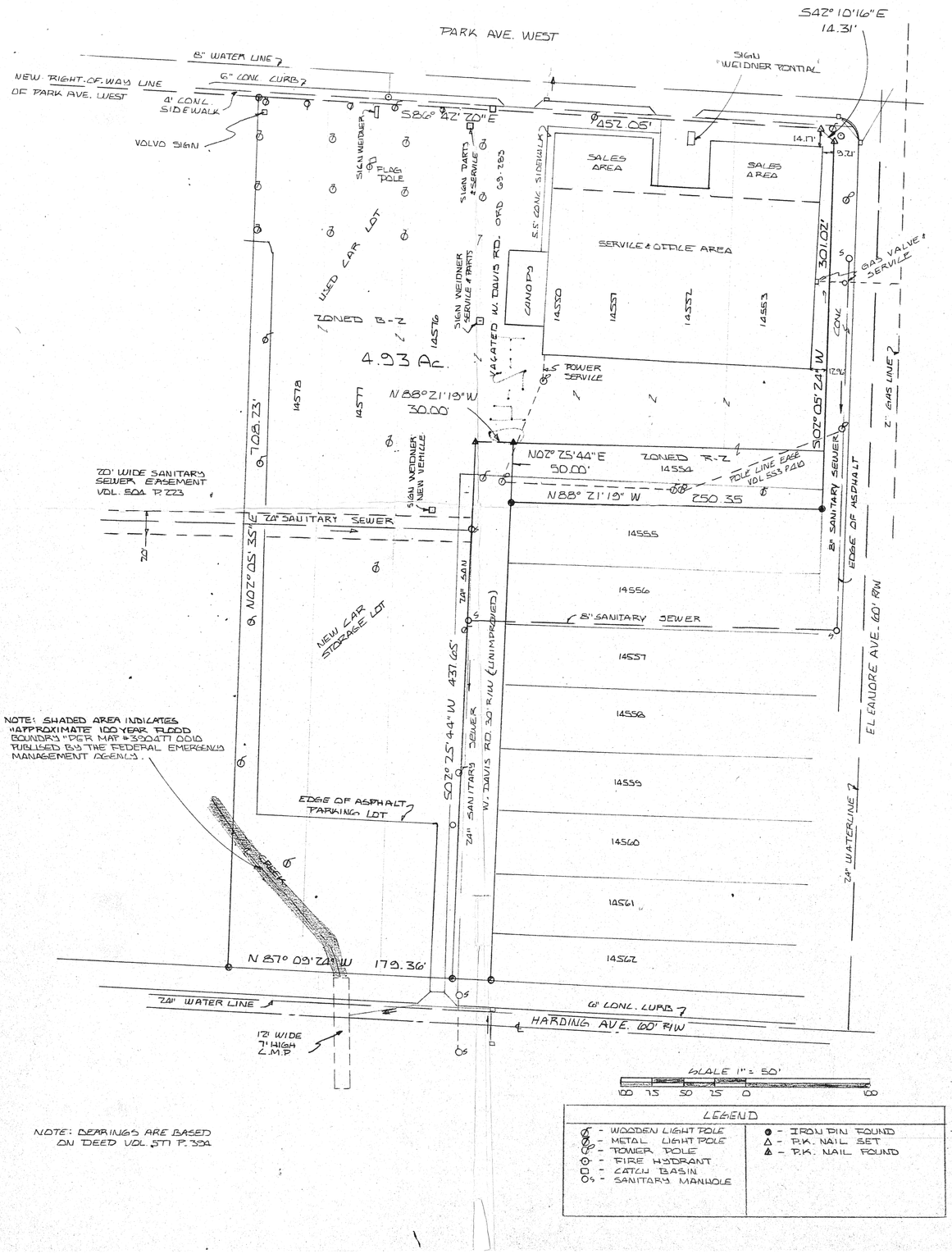



N

PROPERTY DESCRIPTION

Located in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot Numbers 14550, 14551, 14552, 14553 and all of Lot Number 14554 as recorded in Plat Volume 12, Page 5, also a part of Lot Numbers 14576, 14577 and 14578 as recorded in Plat Volume 10, Page 15, also the northerly 283 feet of vacated West Davis Rd. and more particularly described as follows:

Beginning at an iron pin found in the Southeast Corner of Lot Number 14554.

Thence N 88 degrees 21' 19" W along the south line of Lot Number 14554 a distance of 250.35 feet to an iron pin found in the Southwest Corner of Lot Number 14554.

Thence N 02 degrees 25' 44" E along the west line of Lot Number 14554 a distance of 50.00 feet to a pk nail found in the Northwest Corner of Lot Number 14554.

Thence N 88 degrees 21' 19" W along the southerly line of the portion of West Davis Rd. vacated by the City of Mansfield, Ordinance 69-283, a distance of 30.00 feet to a pk nail found on the east line of Lot Number 14576.

Thence S 02 degrees 25' 44" W along the east line of Lot Number 14576 a distance of 437.65 feet to an iron pin found in the Southeast Corner of Lot Number 14576.

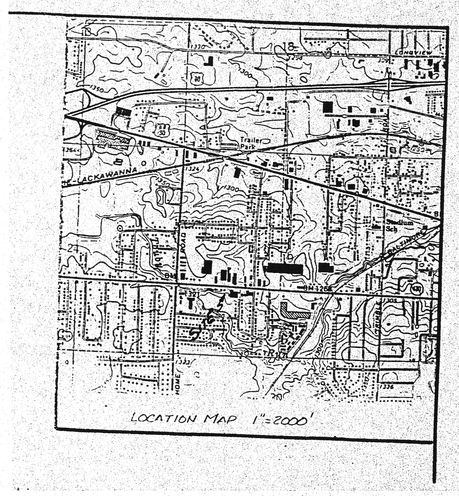
Thence N 87 degrees 09' 24" W along the south line of Lot Numbers 14576, 14577 and 14578 a distance of 179.36 feet to an iron pin found in the Southwest Corner of Lot Number 14578.

Thence N 02 degrees 05' 35" E along the west line of Lot Number 14578 a distance of 708.23 feet to an iron pin found on the south line of the additional right-of-way for Park Avenue West conveyed to said City in Volume 577, Page 394.

Thence S 86 degrees 42' 20" E along the south right-of-way of Park Avenue West a distance of 452.05 feet to a pk nail set marking an existing corner of the additional right-of-way conveyed to said City in Volume 577, Page 539.

Thence S 42 degrees 10' 16" E with said right-of-way a distance of 14.31 feet to a pk nail set on the east line of Lot Number 14553.

Thence S 02 degrees 05' 24" W along the east line of Lot Numbers 14553 and 14554 a distance of 301.02 feet to the place of beginning and containing 4.93 acres (214,800 sq. ft.) but subject to all legal highways also all easements of record.




EASEMENTS NOTES:

The following are easements of public record pertaining to the subject premises:

1. Plat Volume 12, Page 5 shows a 70' building line along the lots on Park Avenue West and a 30' building line along Eleanor Avenue.

2. The easement to the Logan Natural Gas & Fuel Co. for a gas pipe line as recorded at Lease Volume 7, Page 472 is a blanket easement from July 1912 over lands owned by Crouch. An inspection of the premises did not reveal the location of gas lines other than those which are maintained by Columbia Gas of Ohio, which are located within the public rights-of-way.

3. Restrictions as recorded in Deed Volume 156, Page 436, Volume 159, Page 190 and Volume 162, Page 1 refer to a 25' building line, a restriction on the cost of a dwelling, a barn/stable set back of 125' and a prohibition of signboards on the premises.

4. Utility easements, per deed reservations as described in Deed Volume 170, Page 295, Volume 170, Page 554 and Volume 185, Page 390 call for 5' width across lots and 250' back from front lines on the north side and following rear lot lines on the south side. The utility services are currently located as shown on this plat.

5. The easement to the Ohio Public Service Co. as described in Deed Volume 491, Page 74 describes electric lines 210' from the center of Park Avenue West. The power lines are currently located as shown on this plat.

6. The sanitary sewer easement to the City of Mansfield as recorded in Deed Volume 504, Page 223 is shown on this plat.

7. The pole line easement to the Ohio Edison Co. as recorded in Deed Volume 553, Page 410 is shown on this plat.

8. The City of Mansfield has reserved utility easements for the area of vacated West Davis Rd. as recorded in Deed Volume 623, Page 711. City utilities are not currently located in this area.

9. Perpetual easement to the State of Ohio, granting a right-of-way for public highway and road purposes as recorded in Deed Volume 344, Page 501.

SURVEYOR'S CERTIFICATE

I, Larry G. Blunk, being a Registered Professional Surveyor in the State of Ohio, do hereby state to the best of my knowledge, information and belief that:

1. This plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail requirements for ALTL/ACSM Land Title Surveys" as adopted by the American Land Title Association and the American Congress of Surveying and Mapping (version 1992) (the "Survey").

2. There are no encroachments from improvements appurtenant to adjoining premises upon the subject premises, nor from subject premises onto adjoining premises.

3. The subject property abuts dedicated public rights-of-way, providing means for access to the property.

4. Storm water discharge from roof drains appears to flow into the City of Mansfield's subterranean storm sewer system.

5. Only that portion of the subject property which is shaded and labeled "Approximate 100 Year Flood Boundary" is located in a HUD-designated flood hazard area, per map #390477 0010, published by the Federal Emergency Management Agency.

Date of Survey: August 8, 1997

Larry G. Blunk, P.S. 6320
1125 Devonwood Rd.
Mansfield, Ohio 44907
419-756-6960
Fax 419-756-3365

STATE OF OHIO
LARRY G. BLUNK
6320
REGISTERED
PROFESSIONAL SURVEYOR

F-240

NEW SURVEY OF EXISTING PARCEL
TAX MAP APPROVED
EAK 8-12-97
INITIAL DATE