

N 90°00'00" W, with the south line of said lot, a distance of 420.66 feet to an iron pin found marking a point of curve:

a radius of 40.00 feet, a chord distance of 56.09 feet, which bears N 45*28'26" W, to an iron pin found marking the point of tangency of said curve; thence N 00°56'53" W, with the west line of said lot, a distance of 210.69 feet to an iron pin found:

thence S 00°04'23" E, with said east line of said lot a distance of 250.00 feet to the place of beginning, containing 2.643 acres.

Note: The bearings on this plat are based on an assumed meridian and are used only for the purpose of describing angular measurements.

Note: This survey and legal description are based on a survey made by Douglas C. Seiler. Richland County Deed Reference: Volume 913, Page 790-792

- ← Centerline
- UG = Underground
- E/P = Edge of Pavement

- G = Gas Line
- W = Waterline
- WV = Water Valve
- E = Electric Line
- C = Cable Line
- I.P. Fd. = Iron Pipe Found
- POC = Point of Commencement
- PP = Power Pole

Columbia Gas of Ohio, Inc. 380 North Main Street

(419) 529-3515

Ohio Edison Company

1717 Ashland Road

1-800-633-4766

175 Ashland Road

UTILITIES

City of Mansfield Engineer's Office

(419) 755-9702

Water Repair

(419) 755-9806

(800) 362-2764

135 Park Avenue East

Mansfield, Ohio 44902 (419) 755-9806

380 Park Avenue East

Mansfield, Ohio 44905

Ohio Utilities Protection Service

380 North Main Street 1575 Lexington Ave.
P.O. Box 1326 Mansfield, Ohio 44901–1326 (419) 756–3333

Mansfield, Ohio 44905—1806 Sewer Repair

SURVEYOR'S

professional knowledge, information and belief:

Property or any easements encumbering or appurtenant to the Property;

the zoning ordinances of the town/city in which the Property is located; I. This survey reflects boundary lines of the Property which close by calculation; J. The only exceptions to the facts certified in this Survey are as follows: None

Right-of-way - runs along the west and south side of the Property

Detention Basin - located on the east side of the Property

the north side, and right-of-ways on the west and south sides

(x) Curbing and curb cuts— Curb along various ports of the

violated), or party walls affecting the Property exist.

the following items and reports as follows;

running through the Property;

overhead north west to a pole.

(ix) Disputed boundaries - None

1/5/98

Registered Surveyor # 7744

Péterman Associates, Inc.

James E. Wilson

/438 Carnahan Ave.

 $(419)^{\circ}$ 422-6672

or crossing or located on the Property;

The undersigned certifies to York Development, Limited, Meditrust Mortgage Investments, Inc., Meditrust of Ohio, Inc. and Chicago Title Insurance Company,

A. This survey shows, on the basis of a field instrument survey which meets the standards, if any, established by the State in which the Property is located and in the event that no such standards have been established, the current "Minimum of Surveying and Mapping and the accuracy requirements of a Class A Survey (as defined therein):

1. A fixed and determinable position and location of the land (the "Property") described on this Survey (including the

position of the point of beginning);

2. The location of all buildings, visible structures, and other visible, aboveground improvements situated on the Property;

3. All driveways or other cuts in the curb along any street upon which the Property abuts;

B. No visible evidence of possible easements or rights—of—way affecting the Property exist;

C. No easements or rights-of-way over abutting properties are required for (i) access to and egress from the Property, (ii) drainage of surface or other water off the Property, (iii) any utilities which serve the Property and (iv) storm sewer

and sanitary sewer facilities serving the Property;

D. No other easements or rights—of—way affecting the Property exist of which the undersigned has been advised or which

E. No fences, waterways, ditches, ponds, building restrictions (or if building restriction lines exist, the lines have not been

H. All improvements constructed on the Property meet all applicable setback, and front, side and rear yard requirements of

K. Without intending to limit any of the foregoing certifications, the undersigned made a specific examination with respect to

(i) Rights-of-way, old highways, or abandoned roads, lanes or driveways and visible drains, sewer, water, gas or oil pipe

(iv) Visible, aboveground telephone, telegraph, electric power or other utility poles, wires, lines or transformers overhanging

Telephone - Underground lines on the south side of building, which connect to lines on the west side of the Property. The telephone line then runs underground along the west Property line.

Electric — Underground lines on the north side of the building, which connect to a pole. The electric line then runs

(vi) Encroachments, protrusions, overlaps, or overhangs of any improvements located on the Property existing upon any

(vii) Encroachments, protrusions, overlaps, or overhangs of any improvements located on adjacent land existing upon the

Property or any easements encumbering or appurtenant to the Property – None

(viii) Physical evidence of boundary lines of the Property – Residential subdivision on the east side, apartment complex on

WATE OF O.

JAMES

WILSON

MANSFIELD

VICINITY

NO SCALE

PROJECT SITE

\$ 7744

NEW SURVEY

OF EXISTING PARCEL TAX MAP APPROVED

(42) 2

MIDDLE BELLVILLE ROAD

MAP

0 H I O

Water line - runs along the west and south side of the Property and services the building on its south wall

Sanitary Sewer — runs along the south, west, and north Property line and services the buildings on the east wall. (ii) Visible, above ground springs, streams, rivers, ponds, lakes, swamps or drainage ditches located, bordering on or

<u>Storm Sewer</u> — surrounds the building and drains to detention basin on east side of the Property

Gas line - runs along the west side of the Property and services the building on its north wall.

Visible aboveground cemeteries or family burial grounds located on the Property – None

(v) Joint driveways or walkways and party walls or rights of support affecting the Property- None

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easements encumbering or appurtenant to the Property, any rights—of—way, or adjacent land — None

F. No encroachments, protrusions, overlaps, or overhangs of any improvements located on the Property exist upon any easements encumbering or appurtenant to the Property, any rights—of—way, or adjacent land; G. No encroachments, protrusions, overlaps, or overhangs of any improvements located on adjacent land exist upon the

as of the date of this Survey, that to the best of the undersigned's

C E R T I F I C A T E

GRAPHIC SCALE

(IN FEET) 1 inch = 30 ft.

OUS le U LTA/ACSM LAN STERLING County

SCALE As Shown DATE 1/5/98 DWG. APPROVED

PROJECT NO. 97 - 1283FILE NO. 47 - 84

AS-BUILT ALTA

There are no encroachments or projections 4.) The underground utilities shown have been located unless otherwise shown on this plat. There are not observed evidences of easements and/or servitudes of any kind except as shown,

or listed below: Vol. 774, Pg 173 – From Jack A. Morrison Bldg. Co.,Inc. To Ohio Edison Company Does NOT affect property.

According to F.E.M.A. Flood Insurance Rate Maps, Community -Panel Number 390477 0015 C (ZONE C) this property does <u>NOT</u> lie in a flood hazard area. Effective Date: January 3, 1986

from survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in—service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exect location although he does certify that they are located as accurately as possible from the information available.

It is the responsibility of the "Contractor" to verify and locate all underground utilities prior to commencing work.

5.) City of Mansfield — Zoning Regulations: Current Zoning: MF Multi-Family Residential

> Max. Building Height — <u>25 feet</u> Front Yard — <u>40 feet</u> (Plat Vol. 22, Pg.83) Rear Yard — <u>35 feet</u>

Side Yard $-\frac{5 \text{ feet}}{5 \text{ feet}} - 1167.03 \text{ (d)(2)(C.)(3.)}$

D E S C R I P T I O NL E G A L

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot #19433 of "The Consecutively Numbered Lots in Said City" (Vol. 22, Pg. 83), more particularly

Beginning for the same at an iron pin found marking the southeast corner of said lot; thence

thence northwesterly along a curve concave to the northeast with a central angle of 89°03'07",

thence S 90°00'00" E, a distance of 463.82 feet to an iron pin found on the east line of

I.P. Found = 5/8" rebar with I.P. Cap stamped "Seiler #6869"

L E G E N D

P = Property Line OH = Overhead

CO = Cleanout

T.P. = Telephone Pole STM = Storm Sewer San = Sanitary Sewer

MH = Manhole

CB = Catch Basin

 $GV = Gas \ Valve$

T = Telephone Line

POB = Point of Beginning HYD = Fire Hydrant

P.O. Box 3555 Mansfield, Ohio 44906 (419) 755-8011