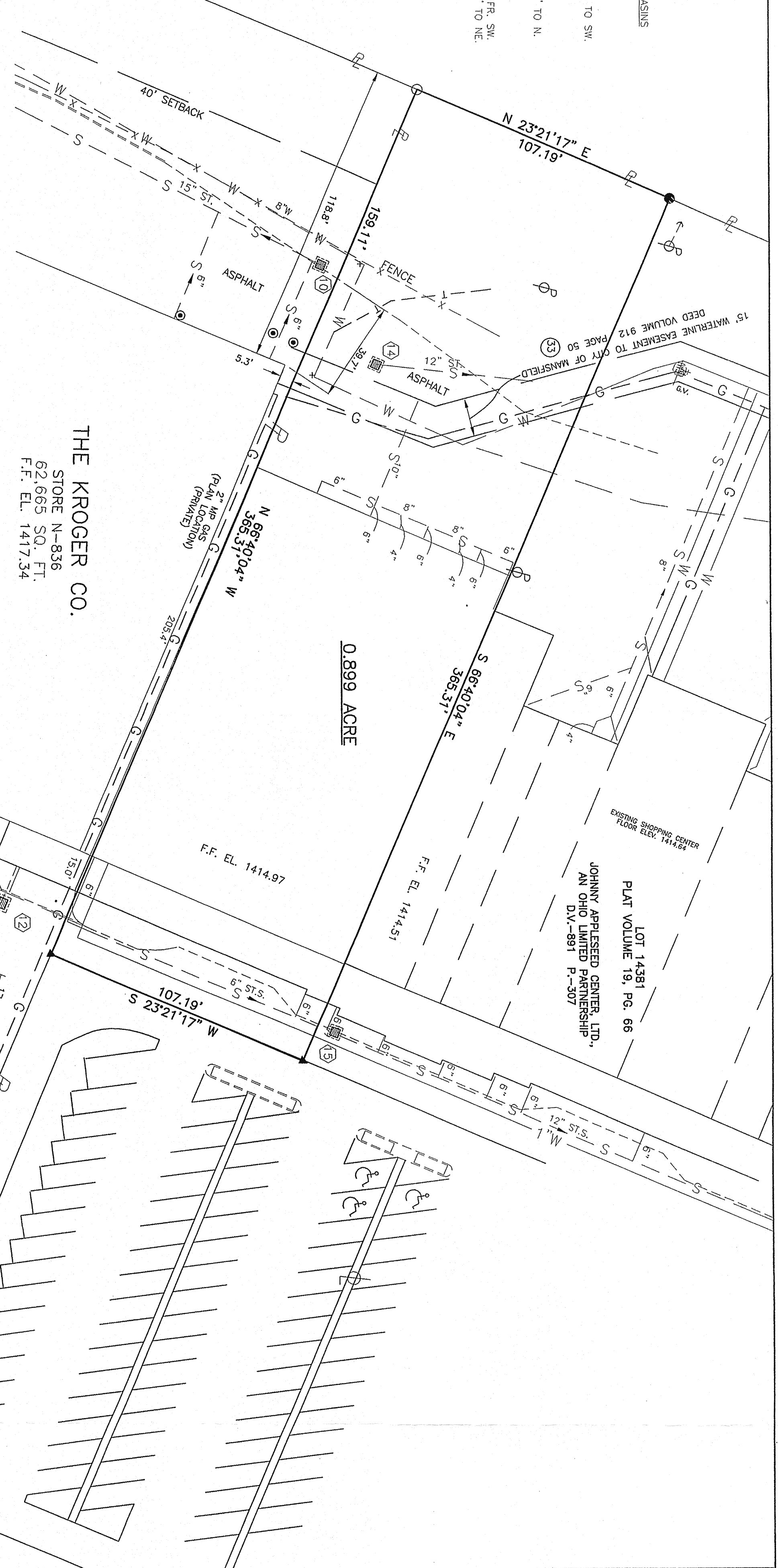


- LEGEND**
- C. CALCULATED
  - M. MEASURED
  - D. DEED
  - IRON PIN FOUND
  - SURVEY SPIKE SET
  - IRON PIN SET, 5/8" DIA. ROD WITH PLASTIC CAP STAMPED "S.I.L.I.N.C."
  - BOLLARD
  - CONCRETE MONUMENT FOUND
  - IRON PIN FOUND
  - RAILROAD SPIKE SET
  - IRON PIN SET, 1/2" DIA. REINFORCING ROD
  - TELEPHONE 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
  - UG#

- STORM CATCH BASINS**
- 1) CATCH BASIN 1414.45 TO 1412.33 E. 15' TO SW.
  - 2) CATCH BASIN 1414.05 TO 1411.70 E. 12' TO N.
  - 3) CATCH BASIN 1413.46 TO 1411.06 E. 6' FR. SW.
  - 4) CATCH BASIN 1410.56 E. 12' TO NE.

14382  
DEBRA A. MORITZ  
O.R.V.-468 P.-444



THE KROGER CO.  
AN OHIO CORPORATION  
O.R.V.-285 P.-20

THE KROGER CO.  
STORE N-836  
62,665 SQ. FT.  
F.F. EL. 1417.34

**DESCRIPTION**

Situated in the City of Mansfield, County of Richland, State of Ohio, being part of the Northwest Quarter of Section 5, Township 20, Range 18, being part of Lot 14381 of the consecutively numbered lots in said City as recorded in plat volume 19, page 66 and being more particularly described as follows:

Commencing at an iron pin found in the southwest corner of said Northwest Quarter, said iron pin also being in the southwest corner of Lot 14966 and being in the southwest corner of parcel of land conveyed to The Kroger Co., An Ohio Corporation by official records volume 285, page 20;

Thence N 01° 13' 52" W, 329.61 feet along the west line of said Northwest Quarter also being along the west line of said Lot 14966 and Lot 14964 and being along the west line of said land of The Kroger Co., An Ohio Corporation to an iron pin set in a northwest corner of said land, said iron pin also being in the northwest corner of said Lot 14964, being in the southwest corner of Lot 14382 and being in the southwest corner of a parcel of land conveyed to Debra A. Moritz by official records volume 468, page 444;

Thence S 88° 46' 32" E, 115.04 feet along the north line of said Lot 14964, a north line of said land of The Kroger Co., An Ohio Corporation, along the south line of said Lot 14382 and along the south line of said land of Debra A. Moritz to an iron pin set in the southeasterly corner of said land, said iron pin also being in the southeasterly corner of said Lot 14382 and being in the southeasterly corner of said Lot 14381;

Thence N 23° 34' 30" E, 226.63 feet along the easterly line of said Lot 14382, also being the easterly line of said land of Debra A. Moritz, the westerly line of said Lot 14381 and the westerly line of said land of The Kroger Co., An Ohio Corporation, said iron pin being the true place of beginning;

Thence with the following FOUR courses:

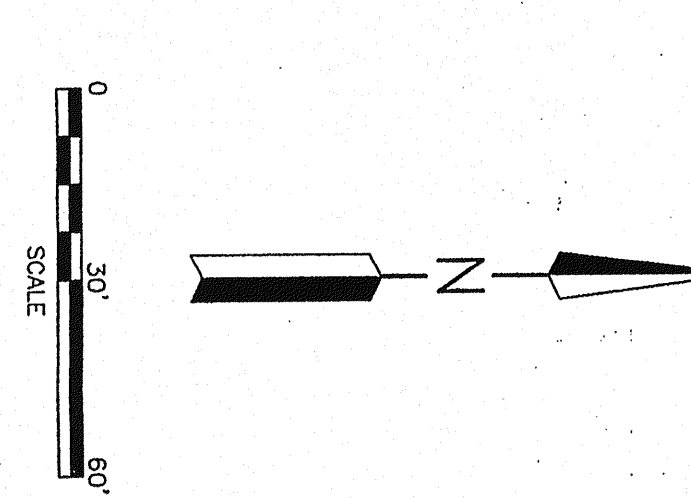
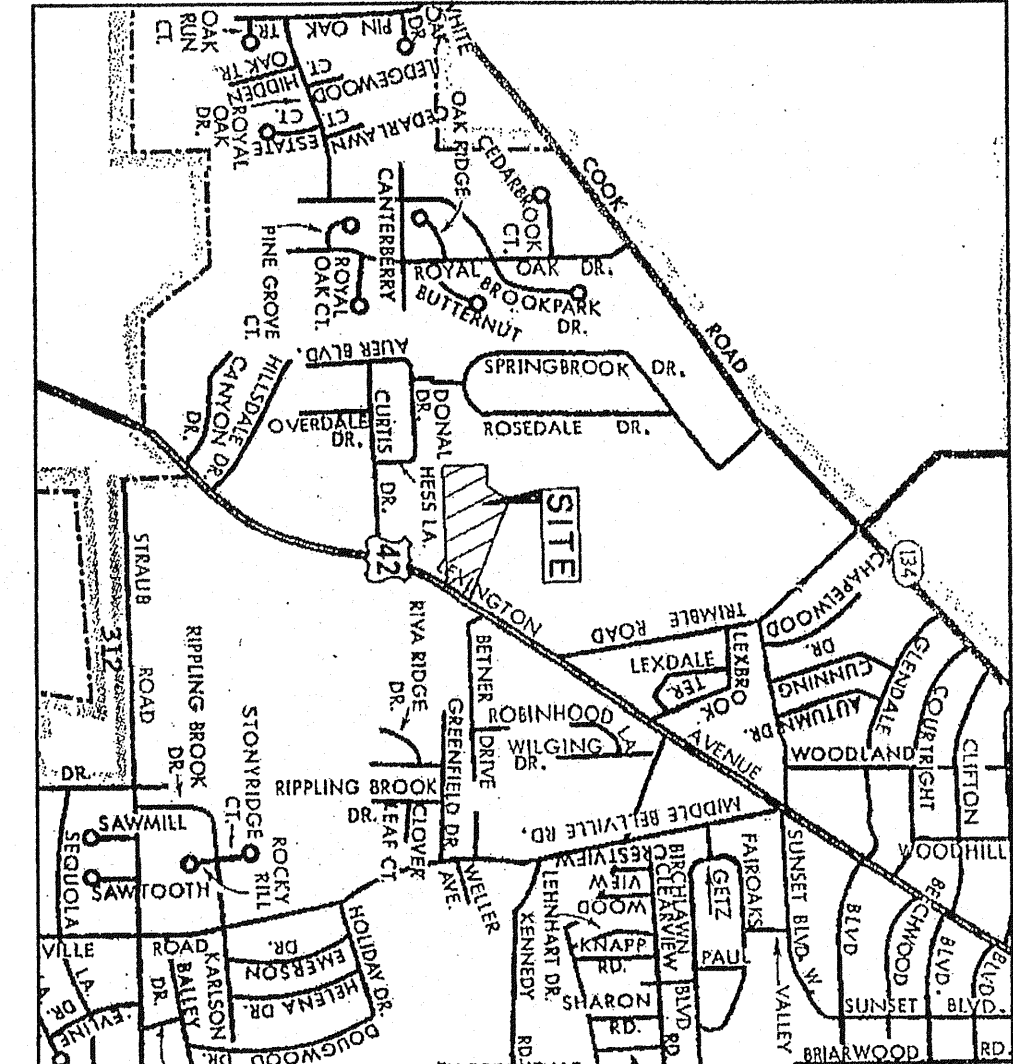
- 1) N 23° 21' 17" E, 107.19 feet and continuing along said easterly line of said Lot 14382, also being the easterly line of said land of Debra A. Moritz, to an iron pin set;
- 2) S 66° 40' 04" E, 355.31 feet to a survey spike set;
- 3) S 23° 21' 17" W, 107.19 feet to a survey spike set in the northerly line of said land of The Kroger Co., An Ohio Corporation;
- 4) N 66° 40' 04" W, 355.31 feet along said northerly line of said land of The Kroger Co., An Ohio Corporation to the true place of beginning and containing 0.899 acre, more or less, and subject to all legal highways and easements of record.

Grantees their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site under applicable zoning and will not be conveyed by said grantees, heirs and assigns independent and separate from an adjoining or contiguous parcel fronting on a public highway or street.

Base of bearings: Survey F-1-108.

All iron pins set are 5/8" diameter rod with plastic cap stamped "S.I.L.I.N.C."

According to a survey made in February 2005 by Roger L. Stevens, Ohio Registered Surveyor No. 7052 for Shaffer, Johnston, Lichtenwaller and Associates, Inc..



- EASEMENTS & RESTRICTIONS**
- 16) OFFICIAL RECORDS VOLUME 285, PAGE 24, REPRODUCTION AGREEMENT BY AND BETWEEN THE KROGER CO., AN OHIO CORPORATION AND JOHNNY APPLESEED CENTER LTD. AS TO PARCEL 1.
  - 17) OFFICIAL RECORDS VOLUME 328, PAGE 890, MAXIMUMS COOPERATION RESTRICTION AS TO PARCEL I AND THE PORTION OF LOT 14381 WITHIN PARCEL 1.
  - 33) DEED VOLUME 912, PAGE 50, WATERLINE EASEMENT TO THE CITY OF MANSFIELD, AS TO PARCEL I AND PARCEL II.

NEW SPILT  
RAMP DRIVE  
TAX MAP DEED  
NO. 032825  
DATE 12/25/05

**CERTIFICATION**

THE UNDERSIGNED, AS OF THE 28 DAY OF SEPTEMBER, 2005 REFERENCE TO THE KROGER CO., AN OHIO CORPORATION AND JOHNNY APPLESEED CENTER, LTD., AN OHIO LIMITED PARTNERSHIP THAT HE IS A DUTY 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 ACCURACY OF THIS SURVEY IS GUARANTEED BY THE SURVEYOR'S LICENSE. THE ACCURACY OF THIS SURVEY IS GUARANTEED BY THE SURVEYOR'S LICENSE. THE ACCURACY OF THIS SURVEY IS GUARANTEED BY THE SURVEYOR'S LICENSE. THE ACCURACY OF THIS SURVEY IS GUARANTEED BY THE SURVEYOR'S LICENSE.

DATE: 9-28-05  
Roger L. Stevens P.S. #7052



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

ALTA/ACSM LAND TITLE SURVEY  
FOR  
THE KROGER CO.,  
AN OHIO CORPORATION  
STORE N-836  
1500 LEXINGTON AVENUE  
MANSFIELD, OHIO 44907

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 1-3-99).

Base of Bearing: Survey F-1-108.

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

JOB NO.	EM-1542A	SHEET	2	OF	2
DATE	9-28-05	SCALE	1" = 50'	DATE	9-28-05