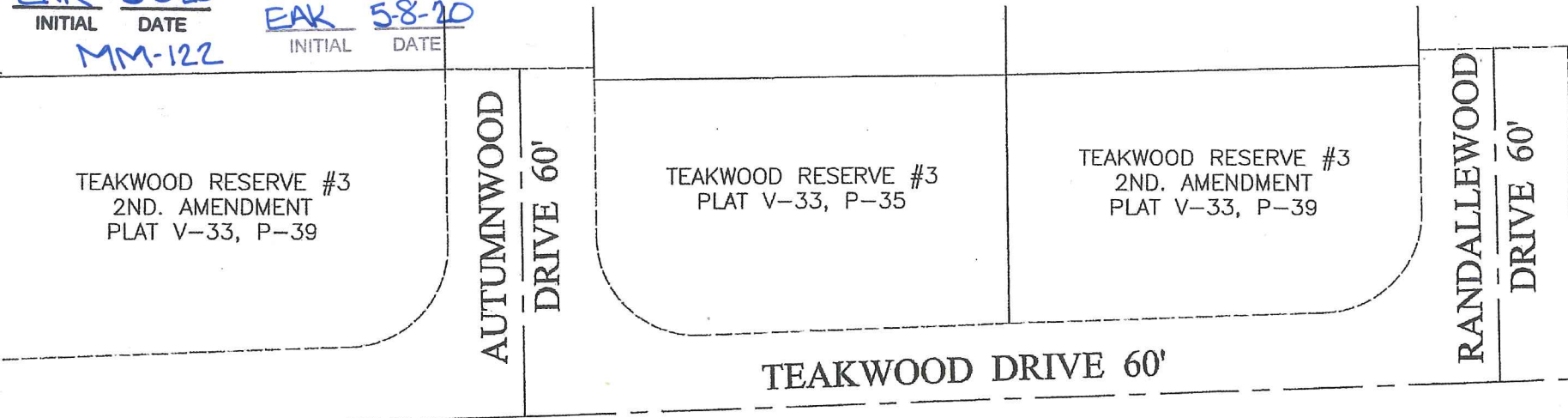
By: *Jason J. Lingenfelter*  
 JASON J. LINGENFELTER, P.S. #8499 DATE 4-17-20

APPROVED **YES**  
 DATE **5-4-2020**  
 ZONING INSPECTOR  
*Adam Tompkins*

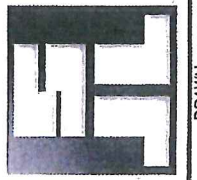
NEW SPLIT  
 RICHLAND COUNTY TAX MAP OFFICE  
 INITIAL **EAK** DATE **5-8-20**  
 MM-122  
 NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY TAX MAP OFFICE  
 INITIAL **EAK** DATE **5-8-20**

BASIS OF BEARING:  
 THE BEARINGS AS SHOWN HEREON ARE RELATIVE TO PLAT VOLUME 31, PAGE 13.

ARCP LW MANSFIELD OH LLC  
 O.R. V-2316, P-390  
 LYNDIA M. KNIPP  
 O.R. V-2468, P-850



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



CHECKED **JUL** SCALE 1" = 60" DATE APRIL 17, 2020  
 DWG NO: **EM-1560D** JOB NO: **EM-1560** SHEET 1 OF 1

MAMOWELL LTD, AN OHIO LIMITED LIABILITY COMPANY  
 O.R. V-2100, P-16  
 O.R. V-2524, P-598

TONY R. & JODIE L. KITCHEN  
 O.R. V-2775, P-392

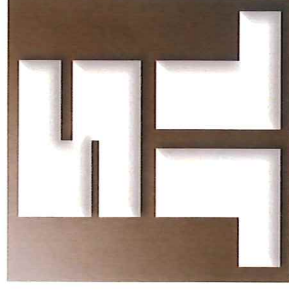
JUSTIN M. & TEAH R. ATWATER  
 O.R. V-2775, P-396

NAME OF OWNER & SUBDIVIDER:  
 TEAKWOOD PROPERTIES LLC  
 AN OHIO LIMITED LIABILITY COMPANY  
 O.R. V-2520, P-141

WESTWOOD PARK NO. 2  
 BLOCK ONE  
 PLAT V-26, P-145



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



Boundary description of a 0.880 acre, (38335.970 Sq. Ft) parcel (Parcel 1) EM-1560D

Situated in the City of Ontario, Township of Springfield, T-21N; R-19W, Northwest Quarter of Section 13, County of Richland, and State of Ohio:

Known as being part of Lot Number 3331 and all of Lot Number 3332 of the Teakwood Subdivision Phase 1, Blocks 1 & 2 as recorded in Plat Volume 31, Page 13, also known as being part of the land conveyed to Teakwood Properties 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 rebar with ident cap "McCartney" found and known as the southwest corner of said Lot 3332;

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. **N 00° 56' 41" E, 135.25** feet along the westerly line of said Lot 3332 and the easterly line of the lands of ARCP LW Mansfield OH LLC, (O.R. V-2316, P-390), to a 5/8 inch rebar with ident cap "McCartney" found;
2. **N 87° 59' 16" E, 281.66** feet along the northerly line of said Lot 3332, part of said Lot 3331, the southerly line of the lands of Lynda M. Knipp, (O.R. V-2468, P-850), and the southerly line of Teakwood Drive, (60 foot right of way), to a capped rebar set;
3. **S 00° 57' 13" E, 135.03** feet to a capped rebar set;

Continued on Page 2

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

Page 2 (Description of Parcel 1)

4. **S 87° 58' 26" W, 286.13** feet along the southerly line of said Lots 3331 and Lot 3332 and the northerly line of the lands of Tony R. & Jodie L. Kitchen, (O.R. V-2775, P-392), and the northerly line of the lands of Mamowell LTD, an Ohio Limited Liability Company, (O.R. V-2100, P-16 and O.R. V-2524, P-598), to the principal place of beginning and containing within said bounds **0.880** of an acre, (38335.970 Sq. Ft.) of land, more or less, of which 1096.968 Sq. Ft. are contained in part of Lot 3331 and 37239.002 Sq. Ft. are contained in Lot 3332, but as one, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Jason J. Lingenfelter, P.S. #8499 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in April of 2020.

All rebar set are 5/8" diameter by 30" long with plastic cap stamped "SJL-INC".

Basis of bearing: The bearings as shown hereon are relative to Plat Volume 31, Page 13.

See Richland County Survey Records Volume MM; Page 122 for survey.

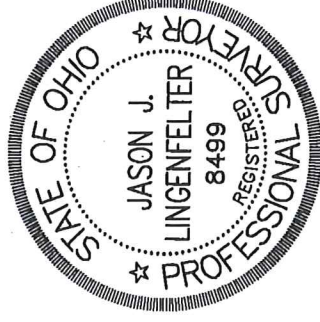
  
\_\_\_\_\_  
Jason J. Lingenfelter, P.S. #8499  
April 17, 2020

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

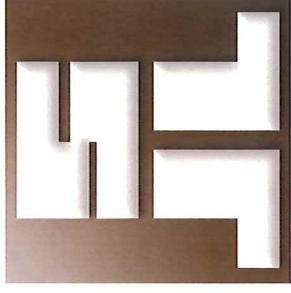
NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

EAK 5-8-20  
INITIAL DATE

EAK 5-8-20  
INITIAL DATE



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



Boundary description of a 0.411 acre, (17900.000 Sq. Ft) parcel (Parcel 2) EM-1560D

Situated in the City of Ontario, Township of Springfield, T-21N; R-19W, Northwest Quarter of Section 13, County of Richland, and State of Ohio:

Known as being part of Lot Number 3330 and part of Lot Number 3331 of the Teakwood Subdivision Phase 1, Blocks 1 & 2 as recorded in Plat Volume 31, Page 13, also known as being part of the land conveyed to Teakwood Properties LLC an Ohio Limited Liability Company as recorded in Official Record Volume 2520, Page 141, and further bound and described as follows:

Commencing at a 5/8 inch rebar with ident cap "McCartney" found and known as the southwest corner of Lot 3332 of said Teakwood Subdivision;

Thence N 87° 58' 26" E, 286.13 feet along the southerly line of said Lot 3332 and said Lot 3331 to a capped rebar set and being the principle place of beginning:

**THENCE WITH THE FOLLOWING FOUR (4) COURSES:**

1. **N 00° 57' 13" W, 135.03** feet to a capped rebar set on the southerly line of Teakwood Drive, (60 foot right of way);
2. **N 87° 59' 16" E, 132.60** feet along the northerly line of said Lot 3331 and said Lot 3330, and the southerly line of Teakwood Drive to a capped rebar set;
3. **S 00° 57' 13" E, 135.00** feet to a capped rebar set;

Continued on Page 2

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



Page 2 (Description of Parcel 2)


4. **S 87° 58' 26" W, 132.60** feet along the southerly line of said Lots 3330 and Lot 3331 and the northerly line of the lands of Tony R. & Jodie L. Kitchen, (O.R. V-2775, P-392), to the principal place of beginning and containing within said bounds **0.411** of an acre, (17900.000 Sq. Ft.) of land, more or less, of which 6847.245 Sq. Ft. are contained in part of Lot 3330 and 11052.755 Sq. Ft. are contained in part of Lot 3331, but as one, and subject to all legal highways and easements of record.

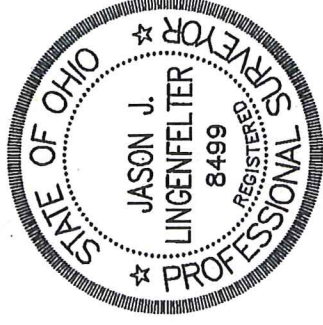
This description was prepared from a survey made by Jason J. Lingenfelter, P.S. #8499 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in April of 2020.

All rebar set are 5/8" diameter by 30" long with plastic cap stamped "SJL-INC".

Basis of bearing: The bearings as shown hereon are relative to Plat Volume 31, Page 13.

See Richland County Survey Records Volume MM; Page 122 for survey.

  
Jason J. Lingenfelter, P.S. #8499  
April 17, 2020

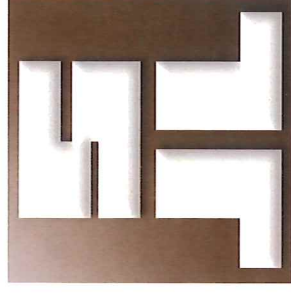


NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK 5-8-20  
INITIAL DATE

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK 5-8-20  
INITIAL DATE

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

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



Boundary description of a 0.411 acre, (17900.000 Sq. Ft) parcel (Parcel 3) EM-1560D

Situated in the City of Ontario, Township of Springfield, T-21N; R-19W, Northwest Quarter of Section 13, County of Richland, and State of Ohio:

Known as being part of Lot Number 3328, all of Lot Number 3329 and part of Lot Number 3330 of the Teakwood Subdivision Phase 1, Blocks 1 & 2 as recorded in Plat Volume 31, Page 13, also known as being part of the land conveyed to Teakwood Properties LLC an Ohio Limited Liability Company as recorded in Official Record Volume 2520, Page 141, and further bound and described as follows:

Commencing at a 5/8 inch rebar with ident cap "SJL-INC" found and known as the southeast corner of Lot 3326 of said Teakwood Subdivision;

Thence S 87° 58' 26" W, 264.07 feet along the southerly line of Lots 3326, 3327 and part of said Lot 3328 to a capped rebar set and being the principle place of beginning:

**THENCE WITH THE FOLLOWING FOUR (4) COURSES:**

1. **S 87° 58' 26" W, 132.63** feet along the southerly line of said Lots 3328, 3329 and Lot 3330 and the northerly line of the lands of Justin M. & Teah R. Atwater, (O.R. V-2775, P-396), and Tony R. & Jodie L. Kitchen, (O.R. V-2775, P-392), to a capped rebar set;
2. **N 00° 57' 13" W, 135.00** feet to a capped rebar set on the southerly line of Teakwood Drive, (60 foot right of way);
3. **N 87° 59' 16" E, 132.63** feet along the northerly line of said Lot 3330, 3329 and Lot 3328, and the southerly line of Teakwood Drive to a capped rebar set;

Continued on Page 2

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

Page 2 (Description of Parcel 3)

4. **S 00° 57' 13" E, 134.97** feet to the principal place of beginning and containing within said bounds **0.411** of an acre, (17900.000 Sq. Ft.) of land, more or less, of which 453.608 Sq. Ft. are contained in part of Lot 3328, 12145.850 Sq. Ft. are contained in Lot 3329 and 5300.542 Sq. Ft. are contained in part of Lot 3330, but as one, and subject to all legal highways and easements of record.

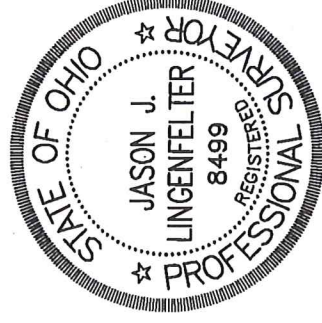
This description was prepared from a survey made by Jason J. Lingenfelter, P.S. #8499 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in April of 2020.

All rebar set are 5/8" diameter by 30" long with plastic cap stamped "SJL-INC".

Basis of bearing: The bearings as shown hereon are relative to Plat Volume 31, Page 13.

See Richland County Survey Records Volume MM; Page 122 for survey.

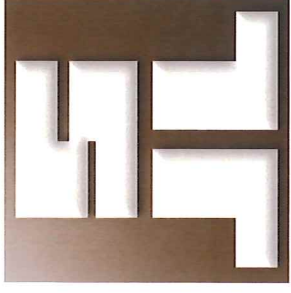
  
\_\_\_\_\_  
Jason J. Lingenfelter, P.S. #8499  
April 17, 2020



<b>NEW SPLIT</b>	<b>NEW SURVEY</b>
<b>RICHLAND COUNTY</b>	<b>OF EXISTING PARCEL</b>
<b>TAX MAP OFFICE</b>	<b>RICHLAND COUNTY</b>
<b>TAX MAP OFFICE</b>	<b>TAX MAP OFFICE</b>
<b>EAK 5-8-20</b>	<b>EAK 5-8-20</b>
<b>INITIAL</b>	<b>INITIAL</b>
<b>DATE</b>	<b>DATE</b>



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



Boundary description of a 0.411 acre, (17900.000 Sq. Ft) parcel (Parcel 4) EM-1560D

Situated in the City of Ontario, Township of Springfield, T-21N; R-19W, Northwest Quarter of Section 13, County of Richland, and State of Ohio:

Known as being part of Lot Number 3327 and part of Lot Number 3328 of the Teakwood Subdivision Phase 1, Blocks 1 & 2 as recorded in Plat Volume 31, Page 13, also known as being part of the land conveyed to Teakwood Properties LLC an Ohio Limited Liability Company as recorded in Official Record Volume 2520, Page 141, and further bound and described as follows:

Commencing at a 5/8 inch rebar with ident cap "SJL-INC" found and known as the southeast corner of Lot 3326 of said Teakwood Subdivision;

Thence S 87° 58' 26" W, 131.40 feet along the southerly line of Lots 3326 and 3327 to a capped rebar set and being the principle place of beginning:

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. **S 87° 58' 26" W, 132.67** feet along the southerly line of said Lots 3327 and 3328 and the northerly line of the lands of Justin M. & Teah R. Atwater, (O.R. V-2775, P-396), to a capped rebar set;
2. **N 00° 57' 13" W, 134.97** feet to a capped rebar set on the southerly line of Teakwood Drive, (60 foot right of way);
3. **N 87° 59' 16" E, 132.66** feet along the northerly line of said Lot 3328 and 3327 and the southerly line of Teakwood Drive to a capped rebar set;

Continued on Page 2

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



Page 2 (Description of Parcel 4)


4. **S 00° 57' 13" E, 134.93** feet to the principal place of beginning and containing within said bounds **0.411** of an acre, (17900.000 Sq. Ft.) of land, more or less, of which 6209.696 Sq. Ft. are contained in part of Lot 3327 and 11690.304 Sq. Ft. are contained in part of Lot 3328, but as one, and subject to all legal highways and easements of record.

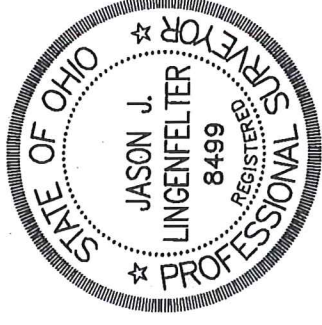
This description was prepared from a survey made by Jason J. Lingenfelter, P.S. #8499 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in April of 2020.

All rebar set are 5/8" diameter by 30" long with plastic cap stamped "SJL-INC".

Basis of bearing: The bearings as shown hereon are relative to Plat Volume 31, Page 13.

See Richland County Survey Records Volume MM; Page 122 for survey.

  
Jason J. Lingenfelter, P.S. #8499  
April 17, 2020



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

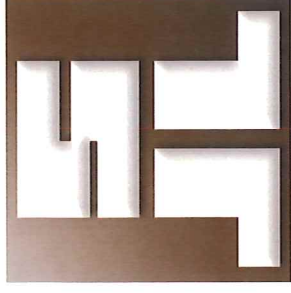
EAK 5-8-20  
INITIAL DATE

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

EAK 5-8-20  
INITIAL DATE

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

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



Boundary description of a 0.411 acre, (17900.000 Sq. Ft) parcel (Parcel 5) EM-1560D

Situated in the City of Ontario, Township of Springfield, T-21N; R-19W, Northwest Quarter of Section 13, County of Richland, and State of Ohio:

Known as being all of Lot Number 3326 and part of Number Lot 3327 of the Teakwood Subdivision Phase 1, Blocks 1 & 2 as recorded in Plat Volume 31, Page 13, also known as being part of the land conveyed to Teakwood Properties 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 rebar with ident cap "SJL-INC" found and known as the southeast corner of said Lot 3326;

**THENCE WITH THE FOLLOWING FIVE (5) COURSES:**

1. **S 87° 58' 26" W, 131.40** feet along the southerly line of said Lots 3326 and 3327 and the northerly line of the lands of Justin M. & Teah R. Arwater, (O.R. V-2775, P-396), to a capped rebar set;
2. **N 00° 57' 13" W, 134.93** feet to a capped rebar set on the southerly line of Teakwood Drive, (60 foot right of way);
3. **N 87° 59' 16" E, 43.97** feet along the northerly line of said Lot 3327 and the southerly line of Teakwood Drive to a 5/8 inch rebar with ident cap "SJL-INC" found;
4. **N 87° 57' 54" E, 90.00** feet along the northerly line of said Lot 3326 and the southerly line of Teakwood Drive to a 5/8 inch rebar found;

Continued on Page 2

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

Page 2 (Description of Parcel 5)

4. **S 00° 08' 28" W, 135.01** feet along the easterly line of said Lot 3326 and the westerly line of Lots 2627 and 2628 of the Westwood Park No. 2, Block One, (Plat V-26, P-145), to the principal place of beginning and containing within said bounds **0.411** of an acre, (17900.000 Sq. Ft.) of land, more or less, of which 11967.720 Sq. Ft. are contained in Lot 3326 and 5932.280 Sq. Ft. are contained in part of Lot 3327, but as one, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Jason J. Lingenfelter, P.S. #8499 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in April of 2020.

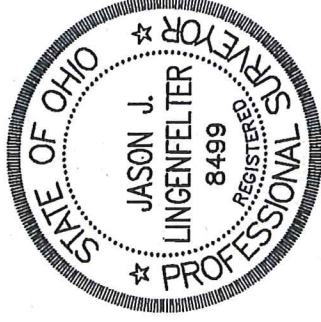
All rebar set are 5/8" diameter by 30" long with plastic cap stamped "SJL-INC".

Basis of bearing: The bearings as shown hereon are relative to Plat Volume 31, Page 13.

See Richland County Survey Records Volume MM; Page 122 for survey.



Jason J. Lingenfelter, P.S. #8499  
April 17, 2020



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

**EAK** **5-8-20**  
INITIAL      DATE