

PROPERTY DESCRIPTION

ALTA / ACSM LAND TITLE SURVEY

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot #16194 and a part of Lot #16195 of the consecutively numbered lots in said City (plat reference: Volume 10, Page 14), more particularly described as follows:

Commencing at an iron pipe found and accepted as marking the northeast corner of said Lot #16194, Thence, South 2 degrees 07 minutes 13 seconds West with the east line of said lot, a distance of 350.00 feet to an iron pipe found, the place of beginning;

Thence; continuing with said east line, South 2 degrees 07 minutes 13 seconds West, a distance of 327.11 feet to an iron pin set on the north line of a 15 foot wide parcel of land currently owned by the City of Mansfield (deed ref: vol.576, pg. 530);

Thence; North 86 degrees 47 minutes 28 seconds West with the north line of said parcel, a distance of 121.21 feet to an iron pin found on the west line of said Lot #16195;

Thence; North 2 degrees 20 minutes 22 seconds East with said west line, a distance of 321.76 feet to an iron pipe found;

Thence; South 89 degrees 20 minutes 08 seconds East a distance of 120.00 feet to the place of beginning, containing 39,120 square feet, according to survey by Douglas C. Seiler, Professional Surveyor #68869 on August 19, 1991.

Iron pins set are 5/8" rods with caps stamped "SEILER 68869".

Iron pins found are capped "SIL INC"

Iron pipes found are 3/4" OD pipes

Bearings are based on deed volume 886, page 462, and are intended to be used for angular determination only.

The intent of this instrument is to describe in greater detail the premises transferred by deed volume 802, page 552.

Easement Notes:

Volume 204, Page 121 described a five feet wide strip of land which would now be a part of the 15 feet wide strip of land decided to the City of Mansfield at Volume 576, Page 530.

Volume 805, Page 204 describes an easement for pole lines granted to the Ohio Edison Company over the north part of Lot #16194 and Lot #16195, which does not affect the subject property. Power service is currently from sources within the right of way of Park Avenue West with a service pole to the building as shown.

The subject property is zoned B2, a business designation. The required building lines are: 30 feet set back from the front and rear of the property. There are no side line restrictions.

DATE: AUGUST 20, 1991
DRAWING #91 CT 7798 B

PROPERTY ADDRESS: 1458 PARK AVENUE WEST
MANSFIELD, OHIO

SCALE: 1" = 30'
DRAWN BY: JAA

SURVEYOR'S CERTIFICATE:

I, Douglas C. Seiler, being a Professional Surveyor in the State of Ohio do hereby state to the best of my knowledge, information, and belief to: Star Bank Central Ohio, and to Chicago Title Insurance Company that:

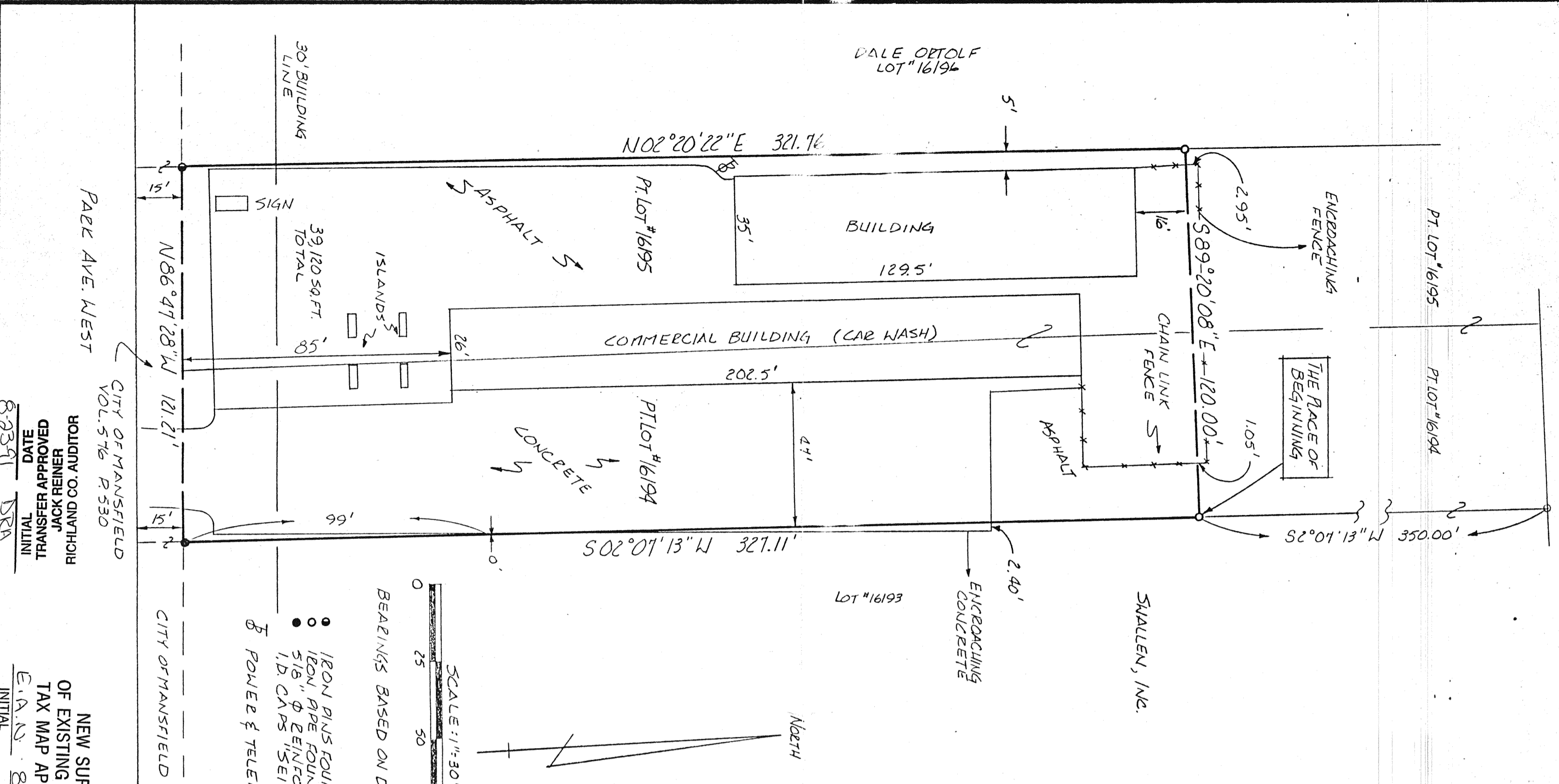
- This plat and survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1988; that this survey meets the accuracy requirements of a Class "A" survey as defined therein, including items 1, 2, 4, 5, 7, 9 and 13 of table three thereof. Additionally, this survey was performed to the normal standard of care of Professional Surveyors in north central Ohio.
- Easements of record affecting the subject property, per Title Commitment #36-0092-10-061382, File #CO-X96747-CM, issued by Chicago Title Insurance Company, and furnished to the surveyor, are noted on the attached plat.
- There are no encroachments from improvements appurtenant to adjoining premises upon the subject premises, nor from the subject premises onto adjoining premises, except the chain link fence extending north of the northerly boundary line, and the concrete driveway/parking area extending east of the easterly boundary line, as noted on the attached plat.
- The size and location of all buildings, structures, and above ground improvements located on the subject premises are delineated on this plat.
- The subject property abuts a 15 feet wide strip of land granted to the City of Mansfield, which is contiguous to the right of way line of Park Avenue West, providing a means of access to the property.
- The subject property is not located in a flood hazard area, per map #390477 0010, published by the Federal Emergency Management Agency, effective January 3, 1986.
- The title lines to the subject property, as described on the attached property description, and the lines of actual possession are the same, except for the noted encroachments.

Date of Survey: August 19, 1991

Dated this 20th day of August, 1991

Douglas C. Seiler
Douglas C. Seiler
Professional Surveyor #68869
52 1/2 North Main Street
Mansfield, Ohio 44902
(419) 525-3644

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DALE OPTOLF
LOT #16194

30' BUILDING LINE

PARK AVE. WEST

CITY OF MANSFIELD
VOL. 576 P. 530

RICHLAND CO. INC.
AUDITOR
TRANSFER APPROVED
THAMMINI
DATE 8-23-91

NEW SURVEY
OF EXISTING PARCEL
TAX MAP APPROVED
E.A.N. DATE 8-23-91

IRON PINS FOUND CAPS "SIL INC"
IRON PIPE FOUND 5/8" O.D.
5/8" Ø ENFORCEMENT PINS WITH 1/2" CAPS "SEILER #68869" SET
POWER & TELEPHONE POLE

SCALE: 1" = 30'

BEARINGS BASED ON DEED VOL. 886 PAGE 462

0 25 50 75 100

3-25