

MAP OF SURVEY

SE QUARTER OF SECTION 15
T-21-N; R-19-W
SPRINGFIELD TOWNSHIP
CITY OF ONTARIO
RICHLAND COUNTY, OHIO

*** Not a building site in zoned City for a landlocked parcel:

The Grantees, his heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principle building site underapplicable zoning and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway of street.

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EAK 5-26-20
INITIAL DATE
MM-145

MICHAEL A. VAVRA &
CITY OF ONTARIO
D. V-851, P-480
D. V-1514, P-343

APPROVED **YES**
DATE **5-21-2020**

ZONING INSPECTOR

Adam Compton
JAMES O. &
MARTHA JANE ROGERS
O.R. V-2415, P-462

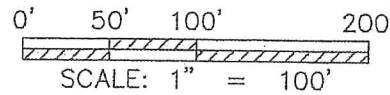
TRACTOR SUPPLY COMPANY
A DELAWARE CORPORATION
O.R. V-1044, P-547

2.849
ACRES

AG-PRO REAL ESTATE SHEARER, LLC,
AN OHIO LIMITED LIABILITY COMPANY
O.R. V-2696, P-157

REFERENCE SURVEY:
RIC-30N-0.00-2.02
F-2-379, A-626, DD-264, HH-147

BASIS OF BEARING:
THE BEARINGS AS SHOWN HEREON
ARE RELATIVE TO GRID NORTH OF
THE OHIO STATE PLANE COORDINATE
SYSTEM, NAD 83 DATUM



SEWER LINE ↑

3/4" IRON PIPE

S 88°34'00" W 301.38'

3/4" IRON PIPE

P.O.B. S 88°30'22" W 337.62'

3/4" IRON PIPE

S 87°52'26" W 368.90'

"CRAIG" REBAR
FD. @ 30.00'

5/8" REBAR

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

PENDING SURVEY LINE
DD-264

WEST FOURTH STREET
MANSFIELD - CRESTLINE ROAD S.R. 30N

N LINE OF THE SE QTR. OF SEC 15

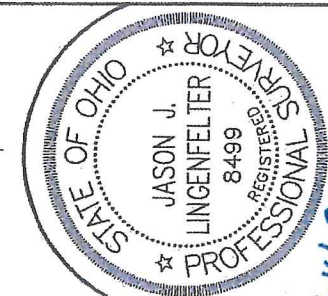
NE CORNER OF THE SE QTR. OF SEC 15

"RICHLAND ENGINEERING" REBAR

E LINE OF THE SE QTR. OF SEC 15

S 01°59'07" E 906.20'

BEER ROAD



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.

5-14-20 DATE

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

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@sj-inc.com



CHECKED _____
SCALE 1" = 100'
DATE MAY 14, 2020
JOB NO: SM-2454 SHEET 1 OF 1
DWG NO: SM-2454

MAP OF SURVEY

SE QUARTER OF SECTION 15
T-21-N; R-19-W
SPRINGFIELD TOWNSHIP
CITY OF ONTARIO
RICHLAND COUNTY, OHIO

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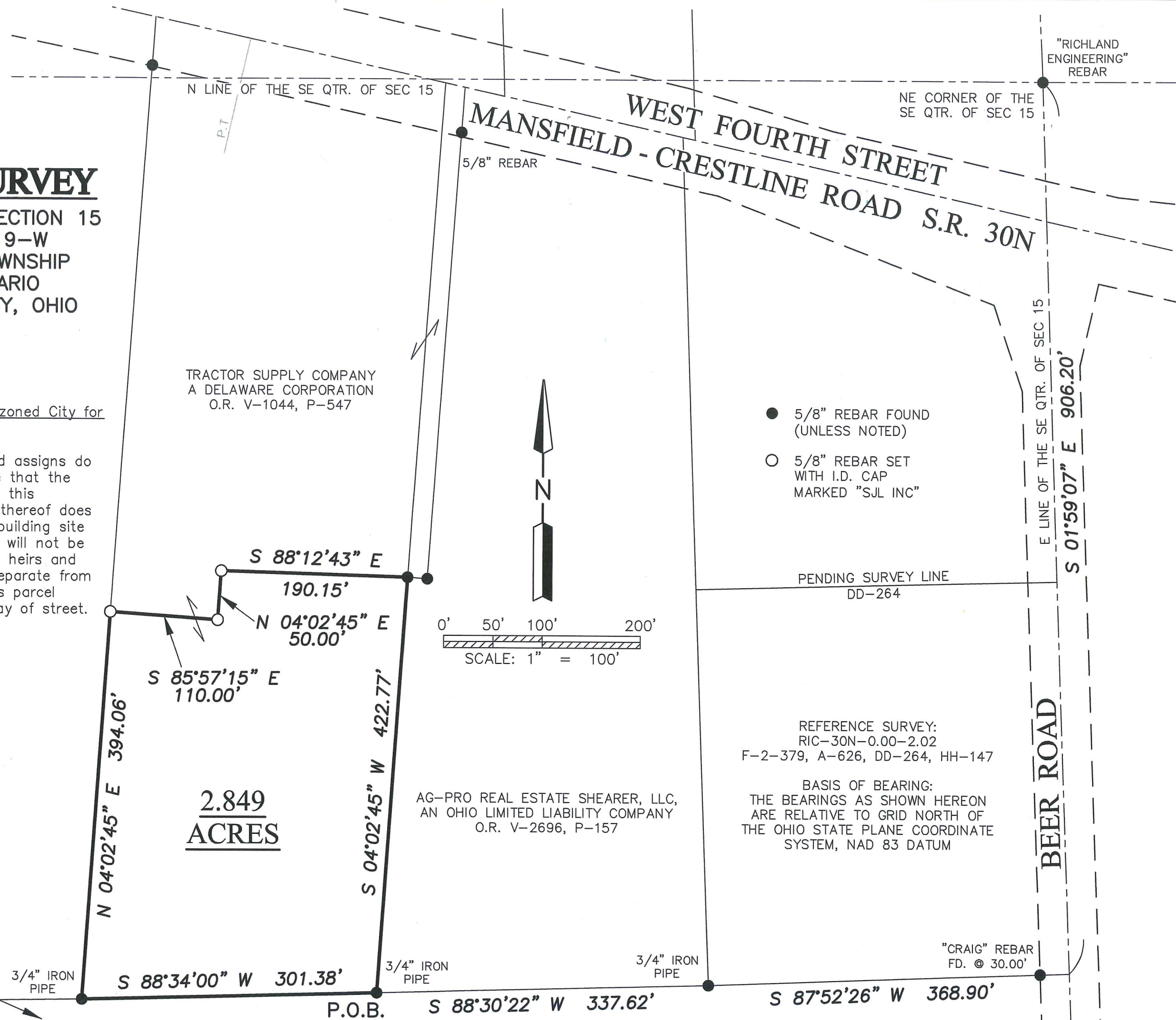
MICHAEL A. VAVRA &
DANA STANINOVSKI
D. V-851, P-480
O.R. V-1514, P-343

JAMES O. &
MARTHA JANE ROGERS
O.R. V-2415, P-462

TRACTOR SUPPLY COMPANY
A DELAWARE CORPORATION
O.R. V-1044, P-547

2.849
ACRES

AG-PRO REAL ESTATE SHEARER, LLC,
AN OHIO LIMITED LIABILITY COMPANY
O.R. V-2696, P-157



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

REFERENCE SURVEY:
RIC-30N-0.00-2.02
F-2-379, A-626, DD-264, HH-147

BASIS OF BEARING:
THE BEARINGS AS SHOWN HEREON
ARE RELATIVE TO GRID NORTH OF
THE OHIO STATE PLANE COORDINATE
SYSTEM, NAD 83 DATUM

"CRAIG" REBAR
FD. @ 30.00'



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.

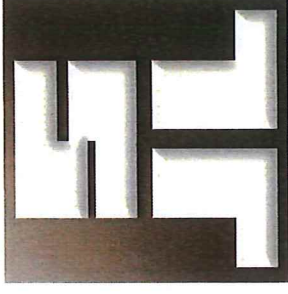
By: *Jason J. Lingenfelter* JASON J. LINGENFELTER, P.S. #8499 DATE 5-14-20

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| | | | |
|-----------------|-----------------|--------------------|----------------------|
| DRAWN JUL | CHECKED | SCALE 1" = 100' | DATE MAY 14, 2020 |
| DWG NO: SM-2454 | JOB NO: SM-2454 | SHEET 1 OF 1 | |

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



Boundary description of a 2.849 Acres Parcel,

SM-2454

Situated in the City of Ontario, Township of Springfield, T-21N; R-19W, Southeast Quarter of Section 15, County of Richland, and State of Ohio:

Known as being part of the land conveyed to Tractor Supply Company a Delaware Corporation as recorded in Official Record Volume 1044, Page 547, and further bound and described as follows:

Commencing at a 5/8 inch rebar with ident cap "Richland Engineering" found and known as the northeast corner of the Southeast Quarter of Section 15;

Thence S 01° 59' 07" E, 906.20 feet along the section line and in part with Beer Road, to a point witnessed by a 5/8 inch rebar with ident cap "Craig" found S 87° 52' 26" W, 30.00 feet;

Thence S 87° 52' 26" W, 368.90 feet to a ¾ inch iron pipe found;

Thence S 88° 30' 22" W, 337.62 feet to a ¾ inch iron pipe found and being the principle place of beginning;

THENCE WITH THE FOLLOWING SIX (6) COURSES:

1. **S 88° 34' 00" W, 301.38** feet along the Grantor's southerly line and the northerly line of the lands of James O. & Martha Jane Rogers, (O.R. V-2415, P-462), to a ¾ inch iron pipe found;
2. **N 04° 02' 45" E, 394.06** feet along the Grantor's westerly line and the easterly line of the lands of Michael A. Vavra & Dana Staninovski, (D. V-851, P-480 and O.R. V-1514, P-343), 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 2.849 Acres)

3. S 85° 57' 15" E, 110.00 feet to a capped rebar set;
4. N 04° 02' 45" E, 50.00 feet to a capped rebar set;
5. S 88° 12' 43" E, 190.15 feet to a 5/8 inch rebar found;
6. S 04° 02' 45" W, 422.77 feet along Grantor's easterly line and the westerly line of the lands of Ag-Pro Real Estate Shearer, LLC, an Ohio Limited Liability Company to the principal place of beginning and containing within said bounds 2.849 acres, 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 May of 2020.

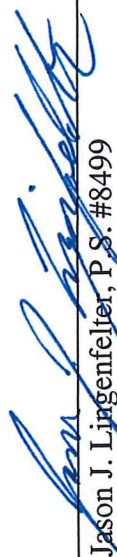
All rebars set are 5/8" diameter by 30" long with plastic cap stamped "SJL-INC".

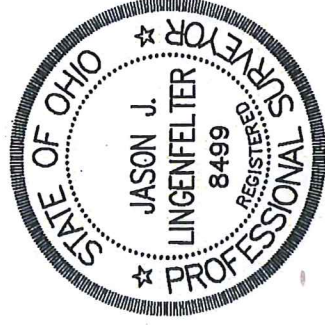
Basis of Bearings are relative to Grid North of The Ohio State Plane Coordinate System, NAD 83 Datum.

NOT A BUILDING SITE IN THE CITY OF ONTARIO FOR A LANDLOCKED PARCEL

The grantees, his heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site under the City of Ontario and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.

See Richland County Survey Records Volume MM; Page 145 for survey.


Jason J. Lingenfelter, P.S. #8499
May 14, 2020



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EAK 5-26-20

INITIAL DATE

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