

DESCRIPTION

Situated in the City of Mansfield, County of Richland and State of Ohio, and being part of Lot No. 14381 of the consecutively numbered lots in said City as recorded in Book 19, Page 66 of Richland County Plat Records and being part of Lot No. 14964 of the consecutively numbered lots in said City as recorded in Plat Book 20, Page 4, said lots also being a part of the Northwest Quarter of Section 5, Township 20, Range 18 and being more particularly described as follows:

Commencing at a brass pin found in the southwest corner of said Northwest Quarter;

Thence N 01° 13' 52" W, 329.61 feet along the west line of said Northwest Quarter to an iron pin found;

Thence S 88° 46' 32" E, 115.04 feet to an iron pin set in the southwest corner of said lot No. 14381;

Thence N 23° 34' 30" E, 226.63 feet along the westerly line of said lot No. 14381 to an iron pin set, said iron pin being in the northwest corner of a parcel of land conveyed to The Kroger Company by volume 285, page 20 of Richland County Official Records and the true place of beginning;

Thence N 23° 21' 17" E, 774.42 feet and continuing along said westerly line of said lot No. 14381 to a concrete monument found in the northwesterly corner of said lot;

Thence N 83° 33' 21" E, 941.05 feet along the north line of said lot No. 14381 to an iron pin found in the westerly right of way line of Trimble Road as established in Plat Book 22, page 60;

Thence S 09° 07' 24" E, 161.19 feet along said westerly right of way line of Trimble Road to an iron pin found;

Thence S 11° 16' 35" E, 469.88 feet and continuing along said westerly right of way line of Trimble Road to an iron pin found in the northwesterly right of way line of Lexington Avenue (U.S.R. 42);

Thence southwesterly along said northwesterly right of way line of Lexington Avenue and on a curve to the right having a radius of 3244.05 feet, an arc length of 212.84 feet, a chord length of 212.80 feet and a chord bearing of S 37° 50' 56" W to a railroad spike found;

Thence S 39° 43' 42" W, 273.70 feet and continuing along said northwesterly right of way line of Lexington Avenue to an iron pin found in the northwesterly corner of a parcel of land conveyed to McDonald's Corporation by Official Records volume 328, page 866;

Thence N 50° 27' 50" W, 190.00 feet along the northeasterly line of said land of McDonald's Corporation to an iron pin found in the northwesterly corner of said land;

Thence S 39° 53' 36" W, 295.72 feet along the northwesterly line of said land of McDonald's Corporation to a P.K. nail set in the southwesterly corner of said land;

Thence S 66° 40' 04" E, 25.63 feet along the southwesterly line of said land of McDonald's Corporation to a P.K. nail set in a point of curve;

Thence southeasterly and continuing along said southwesterly line of McDonald's Corporation on a curve to the right having a radius of 497.46 feet, an arc length of 143.09 feet, a chord length of 142.60 feet and a chord bearing of S 58° 25' 39" E to a P.K. nail set in a point of tangency;

Thence continuing along said southwesterly line of McDonald's Corporation S 50° 11' 14" E, 24.33 feet to a P.K. nail set in the southeasterly corner of said land;

Thence N 39° 53' 36" E, 84.78 feet along the southeasterly line of said land of McDonald's Corporation to an iron pin set;

Thence S 60° 03' 35" E, 30.46 feet to a P.K. nail set in the centerline of survey of Lexington Avenue (U.S.R. 42);

Thence S 39° 53' 36" W, 110.01 feet to a railroad spike found in the northeast corner of aforementioned land of The Kroger Company;

Thence N 50° 11' 14" W, 54.30 feet along the northeasterly line of said land of The Kroger Company to a P.K. nail set in a point of curve;

Thence northwesterly and continuing along said northeasterly line of The Kroger Company on a curve to the left having a radius of 477.46 feet, an arc length of 137.34, a chord length of 136.87 feet and a chord bearing of N 58° 25' 39" W to a P.K. nail set in a point of tangency;

Thence continuing along said northeasterly line of The Kroger Company N 66° 40' 04" W, 798.76 feet to the true place of beginning and containing 24.089 acres, more or less, of which 23.692 acres lies in lot No. 14381 and 0.397 acres lies in lot No. 14964, but subject to all legal highways, easements and leases of record.

According to a survey made in February 1996 by Roger L. Stevens, Ohio Registered Surveyor No. 7052, for Shaffer, Johnston, Lichtenwalter and Associates, Inc.

Basis of bearings: Official Records volume 285, page 20.

All iron pins set are 5/8" diameter rod with plastic cap stamped "S.J.L. INC."

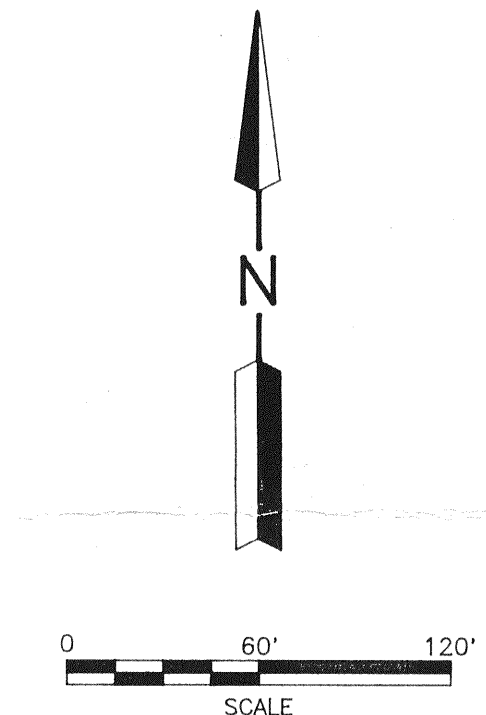
EASEMENTS AND LEASES

- DEED VOLUME 191, PAGE 424, HIGHWAY EASEMENT TO STATE OF OHIO, GAS COMPANY.
- DEED VOLUME 209, PAGE 13, PIPE LINE RIGHT OF WAY TO OHIO FUEL GAS COMPANY.
- LEASE VOLUME 16, PAGE 286, TO OHIO BELL TELEPHONE COMPANY.
- DEED VOLUME 401, PAGE 471, WATER LINE EASEMENT TO KATHERYN AND JOSEPH HARIN PROPERTY.
- DEED VOLUME 401, PAGE 469, 60' EASEMENT FOR INGRESS AND EGRESS TO KATHERYN AND JOSEPH HARIN PROPERTY.
- DEED VOLUME 428, PAGE 382, EASEMENT FOR ELECTRICAL SERVICE TO UNITS, TO OHIO EDISON COMPANY (COVERS TOTAL PROPERTY).
- DEED VOLUME 431, PAGE 361, EASEMENT FOR GAS LINE ALONG TRIMBLE ROAD (FINNEY ROAD), TO OHIO FUEL GAS COMPANY.
- DEED VOLUME 340, PAGE 151, TO STATE OF OHIO (ADDITIONAL HIGHWAY EASEMENT AS OF 1951).
- DEED VOLUME 553, PAGE 105, EASEMENT FOR 16" GAS LINE TO COLUMBIA GAS OF OHIO, INC.
- LEASE VOLUME 27, PAGE 467, TO THE OHIO FUEL GAS COMPANY.
- DEED VOLUME 398, PAGE 178, POWER LINE EASEMENT TO THE OHIO PUBLIC SERVICE COMPANY.
- DEED VOLUME 912, PAGE 48, SANITARY SEWER EASEMENT TO THE CITY OF MANSFIELD.
- DEED VOLUME 912, PAGE 50, WATERLINE EASEMENT TO THE CITY OF MANSFIELD.

14382
JOSEPH H. & DEBRA ANN
MORITZ
O.R.V.-23 P.-225

ZONING R-1

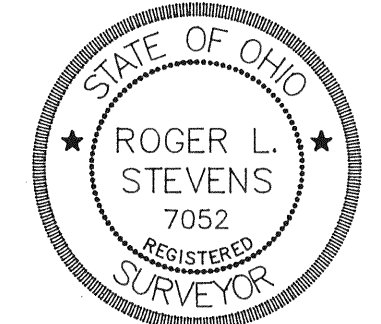
23.692 AC. LOT 14381
0.397 AC. LOT 14964
24.089 AC. TOTAL



- LEGEND**
- C. CALCULATED
 - M. MEASURED
 - D. DEED
 - ⊗ CONCRETE MONUMENT FOUND
 - IRON PIN FOUND
 - RAILROAD SPIKE FOUND
 - P.K. NAIL SET
 - IRON PIN SET, 5/8" DIA. ROD WITH PLASTIC CAP STAMPED "S.J.L. INC."

***and LAWYERS TITLE INSURANCE CORPORATION**

"I hereby certify to AMERICAN EXPRESS FINANCIAL CORPORATION lender that this plat represents a true and correct survey made on the ground under my direct supervision on 2-13-96; this survey has been prepared to comply with the Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by ALTA and ACSM in 1992, that these buildings do not encroach on any street, title or building lines, nor are there encroachments by improvements from adjoining properties.



Roger L. Stevens P.S. #7052

SHAFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC.

CONSULTING ENGINEERS - SURVEYORS
MANSFIELD OHIO WOOSTER

AS-BUILT SURVEY OF APPELSEED SHOPPING CENTER FOR SKILKEN PROPERTIES COMPANY

MANSFIELD, OHIO

ZONING: B-2
FRONT YARD SETBACK: 30'
REAR YARD SETBACK: 40'

Distances shown hereon are expressed in feet and decimal parts thereof
Basis of bearings: Official Records volume 285, page 20.

DRAWN	CHECKED	1" SCALE = 60'	DATE
JOB NO. EM-967	SHEET 1 OF 1		2-13-96