Z-14

SURVEY PLAT FOR
KOCOLENE OIL CORP.

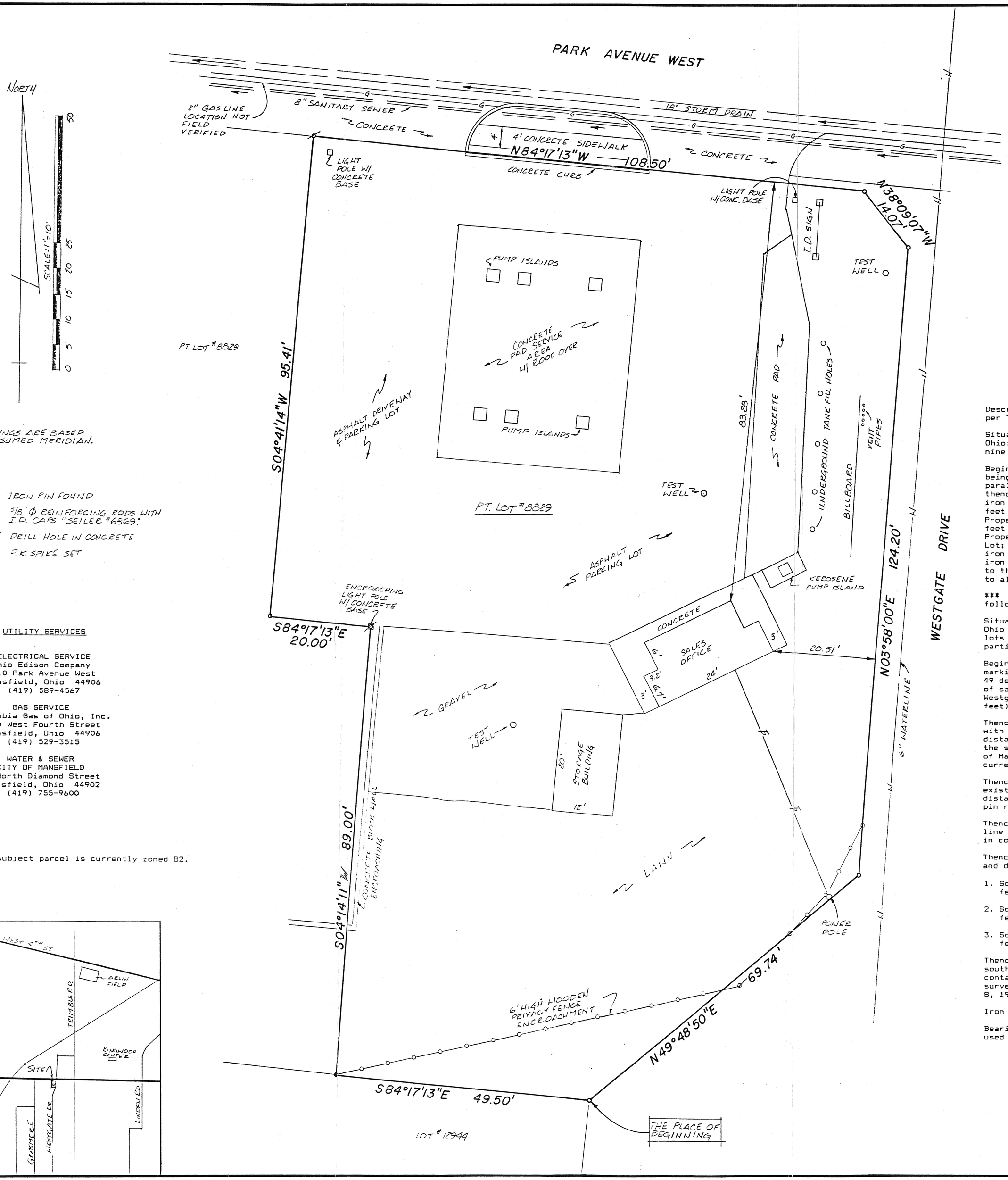
ALTA / ACSM LAND TITLE SURVEY

PART OF LOT #8829
CITY OF MANSFIELD, OHIO
PLAT REFERENCE: VOL. 13, PAGE 20
DEED REFERENCE: VOL. 656, PAGE 527

PROPERTY ADDRESS: 1035 PARK AVENUE WEST

DATE: MARCH 8, 1993 — SCALE: 1" = 10'

DRAWING NUMBER: 930217 — DRAWN BY: JAA



NOTE: BEARINGS ARE BASED ON AN ASSUMED MERIDIAN.

- ○ IRON PIN FOUND
- ● 5/8" Ø REINFORCING RODS WITH I.D. CAPS "SEILER #6869."
- Ø DRILL HOLE IN CONCRETE
- ○ P.K. SPIKE SET

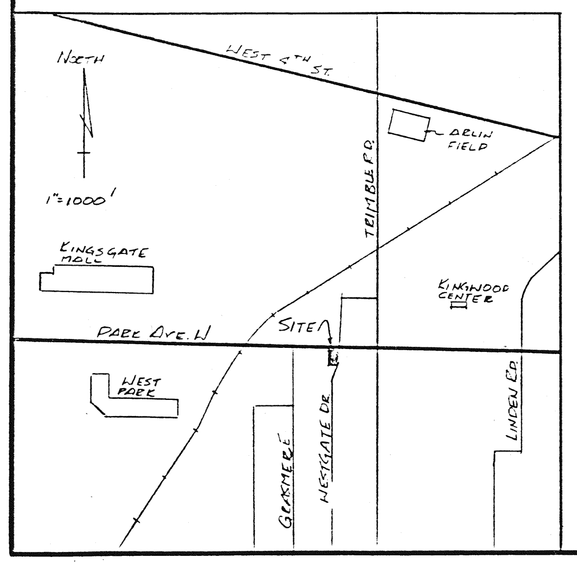
UTILITY SERVICES

ELECTRICAL SERVICE
Ohio Edison Company
410 Park Avenue West
Mansfield, Ohio 44906
(419) 589-4567

GAS SERVICE
Columbia Gas of Ohio, Inc.
1120 West Fourth Street
Mansfield, Ohio 44906
(419) 529-3515

WATER & SEWER
CITY OF MANSFIELD
30 North Diamond Street
Mansfield, Ohio 44902
(419) 755-9600

The subject parcel is currently zoned B2.



PROPERTY DESCRIPTION

PART OF LOT #8829
CITY OF MANSFIELD, OHIO

Description of subject parcel per Deed Volume 656, Page 527, and per Title Commitment #36 0084 10 009197 issued by Chicago Title:

Situated in the City of Mansfield, County of Richland, State of Ohio: and being a part of Lot Eight Thousand Eight Hundred Twenty-nine (#8829) in said City, bounded and described as follows:

Beginning at an iron pin on the south line of said Lot; said point being 122 feet east of the south west corner; thence north, parallel to the west line of said Lot, 89 feet to an iron pin; thence west, parallel to the north line of said Lot, 20 feet to an iron pin; thence north, parallel to the west line of said Lot, 96 feet to a drill hole in concrete; said point being on the Highway Property Line; thence east, along the Highway Property Line, 108.5 feet to an iron pin; thence southeasterly, with said Highway Property Line, 14.19 feet to an iron pin on the east line of said Lot; thence south, along the east line of said Lot, 125 feet to an iron pin; thence southwesterly, along said Lot, 70.71 feet to an iron pin; thence west, along the south line of said Lot, 49.5 feet to the place of beginning. Be the same more or less, but subject to all legal highways.

The aforedescribed premises is more completely described as follows:

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot #8829 of the consecutively numbered lots in said City (plat reference: Volume 13, page 20), more particularly described as follows:

Beginning for the same at an iron pipe found and accepted as marking the most southeasterly corner of said lot; Thence, North 49 degrees 48 minutes 50 seconds East with the southeasterly line of said lot, the same being the westerly right of way line of Westgate Drive, a distance of 69.74 feet (record distance = 70.71 feet) to an iron pipe found and an iron pin reset;

Thence, North 3 degrees 58 minutes 00 seconds East, continuing with said right of way line, a distance of 124.20 feet (record distance = 125 feet) to an iron pipe found and accepted as marking the southeasterly corner of a parcel of land conveyed to the City of Mansfield (deed reference Volume 582, page 568) said parcel currently used as right of way for Park Avenue West;

Thence, North 38 degrees 09 minutes 07 seconds West with an existing line of said parcel, a distance of 14.07 feet (record distance = 14.19 feet) to an iron pipe found (bent) and an iron pin reset marking an existing boundary corner of said parcel;

Thence, North 84 degrees 17 minutes 13 seconds West with the south line of said parcel, a distance of 108.50 feet to a drill hole set in concrete;

Thence, with existing boundary lines, the following three courses and distances:

1. South 4 degrees 41 minutes 14 seconds West a distance of 95.41 feet (record distance = 96 feet) to a PK spike set;
2. South 84 degrees 17 minutes 13 seconds East a distance of 20.00 feet to a drill hole set in concrete;
3. South 4 degrees 14 minutes 11 seconds West a distance of 89.00 feet to an iron pin set on the south line of said lot;

Thence, South 84 degrees 17 minutes 13 seconds East with said south line, a distance of 49.50 feet to the place of beginning, containing 18,800 square feet (0.43 of an acre) according to survey by Douglas C. Seiler, Professional Surveyor #6869 on March 8, 1993.

Iron pins set are 5/8" rods with caps stamped "SEILER 6869".

Bearings are based on an assumed meridian and are intended to be used for angular determination only.

SURVEYOR'S CERTIFICATE

I, Douglas C. Seiler, being a Professional Surveyor in the State of Ohio do herby state to the best of my knowledge, information and belief to: INB National Bank, Indiana Mortgage Corporation, Chicago Title Insurance Company, Kocolene Oil Corporation, and McHale, Cook, & Welch p.c., that:

1. This plat and the 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 through 5 inclusive and items 9 through 13 inclusive, of table three thereof. Additionally, this survey was performed to the normal standard of care of Professional Surveyors in Richland County, Ohio.
2. Easements of record, as furnished to the surveyor contained in Title Commitment #36 0084 10 009197 as issued by Chicago Title Insurance Company, have been delineated hereon. This plat does not show any unwritten or unrecorded (not of the public record) easements which may exist.
3. There are no visible encroachments from above ground improvements appurtenant to the subject premises onto adjoining premises. Encroachments of improvements appurtenant to adjoining premises onto the subject premises are delineated on this plat.
4. The subject property abuts the southerly right of way of Park Avenue West and the westerly right of way of Westgate Drive, providing a means of access to the site.
5. By graphical analysis only of Flood Insurance Rate Map #390477-0010 C, published by the Federal Emergency Management Agency January 3, 1986, the subject property is not located within a flood hazard area.

Date of Survey: March 8, 1993

Douglas C. Seiler
Professional Surveyor #6869
52 1/2 North Main Street
Mansfield, Ohio 44902
(419) 525-3644

STATE OF OHIO — DOUGLAS C. SEILER 6869 — REGISTERED SURVEYOR

8/10/93
Date

NEW SURVEY
OF EXISTING PARCEL
TAX MAP APPROVED
EAN — 8-26-93
INITIAL — DATE