

HEATHERWOOD TERRACE APARTMENTS
 FHA PROJECT NO. 042-10542
 RICHLAND COUNTY, OHIO

LEGEND

- SURVEY NAIL SET
- LIGHT POST
- ⊖ HYDRANT
- CB - CATCH BASIN
- UP - UTILITY POLE
- MH - MANHOLE
- ⊗ RAILROAD SPIKE FOUND
- △ IRON PIN FOUND
- ⊗ RAILROAD SPIKE SET
- 5/8" IRON PIN SET WITH CAP
- STAMPED "C. KERG, RLS 7152"

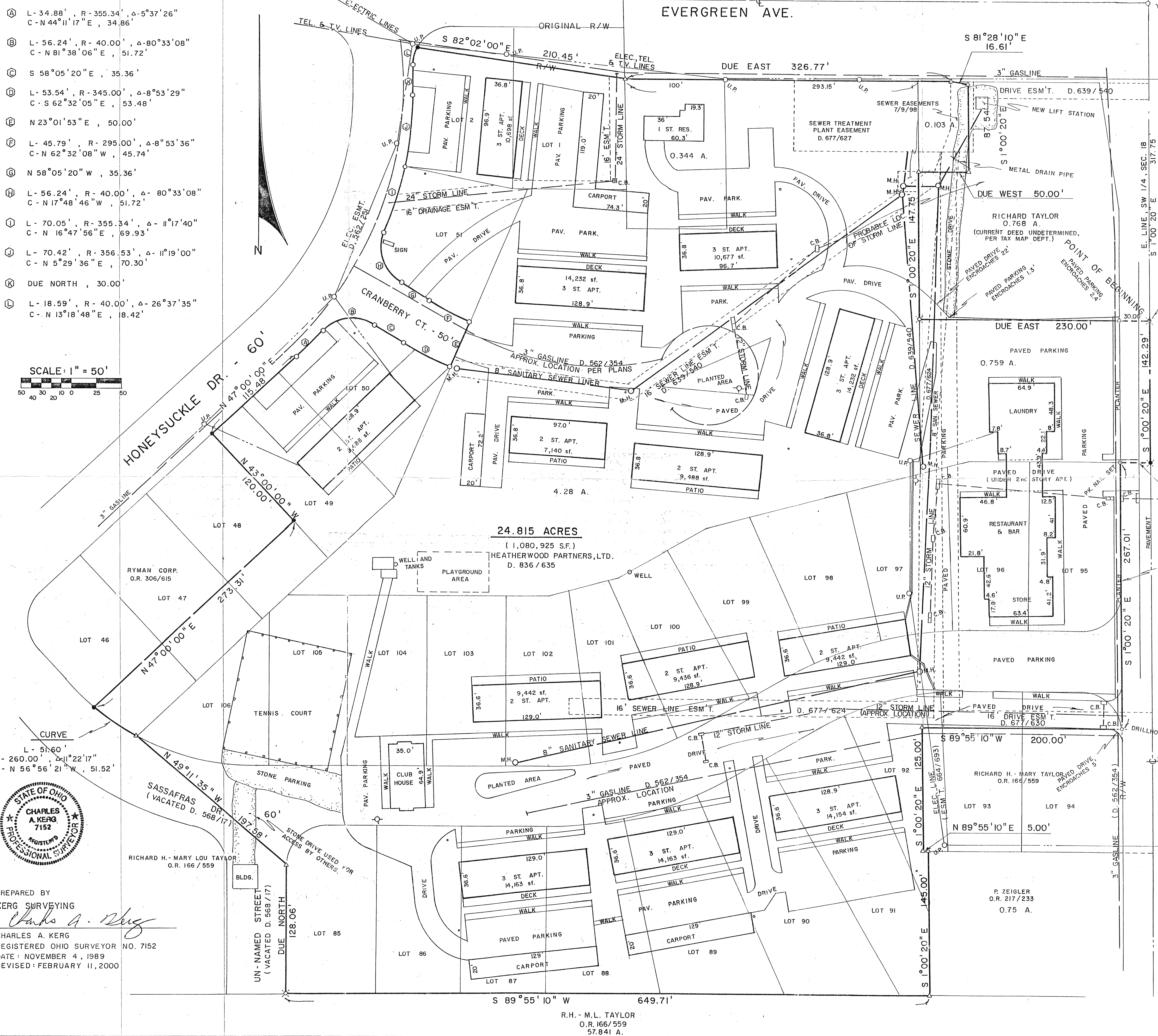
PLAT OF BOUNDARY AND LOCATION SURVEY

HEATHERWOOD PARTNERS, LTD.

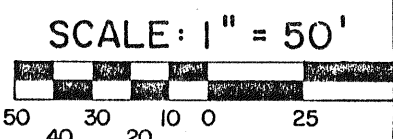
PART OF LOTS 1 AND 2, HEATHERWOOD, BLOCK "A"
 LOTS 49, 50, AND 51, AND PARTS OF LOTS 46, 47 AND 48, HEATHERWOOD, BLOCK "B"
 LOTS 85, 86, 87, 88, 89, 90, 91, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, AND
 106, PART OF LOTS 92, 93 AND 94, HEATHERWOOD, BLOCK "D"
 PART OF VACATED SASSAFRAS DRIVE AND VACATED UN-NAMED STREET
 PARTS OF THE SOUTHWEST QUARTER, SECTION EIGHTEEN (18)
 TOWNSHIP TWENTY-THREE (23), RANGE SEVENTEEN (17)
 MIFFLIN TOWNSHIP, RICHLAND COUNTY, OHIO

BEARINGS AND DISTANCES ARE BASED ON A SURVEY
 BY JUSTIN SEILER, DATED MAY 5, 1983.

EVERGREEN AVE.



- Ⓐ L-34.88', R-355.34', Δ-5°37'26"
C-N 44°11'17" E, 34.86'
- Ⓑ L-56.24', R-40.00', Δ-80°33'08"
C-N 81°38'06" E, 51.72'
- Ⓒ S 58°05'20" E, 35.36'
- Ⓓ L-53.54', R-345.00', Δ-8°53'29"
C-S 62°32'05" E, 53.48'
- Ⓔ N 23°01'53" E, 50.00'
- Ⓕ L-45.79', R-295.00', Δ-8°53'36"
C-N 62°32'08" W, 45.74'
- Ⓖ N 58°05'20" W, 35.36'
- Ⓗ L-56.24', R-40.00', Δ-80°33'08"
C-N 17°48'46" W, 51.72'
- Ⓙ L-70.05', R-355.34', Δ-11°17'40"
C-N 16°47'56" E, 69.93'
- Ⓚ L-70.42', R-356.53', Δ-11°19'00"
C-N 5°29'36" E, 70.30'
- Ⓛ DUE NORTH, 30.00'
- Ⓜ L-18.59', R-40.00', Δ-26°37'35"
C-N 13°18'48" E, 18.42'



- DESCRIPTION: Being part of Lots 1 and 2 in Heatherwood, Block "A" (Record Plat Volume 21, Page 98); Lots 49, 50 and 51, and parts of Lots 46, 47 and 48 in Heatherwood, Block "B" (Record Plat Volume 21, Page 99); Lots 85, 86, 87, 88, 89, 90, 91, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, and part of Lots 92, 93 and 94 in Heatherwood, Block "D" (Record Plat Volume 21, Page 99); part of Section Eighteen (18) and part of a vacated unnamed street, parts of the Southwest Quarter of Section Eighteen (18), Township Twenty-Three (23), Range Seventeen (17), Mifflin Township, Richland County, Ohio, and being more particularly described as follows:
- 1) thence S 1°00'20" E a distance of 142.29 feet along said centerline and section line in a railroad spike set at the northeast corner of said 0.759 acre;
 - 2) thence Due West a distance of 30.00 feet to a point at the northeast corner of Lot 95 in Heatherwood, Block "D" (Record Plat Volume 23, Page 39);
 - 3) thence S 1°00'20" E a distance of 267.01 feet along the east right-of-way line of Laver Road to a distance of 117.75 feet to a point on the centerline of Laver Road and the east line of said quarter-section in a railroad spike set at the northeast corner of 0.759 acre in the name of Heatherwood Partners, Ltd. per Deed Volume 611, Page 439 (bearing corner of the name of Taylor Bros.); said spike being the real point of beginning of the parcel herein described;
 - 4) thence S 89°55'10" W a distance of 200.00 feet across Lots 94 and 93 to an iron pin found in Lot 92 at the northeast corner of Taylor Bros. parcel;
 - 5) thence S 1°00'20" E a distance of 125.00 feet to an iron pin found in Lot 92 at the southeast corner of Taylor Bros. parcel;
 - 6) thence N 89°55'10" E a distance of 500.00 feet to an iron pin found at a corner of Lot 92, said pin being the northeast corner of 0.75 acre in the name of Richard Taylor;
 - 7) thence S 1°00'20" E a distance of 145.00 feet along the west line of said 0.75 acre to an iron pin found at the northeast corner of Lot 91, said pin being on the north line of 60.074 acres in the name of Taylor Bros.;
 - 8) thence S 89°55'10" W a distance of 619.71 feet along the south line of Lots 91 through 85 (north line of said 60.074 acre) to a railroad spike set at the east line of a vacant, unnamed street at the southeast corner of a parcel in the name of Taylor Bros.;
 - 9) thence Due North a distance of 128.06 feet along the east line of said unnamed street to an iron pin found on the west line of Lot 85;
 - 10) thence N 49°11'35" W a distance of 197.59 feet along a northeasterly line of Taylor Bros. parcel to an iron pin found on the northeasterly right-of-way line of vacated Sassafras Drive at the southeast corner of a part of Lots 46, 47 and 48 in the name of Heatherwood, Ltd.;
 - 11) thence along the northeasterly line of Lot 46 an arc length of 51.60 feet along a curve to the right having a radius of 200.00 feet and a delta of 11°22'17" (chord bearing N 56°56'21" W a distance of 51.52 feet) to an iron pin set on the northeasterly line of said vacant, unnamed street at the northeast corner of a part of Lots 46, 47 and 48 in the name of Heatherwood, Ltd.;
 - 12) thence N 47°00'00" W a distance of 273.31 feet to an iron pin set on the southwest line of Lot 49 at the northeast corner of said parcel of Heatherwood, Ltd.;
 - 13) thence N 47°00'00" W a distance of 120.00 feet to an iron pin set on the southeast right-of-way line of HoneySuckle Drive (60 feet in width) at the northeast corner of Lot 49;
 - 14) thence N 47°00'00" W a distance of 115.48 feet along said right-of-way line to a point of curve on the east line of Lot 50;
 - 15) thence along said line an arc length of 34.86 feet along a curve to the left having a radius of 335.34 feet and a delta of 5°37'26" (chord bearing N 44°11'17" E a distance of 34.86 feet) to a point of reverse curvature;
 - 16) thence along said right-of-way line an arc length of 56.24 feet along a curve to the right having a radius of 40.00 feet and a delta of 10°33'08" (chord bearing N 81°38'06" E a distance of 51.72 feet) to a point of tangency;
 - 17) thence S 58°05'20" E a distance of 35.36 feet along said right-of-way line to a point of curve;
 - 18) thence along said line an arc length of 53.54 feet along a curve to the right having a radius of 345.00 feet and a delta of 8°53'29" (chord bearing S 62°32'05" E a distance of 53.48 feet) to a point on the east line of a vacant, unnamed street at the northeast corner of Lot 50;
 - 19) thence N 23°01'53" E a distance of 50.00 feet along the west line of 4.28 acres to a point at the southeast corner of Lot 51;
 - 20) thence along the northeasterly right-of-way line of Cranberry Court a length of 45.79 feet on a curve to the right having a radius of 295.00 feet and a delta of 8°53'36" (chord bearing N 62°32'08" W a distance of 45.74 feet) to a point of tangency;
 - 21) thence N 58°05'20" W a distance of 35.36 feet along said line to a point of curve;
 - 22) thence along said line an arc length of 56.24 feet on a curve to the right having a radius of 40.00 feet and a delta of 10°33'08" (chord bearing N 17°48'46" W a distance of 51.72 feet) to a point of reverse curvature;
 - 23) thence along the easterly right-of-way line of HoneySuckle Drive an arc length of 70.05 feet on a curve to the left having a radius of 355.34 feet and a delta of 11°17'40" (chord bearing N 16°47'56" E a distance of 69.93 feet) to a point of tangency;
 - 24) thence along said line an arc length of 70.42 feet on a curve to the right having a radius of 356.53 feet and a delta of 11°19'00" (chord bearing N 5°29'36" E a distance of 70.30 feet) to a point of tangency;
 - 25) thence Due North a distance of 30.00 feet along said line of said east line of Lot 51 to a point of curve;
 - 26) thence along said line an arc length of 18.59 feet on a curve to the right having a radius of 40.00 feet and a delta of 8°53'36" (chord bearing N 13°18'48" E a distance of 18.42 feet) to an iron pin set on the southeast corner of a part of Lots 46, 47 and 48 in the name of Taylor Bros.;
 - 27) thence S 89°55'10" W a distance of 210.45 feet along said right-of-way line of Laver Road to the southeast corner of said 0.103 acre (northwest corner of 4.28 acres);
 - 28) thence Due East a distance of 326.77 feet along said right-of-way line of Laver Road to the north line of Lot 103, and passing for reference the northeast corner of Lot 85, said point being on the east line of a vacant, unnamed street at the southeast corner of a parcel in the name of Taylor Bros.;
 - 29) thence S 81°28'10" E a distance of 16.61 feet along said right-of-way line of Laver Road to the northeast corner of said 0.103 acre (northwest corner of 4.28 acres);
 - 30) thence S 1°00'20" E a distance of 87.54 feet to an iron pin found at the southeast corner of said 0.103 acre;
 - 31) thence Due West a distance of 50.00 feet to an iron pin found at the southeast corner (east line) of Lot 48, and the southeast corner of 4.28 acres at 293.15 feet;
 - 32) thence S 1°00'20" E a distance of 147.75 feet to a railroad spike set on the northeast corner of said 0.759 acre (southwest corner of said 0.768 acre);
 - 33) thence Due East a distance of 230.00 feet to the real point of beginning for reference an iron pin found at 200.00 feet, and containing 24,815 acres (1,080,925 square feet), more or less (1,374,744 square feet in the several parcels), and 17,955 acres in lots, subject to all legal easements and public rights-of-way or record easement, set as 6" diameter with caps and capped, RLS 7152". Bearings and distances based on a survey by Justin Seiler, dated May 5, 1983.

I hereby certify that a survey was made of the above property and the points found or set as indicated.

NEW SURVEY OF EXISTING PARCEL
 TYPED APPROVED
 1/10/00
 Charles A. Kerg
 Registered Ohio Surveyor No. 7152

See attached legal
 SURVEYOR'S CERTIFICATE

The undersigned hereby certifies to Bank First National, Suburban Title Agency, Fidelity National Title Agency and Perry-Sycamore, LTD., as of February 11, 2000 that this survey was actually made on the ground; that it is the information, courses and distances shown thereon are accurate; that the title lines and lines of actual possession are the same; that the property description closes by engineering calculation; that this survey correctly shows the size, location and type of all buildings, structures, and other improvements on the property, and all are within the boundary lines and applicable set-back lines (whether established by subdivision plat, recorded restrictions, or applicable zoning or building codes) affecting the property, except where noted; that there are no easements or uses affecting the property appearing from a careful physical inspection of the same, other than those shown thereon; that all utility services necessary for the operation of the property are present on the property or within adjacent public right-of-way or record easement; that there are no encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements, or encroachments upon the property by any building, structure, or other improvements situated upon any adjoining premises, except where noted; and that the property does not lie within any flood hazard area shown on any U. S. Department of H. U. D. Flood Insurance Boundary Map, or special flood hazard area map published by the Federal Emergency Management Agency. This survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA and ACSM in 1992, and meets the accuracy requirements of a class A Survey, as defined therein.

Charles A. Kerg
 Registered Ohio Surveyor No. 7152

GENERAL NOTES

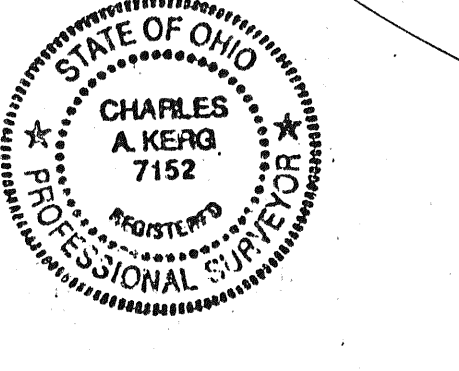
Utility owners are as follows: Ohio Edison Company, Time-Warner Cable, Sprint, and Columbia Gas of Ohio. All buildings on the accompanying drawing not shown as being served by overhead utility lines (electric, telephone and cable television) are served by underground wires and cables. Existing plans show such wires and cables to be running clear of and not underneath, any buildings or foundation walls.

The easement for Sewage Treatment Plant Site as set forth in D. 639/540 is entirely contained within the easement set forth in D. 677/627. The easement for sewer line "A" as set forth in D. 639/540 is not pictured on the accompanying drawing for reasons of clarity. The sewage treatment plant formerly in place (D. 677/627) has been removed or abandoned, and there are no visible surface features.

Utility easements and building lines not shown on the accompanying drawing are as follows: pertaining to lots 1 and 2 in Heatherwood Block "A" (Record Plat Volume 21, Page 98); a building line 40 feet from the original right-of-way line of Evergreen Avenue, a building line 25 feet from the right-of-way line of HoneySuckle Drive, an 8 foot utility easement contiguous with the north line of Lots 1 and 2, pertaining to Lots 46 through 51 in Heatherwood Block "B" (Record Plat Volume 21, Page 99); a building line 40 feet from the right-of-way line of HoneySuckle Drive, a building line 25 feet from the right-of-way lines of Cranberry Court, a building line 25 feet from the right-of-way lines of Sassafras Drive, and 8 foot utility easements contiguous with the east line of Lots 46 through 51, the north line of Lot 51, the southwest line of Lot 48; pertaining to Lots 85 through 106 in Heatherwood Block "D" (Record Plat Volume 23, Page 39); a building line 40 feet from the right-of-way lines of Sassafras Drive, a building line 25 feet from the right-of-way lines of the unnamed street, a building line 25 feet from the right-of-way line of Laver Road, and 8 foot utility easements contiguous with the north line of Lots 95 through 106, the south line of Lots 85 through 94, the west line of Lot 96, and the east line of Lot 97.

Easement to Ohio Edison Company per Deed Volume 644/655 serves buildings in the vicinity of Cranberry Court and HoneySuckle Drive. The parcels fronting on Laver Road, and containing commercial-retail buildings, are zoned Business 1. The remainder of the property is zoned Residential 2. The metal drain pipe under the stone drive in subject 0.103 acre partially drains the neighboring 0.768 acre parcel. The entire subject property is outside the 500 year flood zone as shown on Flood Insurance Rate Map 390476-0100-B, dated April 2, 1991. All interior property lines are contiguous along their common lines.

Other easements appearing at Schedule B, and not previously noted, affecting the subject property are as follows: easement to Mansfield Telephone Co. per Deed Volume 250/698; easements to Ohio Edison Co. per Deed Volume 562/251, Deed Volume 664/693; easement to Columbia Gas of Ohio, Inc. per Deed Volume 562/354; easements to the Richland County Board of Commissioners per Deed Volume 677/624 and Volume 677/630.



PREPARED BY
 KERK SURVEYING
 Charles A. Kerg
 CHARLES A. KERK
 REGISTERED OHIO SURVEYOR NO. 7152
 DATE: NOVEMBER 4, 1989
 REVISED: FEBRUARY 11, 2000