



STORM CATCH BASINS AND MANHOLES

1 CATCH BASIN 1405.80 TG 1399.64 E 24" FR. SW. TO NE. 1396.98 E 12" FR. W.	10 CATCH BASIN 1414.45 TG 1412.33 E 15" TO SW.
2 CATCH BASIN 1408.34 TG 1401.26 E 6" FR. SW. 1400.84 E 12" TO E.	11 MANHOLE 1415.47 TR 1406.42 E 12" FR. SW. TO NE.
3 CATCH BASIN 1409.29 TG 1405.82 E 18" FR. W. 1400.74 E 24" FR. S. 1400.74 E 24" TO NE.	12 CATCH BASIN 1414.89 TG 1410.81 E 6" FR. NW. 1410.81 E 12" TO SW.
4 CATCH BASIN 1410.33 TG 1404.33 E 24" FR. SW. TO N.	13 CATCH BASIN 1415.85 TG 1409.45 E 15" FR. NE. 1398.13 E 15" TO SW.
5 CATCH BASIN 1409.66 TG 1403.16 E 24" FR. NW. TO SE.	14 CATCH BASIN 1414.05 TG 1411.70 E 12" TO N.
6 CATCH BASIN 1409.40 TOP 1408.09 WINDOW S. 1408.96 WINDOW N. 1404.80 E 12" FR. SW. 1403.80 E 24" TO SE.	15 CATCH BASIN 1413.46 TG 1411.06 E 6" FR. SW. 1410.56 E 12" TO NE.
7 CATCH BASIN 1414.15 TG 1407.05 E 12" TO NE. 1407.05 E 6" FR. SW.	16 CATCH BASIN 1414.42 TG 1409.42 E 15" FR. NE. TO SE.
8 CATCH BASIN 1415.46 TG 1410.11 E 6" FR. SE. 1410.96 E 15" FR. NE. 1410.11 E 15" TO SW.	

JOHNNY APPELSEED CENTER, LTD.
AN OHIO LIMITED PARTNERSHIP (0.30)
D.V.-887 P.-82
BANK ONE MANSFIELD, TRUSTEE (0.70)
D.V.-887 P.-84

E. LINE NE. 1/4 SEC. 5
W. LINE NW. 1/4 SEC. 5

POINT OF BEGINNING
SW. CORNER OF
NW. 1/4 SEC. 5

BRASS PIN FOUND

DESCRIPTION

Situated in the City of Mansfield, County of Richland and State of Ohio, and being all of Lots 14965 and 14966 and being part of Lot 14964 of the consecutively numbered lots in said City as recorded in Book 20, Page 4 of Richland County Plat Records and being part of Lot 14381 of the consecutively numbered lots in said City as recorded in Plat Book 19, Page 66, said Lots also being a part of the Northwest Quarter of Section 5, Township 20, Range 18 and being more particularly described as follows:

Beginning at a brass pin found in the southwest corner of said Northwest Quarter;

Thence N 01° 13' 52" W, 329.61 feet along the west line of said Northwest Quarter to an iron pin set;

Thence S 88° 46' 32" E, 115.04 feet to an iron pin set in the southwest corner of said Lot No. 14381;

Thence N 23° 34' 30" W, 226.63 feet along the westerly line of said Lot No. 14381 to an iron pin found, said iron pin being in the southwestern corner of a parcel of land conveyed to Johnny Applesseed Center, LTD., an Ohio Limited Partnership by volume 891, page 307 of Richland County Deed Records;

Thence S 66° 40' 04" E, 798.76 feet along the southerly line of said land of Johnny Applesseed Center, LTD., an Ohio Limited Partnership to a survey spike set in a point of tangency;

Thence Southeasterly and continuing along said southerly line of said land of Johnny Applesseed Center, LTD., on Ohio Limited Partnership on a curve to the right having a radius of 477.46 feet, an arc length of 137.34 feet, a delta angle of 16° 28' 51", a chord length of 136.87 feet and a chord bearing of S 58° 25' 39" E to a survey spike set in a point of tangency;

Thence S 50° 11' 14" E, 54.30 feet and continuing along said southerly line of said land of Johnny Applesseed Center, LTD., on Ohio Limited Partnership on a curve to the right having a radius of 477.46 feet, an arc length of 137.34 feet, a delta angle of 16° 28' 51", a chord length of 136.87 feet and a chord bearing of S 58° 25' 39" E to a survey spike set in a point of tangency;

Thence S 39° 53' 56" W, 48.98 feet along said centerline of Lexington Avenue to Survey spike set in a point of curve;

Thence Southwesterly and continuing along said centerline of Lexington Avenue on a curve to the left having a radius of 1432.39 feet, an arc length of 124.51 feet, a delta angle of 4° 58' 49", a chord length of 124.47 feet and a chord bearing of S 37° 24' 11" W to a point being in the south line of said Northwest Quarter;

Thence N 88° 34' 32" W, 983.62 feet along said south line of said Northwest Quarter also being along the south line of said Lot 14966 to the place of beginning, passing through an iron pin set at 39.81 feet and containing 8.864 acres, more or less, of which 1.449 acres lies in lot No. 14381, 3.381 acres lies in Lot 14964, 0.350 acres lies in Lot 14965 and 3.684 acres lies in lot No. 14966, and subject to all legal highways, easements and leases of record. Also a reciprocal easement as recorded in volume 285, page 24 of Richland County official records.

According to a survey made in December 2004 by Roger L. Stevens, Ohio Registered Surveyor No. 7052, for Shaffer, Johnston, Lichtenwalter and Associates, Inc.

Basis of bearings: Survey F-1-106.

All iron pins set are 5/8" diameter rod with plastic cap stamped "S.J.L. INC."

- EASEMENTS, LEASES & RESTRICTIONS**
- DEED VOLUME 398, PAGE 178, POWER LINE EASEMENT TO THE OHIO PUBLIC SERVICE CO. AS TO PARCEL I. DOES NOT AFFECT 0.899 AC. PARCEL.
 - DEED VOLUME 209, PAGE 13, PIPE LINE RIGHT OF WAY TO OHIO FUEL GAS COMPANY. AS TO PARCEL I AND PARCEL II.
 - DEED VOLUME 401, PAGE 469, 60' EASEMENT FOR INGRESS AND EGRESS TO KATHERYN AND JOSEPH HARING PROPERTY. AS TO PARCEL I ALONG THE NORTH LINE OF PARCEL I. DOES NOT AFFECT PARCEL II OF THE 0.899 AC. PARCEL.
 - DEED VOLUME 401, PAGE 471, WATER LINE EASEMENT TO KATHERYN AND JOSEPH HARIN PROPERTY. AS TO PARCEL II.
 - LEASE VOLUME 27, PAGE 467, TO THE OHIO FUEL GAS COMPANY AS TO PARCEL I. DOES NOT APPLY TO PARCEL II OR THE 0.899 AC. PARCEL.
 - DEED VOLUME 553, PAGE 105, EASEMENT FOR 16" GAS LINE TO COLUMBIA GAS OF OHIO, INC. AS TO PARCEL I AND PARCEL II.
 - OFFICIAL RECORDS VOLUME 285, PAGE 24, RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN THE KROGER CO., AN OHIO CORPORATION AND JOHNNY APPELSEED CENTER LTD. AS TO PARCEL I.
 - OFFICIAL RECORDS VOLUME 328, PAGE 880, McDONALDS COROPRATION RESTRICTION AS TO PARCEL I AND THE PORTION OF LOT 14381 WITHIN PARCEL II..
 - DEED VOLUME 431, PAGE 361, EASEMENT TO THE OHIO FUEL GAS COMPANY AS TO PARCEL I. DOES NOT AFFECT PARCEL II OR THE 0.899 ACRE PARCEL.
 - LEASE VOLUME 16, PAGE 286, EASEMENT TO OHIO BELL TELEPHONE COMPANY WITHIN THE RIGHT OF WAY OF LEXINGTON AVENUE. AS TO PARCEL I AND PARCEL II.
 - DEED VOLUME 340, PAGE 151, TO STATE OF OHIO (ADDITIONAL HIGHWAY EASEMENT AS OF 1951). AS TO PARCEL I AND PARCEL II.
 - DEED VOLUME 191, PAGE 424, HIGHWAY EASEMENT TO STATE OF OHIO AS TO PARCEL I AND PARCEL II.
 - OFFICIAL RECORDS VOLUME 285, PAGE 24, RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN KROGER COMPANY AND JOHNNY APPELSEED CENTER LTD. AS TO PARCEL II.
 - DEED VOLUME 556, PAGE 325, TO STATE OF OHIO (ADDITIONAL HIGHWAY EASEMENT AS OF 1965). AS TO PARCEL II.
 - DEED VOLUME 555, PAGE 237, TO THE OHIO FUEL GAS COMPANY LOCATION NOT DETERMINED. AS TO PARCEL II.
 - DEED VOLUME 209, PAGE 66, NO RECORD OF EASEMENTS FOUND. AS TO PARCEL II.

- EASEMENTS AND LEASES**
- DEED VOLUME 209, PAGE 13, PIPE LINE RIGHT OF WAY TO OHIO FUEL GAS COMPANY. AS TO PARCEL I AND PARCEL II.
 - DEED VOLUME 208, PAGE 160, EASEMENT TO THE OHIO FUEL GAS COMPANY LOCATION CAN NOT BE DETERMINED. AS TO PARCEL II.
 - DEED VOLUME 401, PAGE 471, WATER LINE EASEMENT TO KATHERYN AND JOSEPH HARIN PROPERTY. AS TO PARCEL I. DOES NOT AFFECT PARCEL II OR THE 0.899 ACRE PARCEL.
 - DEED VOLUME 428, PAGE 382, EASEMENT FOR ELECTRICAL SERVICE TO UNITS. TO OHIO EDISON COMPANY (COVERS TOTAL PROPERTY). AS TO PARCEL I AND PARCEL II.
 - DEED VOLUME 912, PAGE 50, WATERLINE EASEMENT TO THE CITY OF MANSFIELD. AS TO PARCEL I AND PARCEL II.
- TOTAL BUILDING AREA = 67,559 SQ.FT. (1.551 ACRES)
 TOTAL PARKING LOT AND PAVED AREA = 186,511 SQ.FT. (4.282 ACRES)
 TOTAL LAND AREA = 132,006 SQ.FT. (3.030 ACRES)
 TOTAL PARKING SPACES = 295
- ADDRESS:
1500 LEXINGTON AVENUE
MANSFIELD, OH 44907

LOCATED IN THE CITY OF MANSFIELD, COUNTY OF RICHLAND, STATE OF OHIO AND BEING PART OF THE NW 1/4 OF SEC. 5, T-20, R-18, AND BEING ALL OF LOTS 14965 AND 14966, AND BEING PART OF LOTS 14381 AND 14964 OF THE CONSECUTIVELY NUMBERED LOTS IN SAID CITY.

ZONING: B-2
 FRONT YARD SETBACK: 30'
 REAR YARD SETBACK: 40'
 SIDE YARD SETBACK: NONE
 MAXIMUM BUILDING HEIGHT: 50' AND 3 STORIES

The property is not in a Flood Zone as indicated on Flood Map 390477 0015 C (Date 1-3-86).

Basis of Bearing: Survey F-1-106.

Distances shown hereon are expressed in feet and decimal parts thereof.

SHAFFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC.
 CONSULTING ENGINEERS - SURVEYORS
 MANSFIELD OHIO WOOSTER

ALTA/ACSM LAND TITLE SURVEY FOR THE KROGER CO., AN OHIO CORPORATION

STORE N-836
1500 LEXINGTON AVENUE
MANSFIELD, OHIO 44907

DATE: 2-21-05
 SURVEYOR: ROGER L. STEVENS, P.S. #7052

NEW SURVEY OF EXISTING PARCEL RICHLAND COUNTY TAX MAP OFFICE
 DATE: 2-21-05

DATE: 2-21-05
 INITIAL: RLS
 CHECKED: RLS
 DRAWN: RLS

JOB NO: EM-1542
 SHEET: 1 OF 2

LEGEND

- C. CALCULATED
- M. MEASURED
- D. DEED
- O. IRON PIN FOUND
- ▲ SURVEY SPIKE SET
- IRON PIN SET, 5/8" DIA. ROD WITH PLASTIC CAP STAMPED "S.J.L. INC."
- ⊙ BOLLARD
- ⊕ CONCRETE MONUMENT FOUND
- ⊖ RAILROAD SPIKE SET
- ⊗ IRON PIN SET, 5/8" DIA. REINFORCING WITH PASTIC CAP STAMPED "S.J.L. INC."
- ⊘ TELEPHONE POLE
- ⊙ POWER POLE
- ⊕ POWER & TELEPHONE POLE
- ⊖ SANITARY MANHOLE
- ⊗ EXISTING CATCH BASIN
- ⊘ STORM MANHOLE
- ⊙ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊖ STORM SEWER
- ⊗ SANITARY SEWER
- ⊘ GAS LINE
- ⊙ WATER LINE
- ⊕ OVERHEAD ELECTRIC LINE
- ⊖ OVERHEAD TELEPHONE LINE
- ⊗ UNDERGROUND TELEPHONE LINE
- ⊘ UNDERGROUND ELECTRIC LINE

CERTIFICATION

THE UNDERSIGNED, AS OF THE 21ST. DAY OF DECEMBER, 2004 CERTIFIES TO THE KROGER CO., AN OHIO CORPORATION, AND LAWYERS TITLE INSURANCE CORPORATION, AND JOHNNY APPELSEED CENTER, LTD., AN OHIO LIMITED PARTNERSHIP THAT HE IS DULY REGISTERED SURVEYOR IN THE STATE OF OHIO; THIS SURVEY IS MADE IN ACCORDANCE WITH THE STANDARDS ESTABLISHED BY THE AMERICAN TITLE ASSOCIATION AND THE STATE OF OHIO; THE INFORMATION, COURSES AND DISTANCES SHOWN HEREON ARE CORRECT; THIS SURVEY ACCURATELY SHOWS THE LOCATION AND DIMENSIONS OF ALL BUILDINGS, UTILITIES AND OTHER IMPROVEMENTS SITUATED ON THE PREMISES; THERE ARE NO EASEMENTS OR RIGHTS-OF-WAY ENCUMBERING THE PREMISES, ENCROACHMENTS OF BUILDINGS OR OTHER IMPROVEMENTS FROM ADJOINING PREMISES ONTO THE PREMISES, OR ENCROACHMENTS OR BUILDINGS OR OTHER IMPROVEMENTS FROM THE PREMISES ONTO ADJOINING PROPERTY, OTHER THAN AS SHOWN THEREIN.

Date: 2-21-05
 Roger L. Stevens
 Roger L. Stevens P.S. #7052

STATE OF OHIO
 REGISTERED SURVEYOR
 ROGER L. STEVENS
 7052