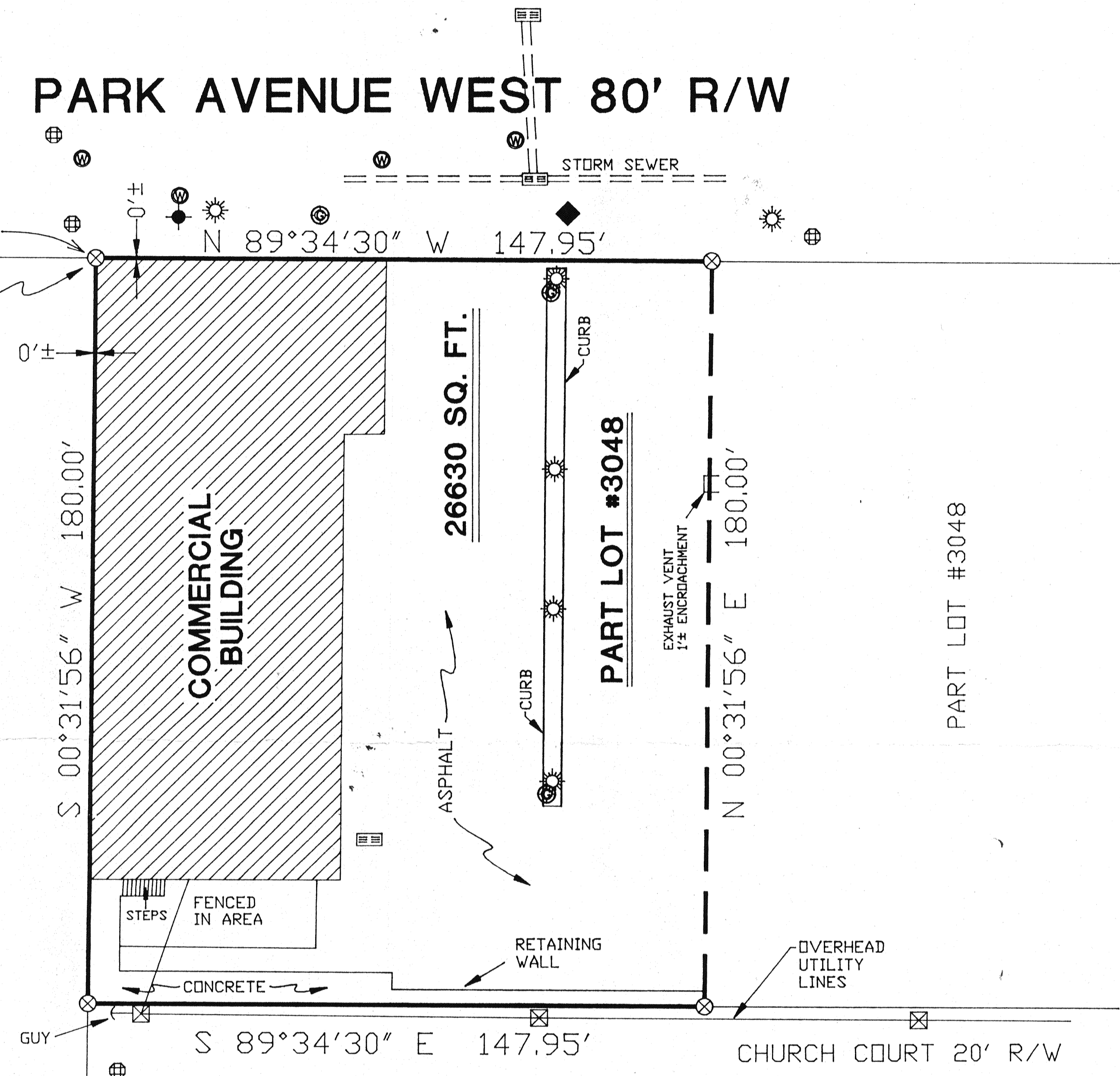


# PARK AVENUE WEST 80' R/W

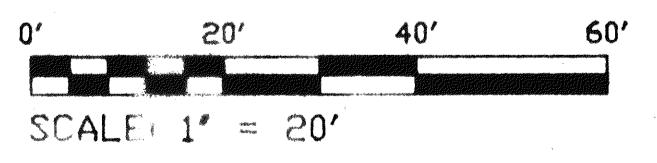
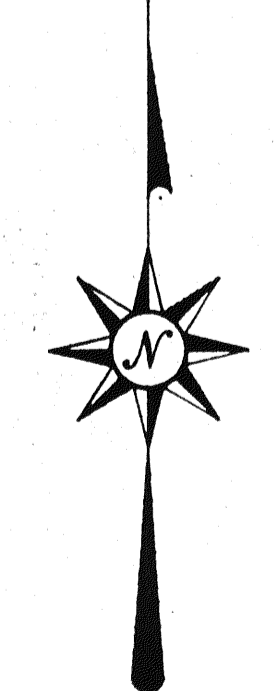
THE NW CORNER OF LOT #3048 THE PLACE OF BEGINNING



BEARINGS ARE BASED ON AN ASSUMED MERIDIAN

- LEGEND**
- ⊕ MANHOLE
  - ☒ CATCH BASIN
  - ⊙ WATER VALVE
  - ⊙ GAS VALVE
  - ☀ LIGHT POLE
  - ◆ FIRE HYDRANT
  - ◆ NO PARKING SIGN
  - ⊠ UTILITY POLE
  - IRON PIN FOUND
  - ⊗ DRILL HOLE SET

NORTH



SURVEYED BY: DOUGLAS C. SEILER  
 PROFESSIONAL SURVEYOR #6869  
 52-1/2 NORTH MAIN ST.  
 MANSFIELD, OHIO  
 (419) 525-3644

## PROPERTY DESCRIPTION

Situated in the City of Mansfield, County of Richland, State of Ohio and being part of Lot #3048 of the consecutively numbered lots in said city (plat reference: Volume 4, page 41), more particularly described as follows:

Beginning for the same at a drill hole set marking the northwest corner of said lot; Thence, South 00 degrees 31 minutes 56 seconds West with the west line of said lot, a distance of 180.00 feet to a drill hole set marking the southwest corner of said lot;

Thence, South 89 degrees 34 minutes 30 seconds East with the south line of said lot, a distance of 147.95 feet to a drill hole set;

Thence, North 00 degrees 31 minutes 56 seconds East a distance of 180.00 feet to a drill hole set on the north line of said lot;

Thence, North 89 degrees 34 minutes 30 seconds West with said north line, a distance of 147.95 feet to the place of beginning, containing 26630 square feet.

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

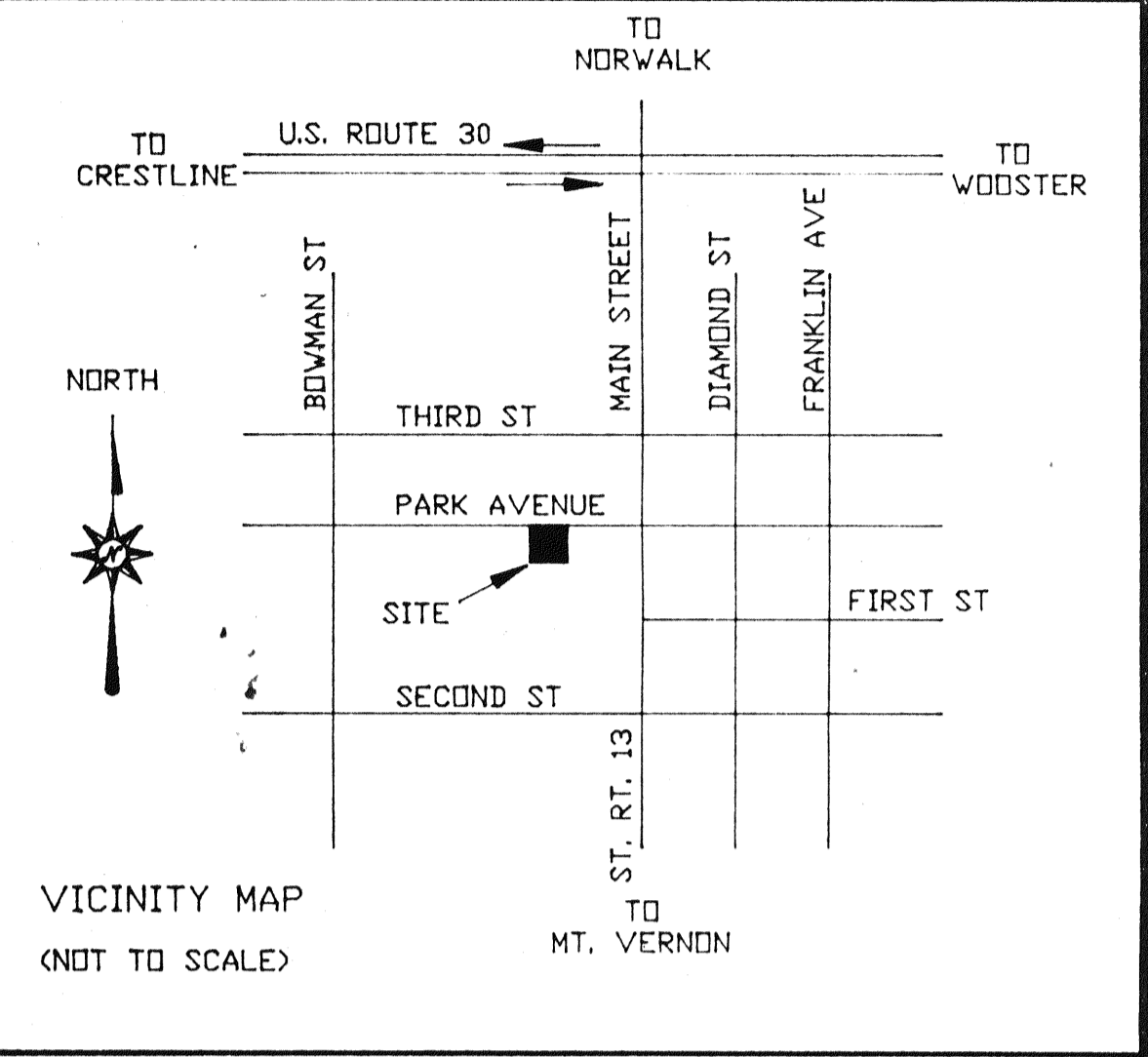
## SURVEYOR'S STATEMENT

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: National City Bank, Ashland, Chicago Title agency of North Central Ohio, Inc., and ABDN, LTD., 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 the American Land Title Association and the American Congress on Surveying and Mapping in 1992; that this survey meets the accuracy requirements of an 'Urban Class Survey' as defined therein, including items one through three, inclusive, items seven and eight, and items ten and eleven of 'Table A' thereof. Additionally, this survey was performed to the normal standard of care of Professional Surveyors in North Central Ohio.
2. There are no easements of record affecting the subject property per Title Commitment MA 43892 issued by the Chicago Title Insurance Company (date of search: April 3, 1996). This plat does not intend to show any unwritten or unrecorded (not of the public record) easements which may exist, except for any visible evidence of use by adjacent property owners.
3. There are no visible encroachments from above ground improvements appurtenant to the subject premises, nor from adjoining premises onto the subject premises, except as shown on this plat.
4. By graphical analysis only of Flood Insurance Rate Map #390477 0009C, published by the Federal Emergency Management Agency, dated January 3, 1986, the subject property is not located within a Special Flood Hazard Area.
5. The premises is contiguous with, and has access to Park Avenue West, as indicated on this plat.

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

4/30/96  
 Date



NEW SURVEY OF EXISTING PARCEL TAX MAP APPROVED

ALTA/ACSM LAND TITLE SURVEY  
**ABON, LTD., an OHIO CORPORATION**

PART LOT #3048  
 CITY OF MANSFIELD  
 RICHLAND COUNTY, OHIO

DATE: APRIL 24, 1996 SCALE: 1"=20'  
 DRWG. No: CT-14041 DRWN. BY: JEB