

SURVEY NOTES:

ORIGINAL SURVEY OF PROPOSED PARCEL BY SHAFFER, JOHNSTON, LICHTENWALTER. ALL "IRON PINS USED" ARE IDENTIFIED AS "S.J.L., INC."

o IR. PIN SET = 5/8" DIA. X 30" REBAR CAPPED "D.G. BOHNING ASSOCIATES"

STATIONING OF LEXINGTON AVENUE IS BASED UPON O.D.O.T. CENTERLINE SURVEY AND PLAN SET RIC-42-(7.68-10.66).

LEGAL DESCRIPTION:

Situated in the City of Mansfield, County of Richland, and State of Ohio, and known as being part of Lots 14381 and 14964 of the consecutively numbered lots in said city, and bounded and described as follows:

Beginning at the Southwest corner of the Northwest Quarter of Section 5, Township 20, Range 18;

Thence North 1 degree 13 minutes 52 seconds West along the West line of said Northwest Quarter, 329.61 feet to the Northwest corner of said Lot 14964;

Thence South 88 degrees 46 minutes 32 seconds East along the North line of said Lot 14964, 115.04 feet to the Southwest corner of said Lot 14381;

Thence North 23 degrees 34 minutes 30 seconds East along the westerly line of said Lot 14381, 226.63 feet to its intersection with the northeasterly line of a parcel of land conveyed to The Kroger Co. by deed recorded in Volume 285, Page 20 of the Official Records of Richland County;

Thence South 66 degrees 40 minutes 04 seconds East along the northeasterly line of said land conveyed to The Kroger Co., 798.76 feet to a point of curvature, then;

Thence southeasterly along the curved northeasterly line of said land conveyed to The Kroger Co., 137.34 feet to a point of tangency, then, said arc having a radius of 477.46 feet and a chord which bears South 58 degrees 25 minutes 39 seconds East, 136.87 feet;

Thence South 50 degrees 11 minutes 14 seconds East, along the northeasterly line of said land conveyed to The Kroger Co., 23.95 feet to its intersection with the original northeasterly line of Lexington Avenue (U.S. RY 42), 60 feet wide (now variable width).

Thence North 39 degrees 53 minutes 36 seconds East along the original northeasterly line of Lexington Avenue, 20.00 feet to an iron pin found, and the principal place of beginning of the parcel herein described;

Thence North 50 degrees 11 minutes 14 seconds West, 24.53 feet to an iron pin found at a point of curvature;

Thence northwesterly along the arc of a curve deflecting to the left, 143.09 feet to an iron pin found at a point of tangency, said arc having a radius of 497.46 feet and a chord which bears North 58 degrees 25 minutes 39 seconds West, 142.80 feet;

Thence North 66 degrees 40 minutes 05 seconds West, 25.63 feet to an iron pin found;

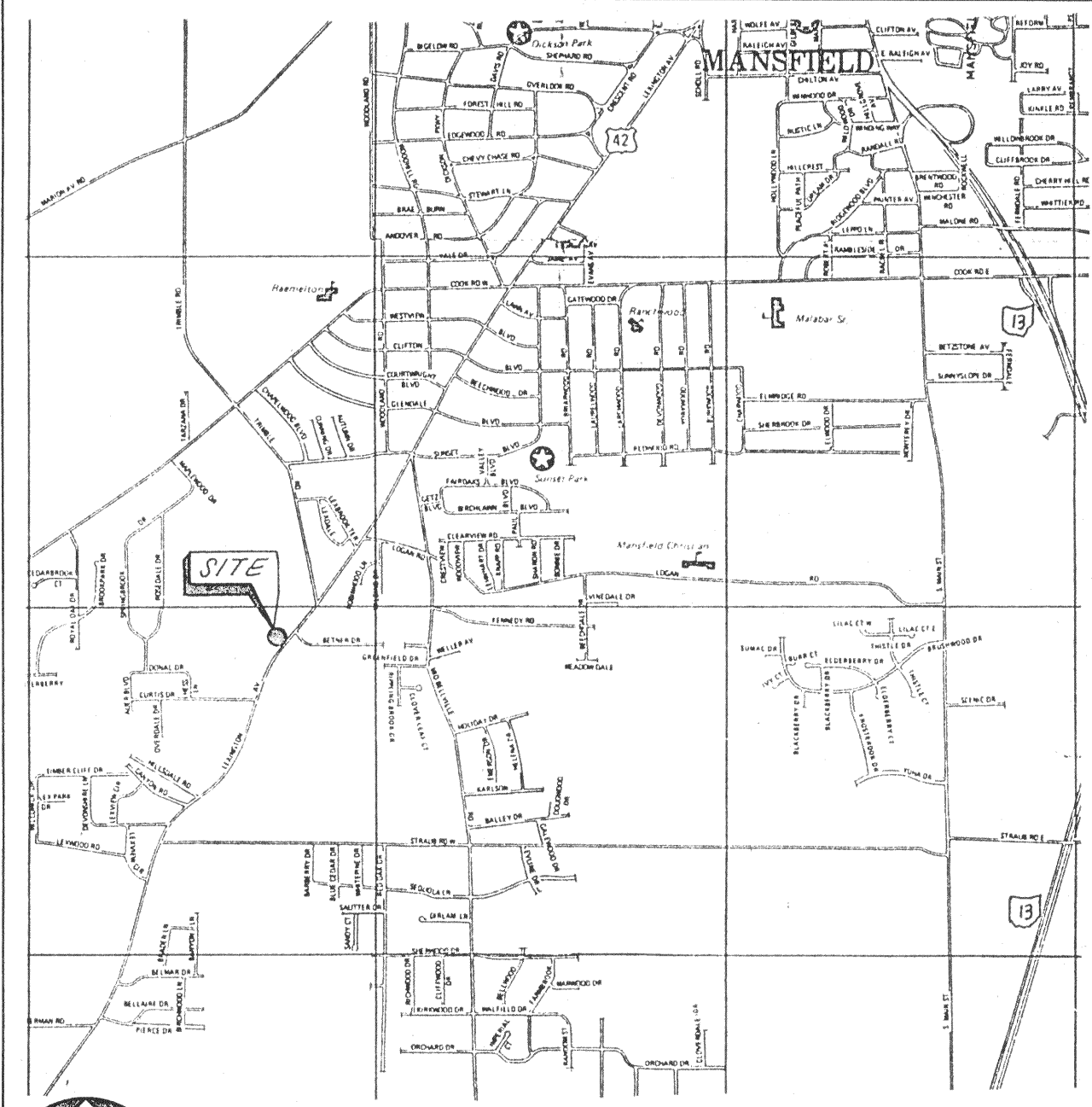
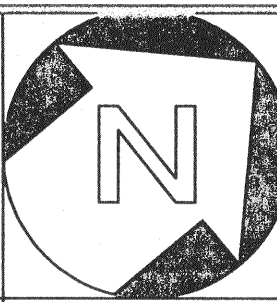
Thence North 39 degrees 53 minutes 36 seconds East, 295.72 feet to a railroad spike found;

Thence South 50 degrees 27 minutes 50 seconds East, 190.00 feet to an iron pin found in the original northeasterly line of Lexington Avenue;

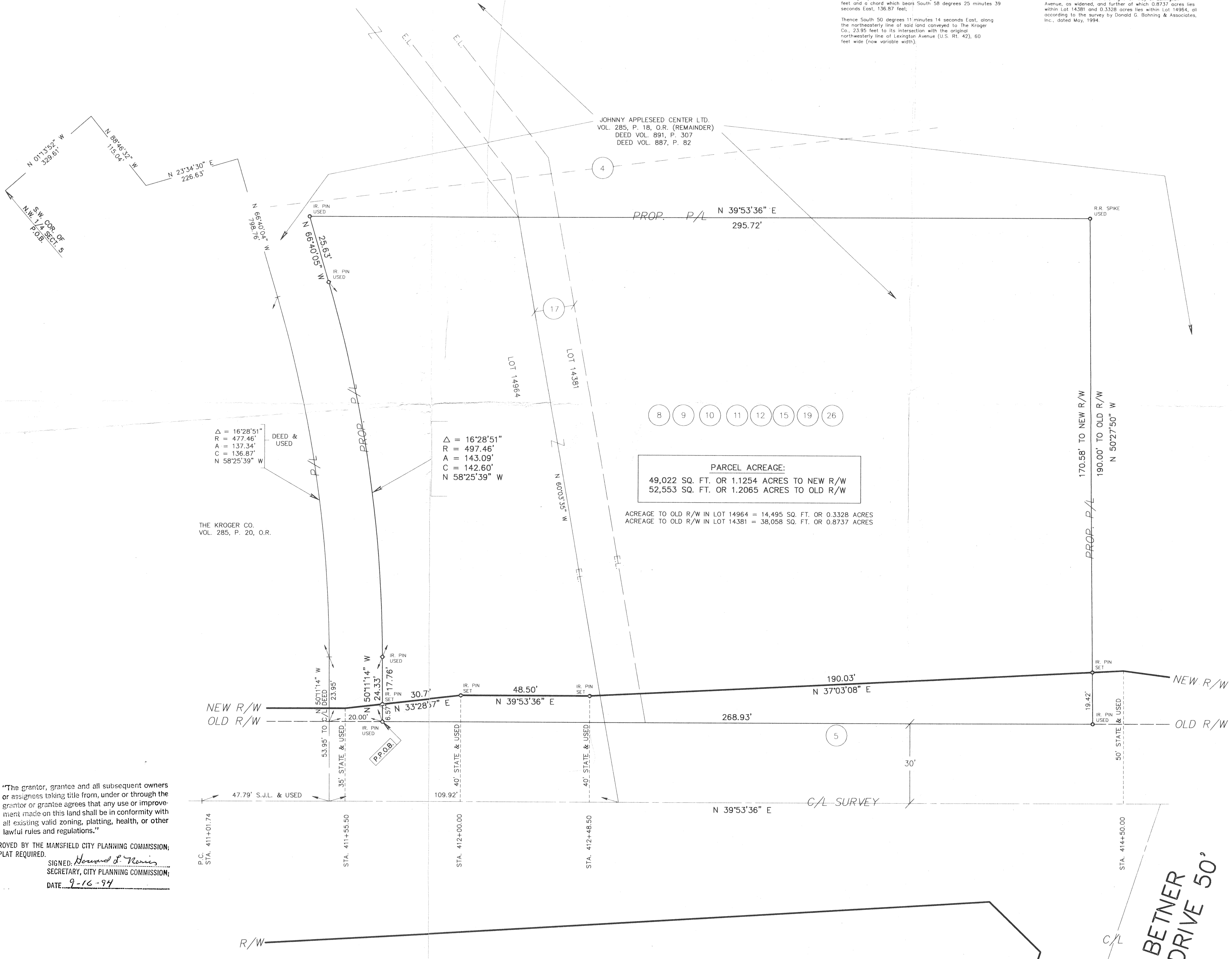
Thence South 39 degrees 53 minutes 36 seconds West along the northeasterly line of Lexington Avenue, 268.93 feet to the principal place of beginning, and containing 52,553 square feet or 1.2065 acres of land, of which 3,531 square feet or 0.0811 acres lie within the right-of-way of Lexington Avenue, as widened, and further of which 0.8737 acres lie within Lot 14381 and 0.3328 acres lie within Lot 14964, as according to the survey by Donald G. Bohning & Associates, Inc., dated May, 1994.

ZONING:
SUBJECT PARCEL AND ABUTTING LAND
ZONED: B-2 GENERAL BUSINESS

DATE	REVISIONS	BY
5/31/94	REVIEW TITLE COMMITMENT NO. MA94586	K.B.
9/14/94	REVISE LEGAL DESCRIPTION P.O.B. PER RICHLAND COUNTY	
	TAX MAP DEPT.	K.B.



VICINITY MAP (N.T.S.)



PARCEL ACRESAGE:
49,022 SQ. FT. OR 1.1254 ACRES TO NEW R/W
52,553 SQ. FT. OR 1.2065 ACRES TO OLD R/W

ACRESAGE TO OLD R/W IN LOT 14964 = 14,495 SQ. FT. OR 0.3328 ACRES
ACRESAGE TO OLD R/W IN LOT 14381 = 38,058 SQ. FT. OR 0.8737 ACRES

NOTE! THIS REVIEW IS REFERENCED TO PROPOSED MCDONALD'S 1.2065 ACRE SITE ONLY.

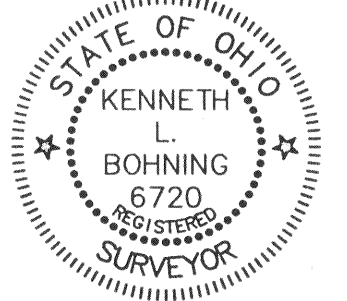
TITLE COMMITMENT REVIEW CHART MA 94586 DATED 5/12/94			
SCHEDULE B & MAP NUMBER	VOL./PAGE	GRANTEE, ETC.	DESCRIPTION
4	398/178	OHIO PUBLIC SERVICE CO.	BLANKET POLE LINE EASEMENT WITH LOCATION OF LINE TO BE 180' DISTANT FROM AND PARALLEL TO MANSFIELD-LEXINGTON ROAD (U.S.R. 42) ACTUAL LOCATION OF POLE LINE PER PREVIOUS SURVEY SHOWN
5	209/13	OHIO FUEL GAS	BLANKET EASEMENT FOR GAS PIPELINES "ALONG THE PUBLIC ROAD"
6	401/469	HARING	60' INGRESS-EGRESS EASEMENT DOES NOT TOUCH SUBJECT PARCEL
7	401/471	HARING	RIGHT AND EASEMENT TO EXTEND WATERMAIN FROM SHOPPING CENTER PARCEL TO ABUTTING LAND (DOES NOT ABUT SUBJECT PARCEL)
8	26-347	RAY DRUG STORES	LEASE OF STOREROOM IN SHOPPING CENTER. POSSIBLE RIGHTS FOR PARKING, ETC. OVER SUBJECT PARCEL, WHICH IS SHOWN ON EXHIBIT AS PARKING FOR CENTER
9	26-396	H.T. GRANT CO.	LEASE OF PORTION OF SHOPPING CENTER. POSSIBLE RIGHTS FOR PARKING, ETC. OVER SUBJECT PARCEL, WHICH IS SHOWN ON EXHIBIT AS PARKING FOR CENTER
10	27-170	F.W. WOOLWORTH	LEASE OF PORTION OF SHOPPING CENTER. POSSIBLE RIGHTS FOR PARKING, ETC. OVER SUBJECT PARCEL
11	438/382	OHIO EDISON	BLANKET EASEMENT FOR POLE LINE AND ASSOCIATED FACILITIES
12	27/467 37/57	OHIO FUEL GAS COLUMBIA GAS	LEASE AND ASSIGNMENT. LEASE PARCEL DOES NOT TOUCH SUBJECT PARCEL, BUT CONTAINS BLANKET EASEMENT RIGHT TO LAY PIPES ACROSS LANDS OF LESSOR
13	553-105	COLUMBIA GAS	ROADSIDE RIGHT-OF-WAY. DOES NOT TOUCH SUBJECT PARCEL
14	15-137	HOWARD JOHNSON CO./DERRENBERGER	LEASE AGREEMENT - DOES NOT TOUCH SUBJECT PARCEL
15	66-518	FOOD FRANCHISES	LEASE - DOCUMENT DOES NOT INCLUDE EXHIBITS WHICH DEFINE AREA OF LEASE AND AREA OF APURTENANT RIGHTS
17	912-48	CITY OF MANSFIELD	15' WIDE SANITARY SEWER EASEMENT DOES NOT TOUCH SUBJECT PARCEL
18	912-50	CITY OF MANSFIELD	15' WIDE WATERLINE EASEMENT DOES NOT TOUCH SUBJECT PARCEL
18	26-029	AMERICAN GENERAL FINANCE	LEASE OF 1420 LEXINGTON AVE. IS NOT SUBJECT PARCEL. WE HAVE NO KNOWLEDGE OF WHETHER ORIGINAL LEASE GRANTS ANY RIGHTS OVER SUBJECT PARCEL
19	1-957	DEPT. OF LIQUOR CONTROL	LEASE OF STOREROOM AT 1425 LEXINGTON AVE. IS NOT SUBJECT PARCEL. POSSIBLE RIGHTS OVER SUBJECT PARCEL AS PART OF OVERALL SHOPPING CENTER PARCEL
26	285-20	KROGER CO./JOHNNY APPELSEED	RECIPROCAL EASEMENT AGREEMENT, 30' INGRESS-EGRESS EASEMENT RESERVED BY JOHNNY APPELSEED DOES NOT TOUCH SUBJECT PARCEL. CONTAINS RIGHTS AND RESTRICTIONS FOR SUBJECT PARCEL.

MAP OF SURVEY MADE AT THE INSTANCE OF LAWYERS TITLE INSURANCE CORPORATION AND MCDONALD'S CORPORATION

BEING PART OF LOTS 14381 AND 14964 OF THE CONSECUTIVELY NUMBERED LOTS IN THE CITY OF MANSFIELD RICHLAND COUNTY, OHIO

I HEREBY CERTIFY TO LAWYERS TITLE INSURANCE CORPORATION AND MCDONALD'S CORPORATION THAT THIS PLAN HAS BEEN COMPILED FROM A SURVEY ACTUALLY MADE ON THE GROUND UNDER MY SUPERVISION ON APRIL 14, 1994; THAT THERE ARE NO ENCROACHMENTS OTHER THAN SHOWN, AND THAT IT IS CORRECT AND COMPLIES WITH THE REQUIREMENTS PROVIDED BY THE PURCHASER, ALL TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. COURSES ARE REFERENCED TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. SPOT ELEVATIONS ARE ALSO GIVEN IN FEET AND DECIMAL PARTS THEREOF WITH AN ACCURACY OF .00 FOR HARD SURFACES AND .0 FOR ALL OTHERS.

Kenneth L. Bohning
KENNETH L. BOHNING
REGISTERED SURVEYOR NO. 6720



DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
3979 HUB PARKWAY • VALLEY VIEW, OHIO 44125 • (216) 642-1130

HORIZ. SCALE	DRN	CRD.	DATE	1
0' 10' 20'	M.G.	K.B.	MAY, 1994	
FIELD BOOK	221; P.52	ORDER NO.	2539 S	2

"The grantor, grantee and all subsequent owners or assignees taking title from, under or through the grantor or grantee agrees that any use or improvement made on this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations."

APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION;
NO PLAT REQUIRED.
SIGNED: *Howard S. Thomas*
SECRETARY, CITY PLANNING COMMISSION;
DATE: 9-16-94

NEW SPLIT TAX MAP APPROVED
DATE: 9-16-94

LEXINGTON AVENUE (U.S. ROUTE 42) Variable Width

BETNER DRIVE 50'