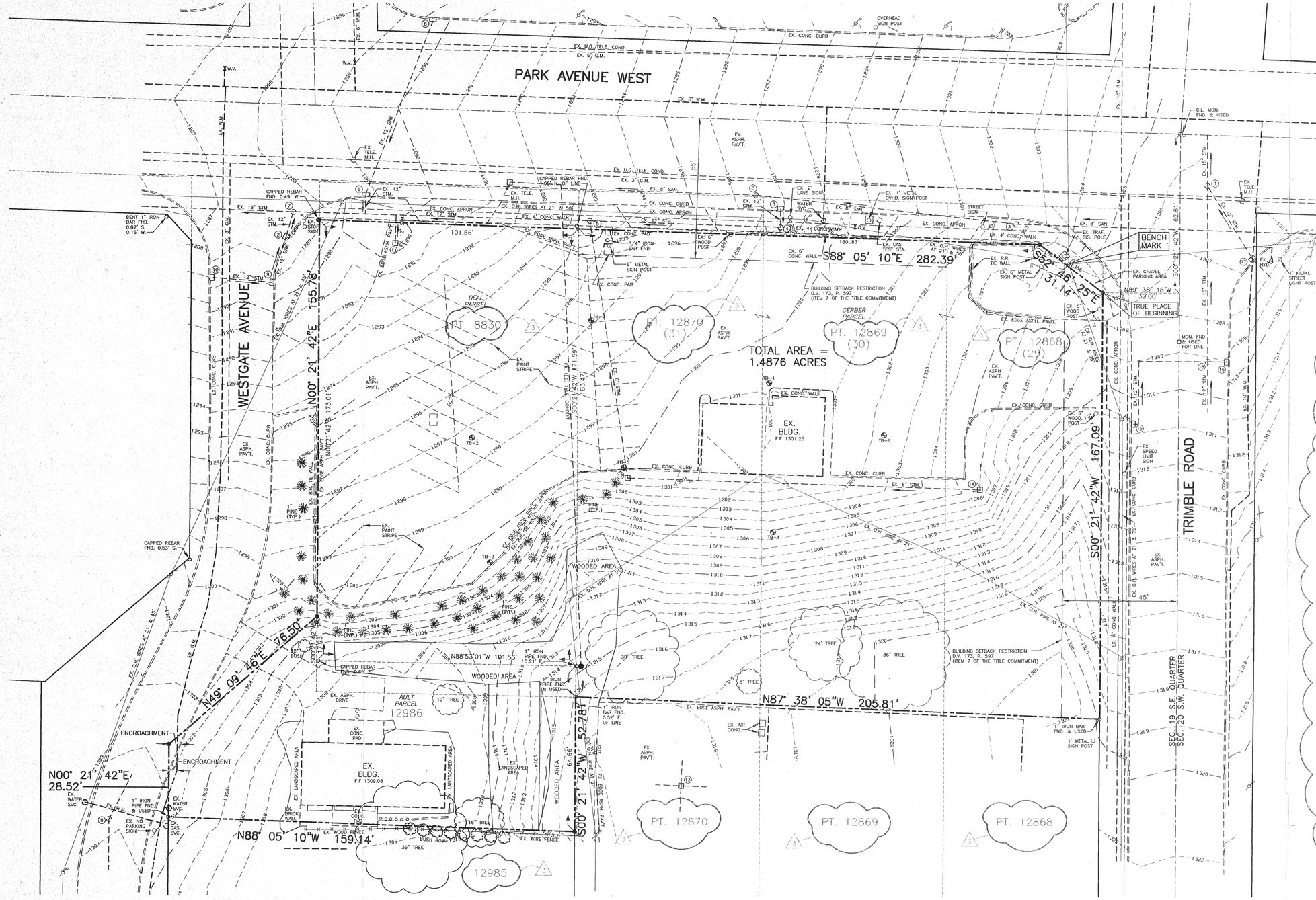


GARY R. ROUSE 8867 REGISTERED SURVEYOR STATE OF OHIO

LEGEND

- 5/8" CAPPED REBAR SET ("GBC DESIGN")
- IRON PIN FOUND (TYPE & SIZE AS INDICATED)
- EX. LIGHT POLE
- EX. POWER POLE

SCALE: 1" = 20'

PARKING TALLY		
REGULAR PARKING	=	44
HANDICAP PARKING	=	0
TOTAL	=	44

BENCH MARK: R.R. SPIKE IN TRAFFIC LIGHT POLE
ELEV. 1306.61

FLOOD ZONE C (MINIMAL FLOODING) PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 390477 0010 C FOR CITY OF MANSFIELD, RICHLAND COUNTY, OHIO DATED JAN. 3, 1996.

LOCATED IN THE CITY OF MANSFIELD, COUNTY OF RICHLAND, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NUMBERS 8830, 12868, 12869, AND 12870 (FORMERLY 29, 30, AND 31) OF THE M.O. GATES ALLOTMENT AS RECORDED IN VOLUME 17, PAGE 76 OF PLATS IN THE CITY OF MANSFIELD, ALSO INCLUDING ALL OF ORIGINAL LOT NUMBER 12986 OF WESTGATE SUBDIVISION AS RECORDED IN VOLUME 18, PAGE 35 OF PLATS IN THE CITY OF MANSFIELD

Legal Description

Located in the City of Mansfield, County of Richland, State of Ohio and known as being part of original Lot Numbers Eight Thousand Eight Hundred Thirty, Twelve Thousand Eight Hundred Sixty-eight, Twelve Thousand Eight Hundred Sixty-nine and Twelve Thousand Eight Hundred Seventy (#8830,12868,12869 and 12870) of the consecutively numbered Lots (formerly #29, 30 and 31) of the M.O. Gates Allotment as recorded in Volume 17, Page 76 of Plats in the City of Mansfield, also including all of original Lot number Twelve Thousand Nine Hundred Eighty-six (#12986) of Westgate Subdivision as recorded in Volume 18, Page 35 of Plats in the City of Mansfield, and more fully described as follows:

Beginning at a monument found at the centerline Intersection of Park Avenue West (S.R. 430), 60 feet wide, and Trimble Road, 60' wide;

Thence S 00°21'42" W along the centerline of said Trimble Road a distance of 62.21 feet to a point, referenced by an iron pin N 89°38'18" W 30.00 feet;

Thence N 89°38'18" W a distance of 30.00 feet to a 5/8" capped rebar to be set (GBC Design, Inc.) which is the True Place of Beginning for the parcel herein described;

Thence S 00°21'42" W along the westerly line of said Trimble Road a distance of 167.09 feet to a 1" iron bar found;

Thence N 87°38'05" W a distance of 205.81 feet to a 1" iron pipe found;

Thence S 00°21'42" W a distance of 52.78 feet to a 5/8" capped rebar to be set (GBC Design, Inc.);

Thence N 88°05'10" W a distance 159.14 feet to a 1" iron pipe found;

Thence N 00°21'42" E along the easterly line of Westgate Drive, 50 feet wide, a distance of 28.52 feet to a 5/8" capped rebar to be set (GBC Design, Inc.);

Thence N 49°09'46" E continuing along the easterly line of said Westgate Drive a distance of 76.50 feet to a 5/8" capped rebar to be set (GBC Design, Inc.);

Thence N 00°21'42" E continuing along the easterly line of said Westgate Drive a distance of 155.78 feet to a 5/8" capped rebar to be set (GBC Design, Inc.);

Thence S 88°05'10" E along the southerly line of said Park Avenue West (S.R. 430), a distance of 282.39 feet to a 5/8" capped rebar to be set (GBC Design, Inc.);

Thence S 52°46'25" E continuing along the southerly line of said Park Avenue West (S.R. 430) a distance of 31.14 feet to True Place of Beginning, and containing 1.4876 acres, more or less, as surveyed by Gary R. Rouse, Registered Surveyor with GBC Design, Inc., but subject to all legal highways and easements of record.

Subject to all easements, conditions, restrictions and reservations of record.

STORM SEWER STRUCTURES

1. EX. STM. M.H.
TOP 1306.35
INV. 1302.05, 10" SE
INV. 1301.95, 12" SE
INV. 1301.40, 12" E
INV. 1301.40, 15" S
INV. 1300.25, 15" N

2. EX. 1.5'x1.5' CURB INLET
TOP 1287.49
INV. 1283.79, 12" S
INV. 1283.49, 12" N

3. EX. 1.5'x2.5' CURB INLET
TOP 1296.85
INV. 1293.81, 12" S

4. EX. STM. M.H.
TOP 1297.52
INV. 1291.79, 12" N
INV. 1291.38, 12" W

5. EX. STM. M.H.
TOP 1293.28
INV. 1287.60, 12" S
INV. 1287.33, 12" E & W

6. EX. 1.5'x2.5' CURB INLET
TOP 1288.78
INV. 1285.49, 12" N & S (PER REC.)

7. EX. STM. M.H.
TOP 1287.84
INV. 1282.84, 12" S
INV. 1282.54, 12" E
INV. 1282.04, 18" W

8. EX. 1.5'x2.5' CURB INLET
TOP 1289.67
INV. 1286.50, 12" S (PER REC.)

9. EX. 1.5'x2.5' CURB INLET
TOP 1288.88
INV. 1284.68, 12" W
INV. 1284.18, 12" N

10. EX. 2.5'x2.5' CURB INLET
TOP 1288.52
INV. 1284.17, 12" E

11. EX. 2'x2' CATCH BASIN
TOP 1289.54
INV. 1287.11, 8" N

12. EX. 2'x2' CATCH BASIN
TOP 1300.47
INV. 1298.67, 6" E
INV. 1298.57, 6" N

13. EX. 2'x2' CATCH BASIN
TOP 1316.98
INV. 1313.73, 6" S
INV. 1313.60, 6" N
INV. 1313.41, 6" E
INV. 1312.45, 12" W

14. EX. 2'x2' CATCH BASIN
TOP 1304.90
INV. 1302.80, 6" N & W

15. EX. 1.5'x2.5' CURB INLET
TOP 1310.71
INV. 1305.71, 12" E

16. EX. 1.5'x2.5' CURB INLET
TOP 1309.02
INV. 1305.67, 12" W

17. EX. 1.5'x2.5' CURB INLET
TOP 1306.63
INV. 1303.18, 12" NE
INV. 1303.13, 15" SW

18. EX. STM. M.H.
TOP 1309.13
INV. 1304.18, 12" W
INV. 1304.13, 12" E
INV. 1304.01, 12" S
INV. 1303.93, 15" N

SANITARY SEWER STRUCTURES

A. EX. SAN. M.H.
TOP 1302.75
INV. 1294.49, 8" E & W

B. EX. SAN. M.H.
TOP 1303.79
INV. 1297.97, 8" S
INV. 1297.93, 8" N

C. EX. SAN. M.H.
TOP 1296.53
INV. 1291.32, 6" S
INV. 1289.36, 8" E
INV. 1289.22, 8" W

UTILITY CONTACTS

ZONING
CITY OF MANSFIELD &
CODES & PERMITS DEPT.
30 N. DIAMOND ST.
MANSFIELD, OH 44902
GEOFF EATON
(419) 755-9688

SANITARY SEWER
CITY OF MANSFIELD SEWER REPAIR
480 PARK AVE. EAST
MANSFIELD, OH 44905
TERRY JACOBS
(419) 755-9809

CITY WATER
CITY OF MANSFIELD WATER REPAIR
480 PARK AVE. EAST
MANSFIELD, OH 44905
JOHN YOHA
(419) 755-9806

CABLE
ADELPHIA CABLE TV
1575 LEXINGTON AVE.
MANSFIELD, OH 44907
(419) 756-3333

STORM SEWER
CITY OF MANSFIELD ENGINEERING DEPT.
30 N. DIAMOND ST.
MANSFIELD, OH 44902
ERICH EISENLOFFEL
(419) 755-9702

ELECTRIC
OHIO EDISON
410 PARK AVE. WEST
MANSFIELD, OH 44901
MIKE STOUGHTON
(419) 521-6177

TELEPHONE
SPRINT
175 ASHLAND RD.
P.O. BOX 3555
MANSFIELD, OH 44907
TOM PLAISTED
(419) 755-7183

GAS
COLUMBIA GAS OF OHIO
1120 W. 4th ST.
MANSFIELD, OH 44906
NANCY LONGSHORE
(419) 528-1130

ZONING REQUIREMENTS

B-2 – GENERAL BUSINESS

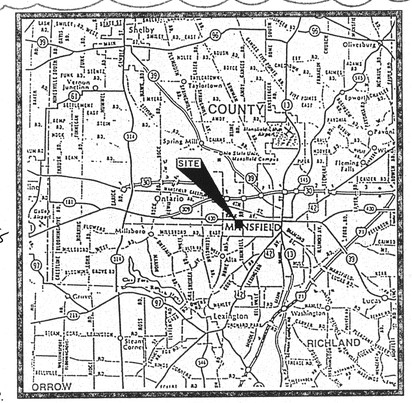
SETBACKS:
BUILDING: 30' FRONT YARD
0' SIDE YARD (30' IF ABUTTING RESIDENTIAL)
30' REAR YARD (40' IF ABUTTING RESIDENTIAL)
PARKING: 10' SETBACK FROM PROPERTY LINE IN FRONT
5' SETBACK FROM PROPERTY LINE IN BACK & SIDES
BUILDING HEIGHT: 50' MAX (3 STORIES)
GROUND COVERAGE: 70% MAX
PARKING REQUIREMENTS: 1/300 S.F. USABLE FLOOR AREA

ZONING INFORMATION OBTAINED FROM CITY OF MANSFIELD PLANNING/ ZONING CODE

BASIS OF BEARING: CENTERLINE BEARING OF PARK AVENUE WEST DEPICTED ON THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION, RICHLAND COUNTY, RIC-TRIMBLE ROAD, 1 IMPROVEMENT PLANS.

NEW SURVEY OF EXISTING PARCEL
DRAFT MAP APPROVED
BY: _____ DATE: _____

ISSUED
MAY 28 1998
GBC DESIGN, INC.



LOCATION MAP

REVISIONS
1 ADDED EX. TELE. CONDUIT LOCATION 02/20/98
2 ADDED DEAL, GERBER & AULT PARCELS; 03/17/98
3 REVISED LEGAL & LOT NUMBERS; ADDED BASIS OF BEARING 05/27/98

GBC DESIGN, INC.
245 S. Frank Blvd. Akron, OH 44313-7297
Phone 330-836-0225 Fax 330-836-5782

RITE AID CORPORATION
30 HUNTER LANE
CAMP HILL, PA. 17011
ATTN: MICHAEL MORRIS, VP
PHONE: (717) 761-2633

PARK AVENUE WEST AND TRIMBLE ROAD
MANSFIELD, OHIO

BOUNDARY & TOPOGRAPHIC SURVEY

DRAWN BY: D.K.G.
DATE: OCT., 1997
PROJECT NO. 30091
DRAWING NO. 1 OF 2

30091 05/27/98 PLOT 1=1 PLAN04-1