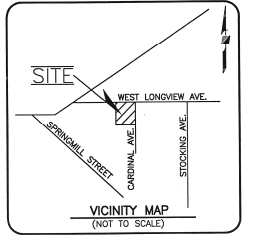
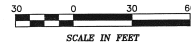


LEGEND

- IRP IRON PIN FOUND
- PS IRON PIN SET
- ▲ WEST RAILROAD SPIKE FOUND
- ▲ RRSS RAILROAD SPIKE SET
- ⊕ LIGHT POLE
- ⊕ POWER POLE
- ⊕ GUY WIRE
- ⊕ GUY POLE
- ⊕ ELECTRIC TRANSFORMER
- ⊕ COMBINATION POLE
- ⊕ CATCH BASIN
- ⊕ CURB INLET
- ⊕ STORM MANHOLE
- ⊕ GAS WALKER
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ SIGN
- ⊕ MAILBOX
- ⊕ CROSS COTTON ON SPIKE SET
- ⊕ WATER VALVE
- ⊕ WATER TAP
- ⊕ WATER METER
- ⊕ WATER METER PIT
- ⊕ FINE HOSEBOX
- ⊕ DOWNPOUT
- ⊕ SANITARY MANHOLE
- ⊕ SANITARY CLEAN OUT
- ⊕ TELEPHONE POLE
- ⊕ OVERHEAD TELEPHONE
- ⊕ OVERHEAD ELECTRIC

TREE LEGEND

- ⊙ DECIDUOUS TREES
- ⊙ CONIFEROUS TREES



GENERAL NOTES:

1. THIS SURVEY MAY NOT REPRESENT ALL UNDERGROUND UTILITIES THAT MAY AFFECT THE SUBJECT PARCEL.
2. THIS SURVEY DOES ALL REPRESENT ALL EASEMENTS THAT AFFECT OR BENEFIT THE SUBJECT TRACT AS PROVIDED IN TITLE COMMITMENT NUMBERED MA 02-1260 ISSUED BY LAWYERS TITLE INSURANCE CORPORATION WITH AN EFFECTIVE DATE OF JUNE 26, 2002.
3. ALL IRON PIN SETS ARE 3/4" DIAM IRON PIPES, 30 INCHES IN LENGTH, WITH A YELLOW CAP BEARING THE NAME "R. D. ZANDE".

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE ASSUMED BEARING OF NORTH 88° 47' 40" WEST FOR THE SOUTH LINE OF WEST LONGVIEW AVENUE.

ZONING

THE PROPERTY IS CURRENTLY ZONED C - COMMERCIAL.

DESCRIPTION OF A 3.156 ACRE TRACT LAND LOCATED SOUTH OF WEST LONGVIEW AVE. AND WEST OF CARDINAL AVE. CITY OF MANSFIELD, RICHLAND COUNTY, OHIO

SITUATE IN THE STATE OF OHIO, COUNTY OF RICHLAND, CITY OF MANSFIELD LYING IN PART IN THE SOUTHWEST QUARTER SECTION MADISON TOWNSHIP, WITHIN THE FOURTH WARD OF SAID CITY AND PART OF LOT 15016 OF THE CONSOLIDATED NUMBERS 15016 OF SAID CITY AND BEING 3.156 ACRES OF LAND BEING COMPRISED OF ALL OF THE PARCEL I AND II, AND PART OF PARCEL III, AS CONVEYED TO STIC INVESTMENTS, AN OHIO GENERAL PARTNERSHIP, BY A DEED OF RECORD IN OFFICIAL RECORD VOLUME 120, PAGE 24, ALL RECORDS HEREIN AT THE RECORDER'S OFFICE, RICHLAND COUNTY, OHIO, SAID 3.156 ACRE TRACT OF LAND BEING BOUND AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: ...

BEGINNING, AT THE NORTHEAST CORNER OF SAID LOT 15016, SAID POINT BEING IN THE SOUTH RIGHT-OF-WAY LINE OF WEST LONGVIEW AVENUE, AND ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL II;

THENCE NORTH 88° 47' 40" EAST, A DISTANCE OF 159.00 FEET, ALONG THE NORTH LINE OF SAID PARCEL II BEING A LINE COMMON TO SOUTH RIGHT-OF-WAY LINE OF SAID WEST LONGVIEW AVENUE, TO A RAILROAD SPIKE SET IN THE WEST LINE OF CARDINAL AVENUE, AND ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL II;

THENCE SOUTH 09° 14' EAST, A DISTANCE OF 400.00 FEET, ALONG THE WEST LINE OF SAID CARDINAL AVENUE, TO A COTTON ON SPIKE SET, AT THE SOUTHWEST CORNER OF SAID PARCEL II, BEING A COMMON CORNER WITH A 0.766 ACRE TRACT CONVEYED TO DOVE VENDING, INC., AN OHIO CORPORATION, BY A DEED OF RECORD IN OFFICIAL RECORD VOLUME 693, PAGE 749;

THENCE SOUTH 82° 04' WEST, A DISTANCE OF 339.00 FEET, ALONG THE SOUTH LINE SAID PARCEL II, AND THE REMAINDER OF PARCEL II BEING A LINE COMMON WITH THE NORTH LINE SAID 0.766 ACRE TRACT, AND A 1.085 ACRE TRACT, CONVEYED TO DOVE VENDING, INC., AN OHIO CORPORATION, BY A DEED OF RECORD IN OFFICIAL RECORD VOLUME 693, PAGE 749, PASSING THE EAST LINE OF SAID LOT 15016 BY 159.00 FEET, TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF A 2.22 ACRE TRACT CONVEYED TO WAGNER HARDWARE COMPANY BY DEED OF RECORD IN OFFICIAL RECORD VOLUME 363, PAGE 233;

THENCE NORTH 80° 27' WEST, A DISTANCE OF 400.51 FEET, ALONG THE EAST LINE OF SAID 2.22 ACRE TRACT, TO AN IRON PIN SET IN THE NORTH LINE OF SAID PARCEL II, BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST LONGVIEW AVENUE;

THENCE NORTH BY 47° 40' EAST, A DISTANCE OF 168.30 FEET, ALONG THE NORTH LINE OF SAID PARCEL II BEING A LINE COMMON TO THE SOUTH RIGHT-OF-WAY OF SAID WEST LONGVIEW AVENUE, TO THE POINT OF BEGINNING, CONTAINING 3.156 ACRES, MORE OR LESS, OF WHICH 0.377 ACRES LIE WITHIN PARCEL I, AND 1.480 ACRES LIE WITHIN PARCEL II, AND 1.319 ACRES LIE WITHIN PARCEL III.

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD 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 EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

FLOOD NOTE:

THE SUBJECT PROPERTY LIES IN ZONE C, AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANED NUMBER 300477 010 C WITH AN EFFECTIVE DATE OF JANUARY 3, 1998, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

NOTES PER TITLE COMMITMENT:

THE FOLLOWING ITEM NUMBERS ARE PER SCHEDULE B - SECTION 2 OF TITLE COMMITMENT NUMBER MA 02-1260 ISSUED BY LAWYERS TITLE INSURANCE CORPORATION WITH AN EFFECTIVE DATE OF JUNE 26, 2002 AT 8:00 A.M., ENCUMBRANCES RECORDED AFTER JUNE 26, 2002 ARE NOT SHOWN ON THIS PLAT.

- ITEM 8 - DISTRIBUTION EASEMENT 10 FEET IN WIDTH TO OHO EDISON COMPANY OF RECORD IN DEED VOLUME 787, PAGE 143, DOES AFFECT THE SUBJECT TRACT AND IS SHOWN ON THE SURVEY.
- ITEM 9 - DISTRIBUTION EASEMENT 10 FEET IN WIDTH TO OHO EDISON COMPANY OF RECORD IN DEED VOLUME 812, PAGE 448, DOES AFFECT THE SUBJECT TRACT AND IS SHOWN ON THE SURVEY.
- ITEM 10 - DISTRIBUTION EASEMENT 10 FEET IN WIDTH TO OHO EDISON COMPANY OF RECORD IN DEED VOLUME 519, PAGE 147, DOES AFFECT THE SUBJECT TRACT AND IS SHOWN ON THE SURVEY.
- ITEM 11 - SANITARY SEWER EASEMENT 20 FEET IN WIDTH TO THE CITY OF MANSFIELD OF RECORD IN DEED VOLUME 506, PAGE 20, DOES AFFECT THE SUBJECT TRACT AND IS SHOWN ON THE SURVEY.
- ITEM 12 - EASEMENT FOR PIPE LINES TO THE LOGAN NATURAL GAS AND FUEL COMPANY OF RECORD IN LEASE VOLUME 4, PAGE 400, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.
- ITEM 13 - SANITARY SEWER EASEMENT 20 FEET IN WIDTH TO THE CITY OF MANSFIELD OF RECORD IN DEED VOLUME 506, PAGE 20, DOES BENEFIT THE SUBJECT TRACT AND IS SHOWN ON THE SURVEY.

CERTIFICATION:

TO: CENTRAL INVESTMENT CORP., DBA PEPS-COLA BOTTLING COMPANY OF MANSFIELD AND LANGHEIMER FINANCIAL GROUP LAWYERS TITLE INSURANCE CORPORATION. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1989, AND INCLUDES ITEMS 1.2, 3.4, 4.7, 7.1, 8.5, 10.11, AND 11.6 OF TABLE A THEREOF. FURTHER, TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSTOOD. FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

STATE OF OHIO
 JEFFREY D. HOFIUS
 REGISTERED SURVEYOR
 R. D. ZANDE & ASSOCIATES, INC.
 JEFFREY D. HOFIUS
 REGISTERED SURVEYOR NO. 7455

NEW SURVEY OF EXISTING PARCEL RICHLAND COUNTY TAX MAP OFFICE
 DRAWN BY: J.D.Z.
 INITIAL DATE: 7-26-04

ALTA/ACSM LAND TITLE SURVEY OF 3.156 ACRES LYING IN

S.W. QTR. SECTION 16, MADISON TOWNSHIP, FOURTH WARD AND PART OF LOT 15016 OF THE CITY OF MANSFIELD, RICHLAND COUNTY, OHIO

SCALE: 1 INCH = 30 FEET

PREPARED BY:
R.D. Zande & Associates
 1237 DUBLIN ROAD
 COLUMBUS, OHIO 43215

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