EXCLUSIVE EASEMENT TO COLUMBIA GAS OF OHIO P.V.–25, P–115

8' UTILITY EASEMENT

BERTRAM S. KAMLET O.R.V.–55 P.–599

LOT #22517

M.H. RIM EL.=1294.08 INV. EL.=1282.70

18" STS

HYD.

50' GAS LINE EASEMENT P.V.–25, P–115

8" WTR

12" G

18" STS

GAS MARKER

GAS REGULATOR

20'

15'

16' UTILITY EASEMENT (P.V.–25, P–115)

N 77°38'53" W 67.47'

A=26.36'
R=50.00'
Δ=30°12'37"
B= S 71°13'25" W
C=26.06'

A=32.18'
R=50.00'
Δ=36°52'12"
B=S 67°53'38" W
C=31.62'

B.C.1291.58

6" G

80'

CB
T.G. EL. =1290.54
INV. EL. =1286.54

4' OF 15" STS

18" STS

CB
T.G. EL. =1290.66
INV. EL. =1285.41

6" PLASTIC GAS LINE M.P.

S 49°27'32" W 293.00'

26' F/F CURB

B.C.1291.01

18" STS

℄ INTERSTATE CIRCLE (60' DEDICATED R/W)

B.C.1291.30

6" G

6" SAN

MH
RIM EL. =1292.11
INV. EL. =1283.33

CB
T.G. EL. =1291.43
INV. EL. =1287.68

GAS MARKER

16" STS

B.C.1291.17

8" WTR

6" SAN

CB
T.G. EL. =1292.22
INV. EL. =1289.80

CONC.

6" SAN

BM
N. FLANGE BOLT HYD.
EL. =1293.89

8" WTR

RICHARD R. STANDER V.–714 P.–684

8' UTILITY EASEMENT (V–25, P–115)

N 02°40'24" E 509.00'

LOT #22516
2.588 AC.

APPROX. LOC. SPRING

UNSTABLE SLOPE

30' BLDG. LINE

1294

1296

1298

1300

1302

1304

CONC. LT. BASE

CONC. SIGN BASE

CONC. LT. BASE

379.04'
S 34°37'27" E

ASPHALT PAVEMENT

TELEPHONE

TELEPHONE

TACO BELL CORP.
A CALIFORNIA CORPORATION
O.R.V.–26 P.–947

LOT #22515

3" CEDAR

3" CEDAR

3" CEDAR

3" CEDAR

CONC. PAD

TRASH ENCLOSURE

CONC. LT. BASE

SPEED LIMIT SIGN

ASPHALT PAVEMENT

P.P.
2 DROPS

ELEC

ELEC

BILLBOARD 4'x4' LT. BASE

#5 AFFIDAVIT

P.P.

30' DEDICATED R/W

℄ HANLEY ROAD
S 89°52'01" E

103.44'

S 89°52'01" E

30' BLDG. LINE

#4 GAS TAP & SERVICE

#2 POWER LINE EASEMENT

ELEC

12" WTR

HYD.

N. LINE NE 1/4 SEC. 16

1360
1358
1356
1354
1352
1350
1348
1346
1344
1342
1340
1338
1336
1334
1332
1330
1328
1326
1324
1322
1320
1318
1316
1314
1312
1310
1308
1306
1304
1302
1300
1298

LEGEND

- IRON PIN FOUND
- RAILROAD SPIKE FOUND
- IRON PIN SET, 5/8" DIA. ROD WITH PLASTIC CAP STAMPED "S.J.L.INC."

N

0 20' 40'
SCALE

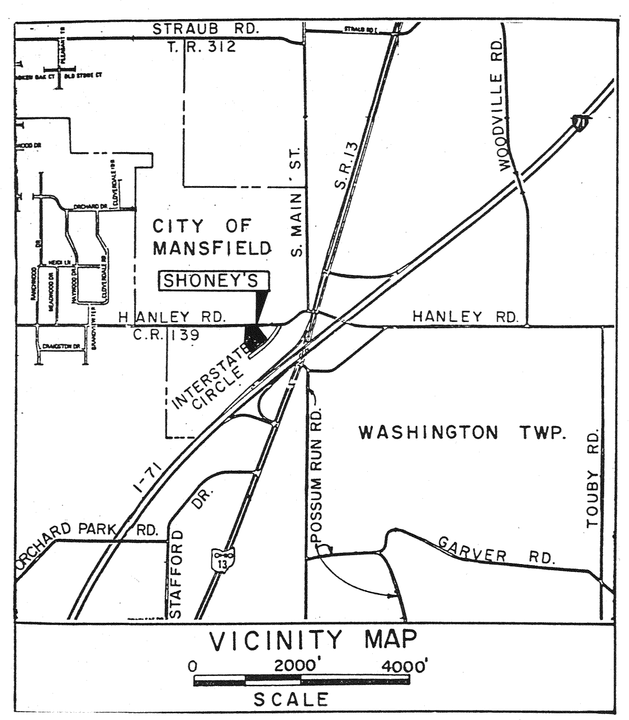
UTILTY OWNERS

ELECTRIC
OHIO EDISON COMPANY
410 PARK AVENUE WEST
P.O. BOX 351
MANSFIELD, OHIO 44901
(419) 589–4567

GAS
COLUMBIA GAS OF OHIO INC.
1120 WEST FOURTH STREET
P.O. BOX 1328
MANSFIELD, OHIO 44901
(419) 529–4911

TELEPHONE
UNITED TELEPHONE COMPANY
MANSFIELD DIVISION
175 ASHLAND ROAD
MANSFIELD, OHIO 44905
(419) 755–7152

SEWER AND WATER
CITY ENGINEER
MUNICIPAL BUILDING
30 NORTH DIAMOND STREET
MANSFIELD, OHIO 44902
(419) 755–9702



EASEMENTS & AFFIDAVIT

1. DEED VOLUME 452, PAGE 13, GAS LINE RIGHT OF WAY TO THE OHIO FUEL GAS COMPANY. COVERS ENTIRE PROPERTY
2. DEED VOLUME 456, PAGE 546, POWER LINE EASEMENT TO OHIO EDISON COMPANY.
3. DEED VOLUME 515, PAGE 93, GAS LINE RIGHT OF WAY TO THE OHIO FUEL GAS COMPANY. COVERS ENTIRE PROPERTY.
4. DEED VOLUME 528, PAGE 514, PERMIT TO INSTALL TAP & METER, ALSO RIGHT OF WAY FOR DOMESTIC SERVICE LINE TO THE OHIO FUEL GAS COMPANY.
5. OFFICIAL RECORD VOLUME 58, PAGE 603, AFFIDAVIT SETTING FOURTH CLAIMS, IF ANY, OF POSSESSION OF AND/OR TITLE TO 60.1 FEET OF LAND WEST OF INTERSTATE SUBDIVISION. LOT 22516 WOULD NOT BE AFFECTED BY THE EXISTANCE OR NON–EXISTANCE OF THE 60.1 FEET OF LAND.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES TO CHICAGO TITLE INSURANCE CO. AND CHICAGO TITLE AGENCY OF NORTH CENTRAL OHIO, INC. AS OF 1–21–93 THAT THIS SURVEY WAS ACTUALLY MADE UPON THE GROUND; THAT IT AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE ACCURATE; THAT THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; THAT THE PROPERTY DESCRIPTION "CLOSES" BY ENGINEERING CALCULATION; THAT THIS SURVEY CORRECTLY SHOWS THE SIZE, LOCATION, AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ON THE PROPERTY AND ALL ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SET–BACK LINES (WHETHER ESTABLISHED BY SUBDIVISION PLAT, RECORDED RESTRICTIONS OR APPLICABLE ZONING OR BUILDING CODES) AFFECTING THE PROPERTY; THAT THERE ARE NO EASEMENTS OR USES AFFECTING THE PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN THEREON; THAT ALL UTILITY SERVICES NECESSARY FOR THE OPERATION OF THE PROPERTY ARE PRESENT ON THE PROPERTY OR WITHIN ADJACENT PUBLIC RIGHT OF WAY OR RECORDED EASEMENT; THAT THERE ARE NO ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR ALLEYS BY AND OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS OR ENCROACHMENTS UPON THE PROPERTY BY ANY BUILDING, STRUCTURE OR OTHER IMPROVEMENT SITUATED UPON ANY ADJOINING PREMISES, AND THAT THE PROPERTY DOES NOT LIE WITHIN ANY FLOOD HAZARD AREA SHOWN ON ANY U.S. DEPARTMENT OF H.U.D. FLOOD INSURANCE BOUNDARY MAP OR SPECIAL FLOOD HAZARD AREA MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED BY ALTA AND ACSM IN 1986 AND MEETS THE ACCURACY REQUIREMENTS OF A CLASS A SURVEY, AS DEFINED THEREIN.

ROGER L. STEVENS
SHAFFER, JOHNSTON, LICHTENWALTER & ASSOC.
P.O. BOX 3598
MANSFIELD, OHIO 44907
(419) 756–7302

THIS PROPERTY IS NOT LOCATED IN A FLOOD PLAIN.

BASIS OF BEARINGS–INTERSTATE SUBDIVISION PLAT VOLUME 25, PAGE 115.

STATE OF OHIO
ROGER L. STEVENS
7052
REGISTERED SURVEYOR

Roger L. Stevens
Roger L. Stevens P.S. #7052

SITUATED IN THE CITY OF MANSFIELD, COUNTY OF RICHLAND, STATE OF OHIO AND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 20, RANGE 18, ALSO BEING ALL OF LOT NUMBER 22516 OF THE CONSECUTIVELY NUMBERED LOTS IN SAID CITY AND AS SHOWN IN INTERSTATE SUBDIVISION AS RECORDED IN VOLUME 25, PAGE 115 OF RICHLAND COUNTY PLAT RECORDS.

FINISH FLOOR
TACO BELL
EL. 1297.45

NEW SURVEY
OF EXISTING PARCEL
TAX MAP APPROVED
EAD 3-9-93
INITIAL DATE

Distances shown hereon are expressed in feet and decimal parts thereof, bearings are to an assumed meridian and are used to express angles only.

REV. 3-9-93
REV. 2-2-93

SHAFFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC.
CONSULTING ENGINEERS – SURVEYORS
MANSFIELD OHIO WOOSTER

TOPOGRAPHIC SURVEY FOR SHONEY'S, INC.

INTERSTATE CIRCLE
MANSFIELD, OHIO

DRAWN	CHECKED	SCALE	DATE
KAA	R.L.S.	1" = 20'	1–21–93
JOB NO EM–1250		SHEET 1 OF 1	