LA SALLE ST. (50')

PUBLIC STREET
P.V. 16, P. 20

℄ ELEC. EASE. D.V. 535, PG. 224 (NO WIDTH GIVEN) (16)

ZONING: R-1

W.V. HYD.

S 89°44'49" E M.H.

CONCRETE MONUMENT FOUND(P.O.B.)

CORA C. SCHAUS D.V. 461, P. 570

60"ST

15887

D.V. 638, P. 504

PLATTED STREET P.V. 19, P. 178

℄ ELEC. EASE. D.V. 535, PG. 224 (NO WIDTH GIVEN)

S 89°44'49" E 470.60'

N. LINE S.W. 1/4 SEC. 19

S 89°19'10" E 273.42'

S 89°19'10" E 366.20'

N. LINE S.E. 1/4 SEC. 19

N 89°19'10" W 291.47'

MANSFIELD LIEDERKRANZ INC.
D.V. 868, P. 651
ZONING: MF

ALBERT M. & IRMA M. HAGER
D.V. 493, P. 294

JOSEPH R. & MARJORIE WOOLEVER
O.R.V. 683, P. 188

LYDIA R. COLEMAN
O.R.V. 557, P. 741

LUTHER & OPEL M. BAILEY
O.R.V. 710, P. 489

ROSE APGER
D.V. 918, P. 301

KIMMEL ENTERPRISES, LTD.
O.R.V. 758, P. 746

ZONING: B-2

CANNON MANAGEMENT, LTD.
O.R.V. 610, P. 120

DOLLAR & CENTS

FIRESTONE
7,952 SQ.FT.

THEATER
16338 SQ. FT.

PARCEL "A"
8.412 ACRES

FORMER J.C. PENNY
65408 SQ. FT.

MANSFIELD SQUARE LTD.,
A LIMITED PARTNERSHIP
D.V. 853, P. 77

(2.978 ACRES)

5.506 ACRES
THE KROGER CO.,
AN OHIO CORPORATION
O.R.V.-1327 P.-255

ANNEXATION PLAT
P.V.-20 P.-25

HOBBY LOBBY CREATIVE CENTER
77,9955 SQ. FT.

PARCEL "B"
6.731 ACRES

MANSFIELD SQUARE LTD.,
A LIMITED PARTNERSHIP
D.V. 853, P. 77

MANSFIELD SQUARE LTD.,
A LIMITED PARTNERSHIP
D.V. 887, P. 748

5.380 AC.

15' WATERLINE EASE. D.V. 869, PG. 745 & O.R.V. 62, PG. 244

10' GAS EASE. D.V. 537, PG. 611

15' SAN. SEWER EASE. D.V.912, PG. 52

10' ELEC. EASE. D.V. 907, PG. 567

PARTIAL SURRENDER OF WATERLINE EASE. O.R.V. 79, PG. 791

15' WATERLINE EASE. D.V. 912, PG. 46

NO PARKING FIRE LANE SIGN

STOP SIGN

BROOKWOOD WAY (60')
S 07°54'09" W

N 01°54'09" E 745.52'

S 03°17'23" W 594.59'

N 03°17'23" E 371.35'

N 86°44'58" W 20.88'

S 03°17'50" W 155.00'

S 86°42'10" E 10.00'

N 86°42'10" W 6.67'

S 03°17'50" W 233.73' M.
233.74' D.

S 01°29'04" W 815.58' M.
815.74' D.

10' STORM SEWER EASE.

IP FOUND

15886
(0.970 ACRES)

15885
(0.841 ACRES)

(0.717 ACRES)

15' R/W (D.V. 584, PG. 25)

ORIGINAL R/W

PARK AVENUE WEST (90')

P.V.-21 P.-125

NO PARKING ANY TIME SIGN

OVERHEAD LANE SIGN

PARK AVENUE WEST

22587
P.V.-25 P.-141

22588

MUSCA PROPERTIES LLC
O.R.V. - 1074, P. - 600
ZONING: B-2

TACO BELL

Kroger Fuel

RETAINING WALL

(TERMINATED) 100' BUILDING LINE P.B. 12, PG. 5

CANOPY

CONC. LOADING DOCK

MECHANICAL HOUSE

ELEC. RM.

CATCH BASIN

SPRINKLER VALVE

ELECTRIC METER

CLEANOUT

GAS METER

HANDICAP SIGN

HYD W/GUARDPOSTS

STA. 134+48.91
℄ PARK AVE. WEST =
℄ BROOKWOOD WAY

135+00 136+00 137+00 138+00 139+00 140+00 141+00 142+00 143+00 144+00 145+00 146+00 147+00 148+00 149+00 150+00 151+00

LEGEND

- LOT LINE
- RAILROAD SPIKE SET
- IRON PIN SET- 5/8" DIA. REINFORCING ROD WITH PASTIC CAP STAMPED "S.J.L. INC."
- RAILROAD SPIKE FOUND
- CONCRETE MONUMENT FOUND
- IRON PIN FOUND
- TELEPHONE POLE
- POWER POLE
- POWER & TELEPHONE POLE
- LIGHT POLE
- SANITARY MANHOLE
- EXISTIN CATCH BASIN
- STORM MANHOLE
- WATER VALVE
- FIRE HYDRANT
- S — STORM SEWER
- SAN — SANITARY SEWER
- G — GAS LINE
- W — WATER LINE
- E — OVERHEAD ELECTRIC LINE
- T — OVERHEAD TELEPHONE LINE
- UGT — UNDERGROUND TELEPHONE LINE
- UGE — UNDERGROUND ELECTRIC LINE

N

0 50' 100'
SCALE

(6) EXCEPTIONS

BY GRAPHICAL ANALYSIS ONLY, THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON FLOOD INSURANCE RATE MAP NUMBER: 390477 0010 C DATED JANUARY 3, 1986.

THE MERIDIAN FOR ALL BEARINGS IS BASED ON THE CENTERLINE BEARING OF PARK AVENUE WEST AS SHOWN IN PLAT VOLUME 21, PAGE 125.

THERE ARE NO BUILDING ENCROACHMENTS.

ZONING: B-2

FRONT YARD SET BACK: 30 FEET
REAR YARD SET BACK: 30 FEET
40 FEET ABUTTING R-1
SIDE YARD: NO REQUIREMENT

NEW SURVEY OF EXISTING PARCEL
RICHLAND COUNTY, TAX MAP OFFICE
INITIAL DATE 1-25-06

BEING PART OF LOT NUMBERS 15885, 16150 THROUGH 16157 AND 22587, ALSO BEING PART OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 19, TOWNSHIP 21, RANGE 18 IN THE CITY OF MANSFIELD, CO. OF RICHLAND, STATE OF OHIO.

ALTA/ACSM LAND TITLE SURVEY CERTIFICATION

The undersigned, as of this_____day of_____certifies to US Bank National Association, Mansfield Square, Ltd. and Lawyers Title Insurance Corporation that: he is a 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 herein are correct; this survey accurately shows the location and dimensions of all buildings, utilities and other improvements situated on the premises; the premises do not lie within the flood hazard areas in accordance with the document entitled "Department of Housing and Urban Development Insurance Administration-Special Flood Hazard Area Maps"; the premises are contiguous with the public dedicated rights-of-way of the City of Mansfield, Ohio and there are not easements or rights-of-way encumbering the premises, encroachments of buildings or other improvements from adjoining property onto the premises, or encroachments or buildings or other improvements from the premises onto adjoining property, other than as shown.

BY Roger L. Stevens DATE 1-24-06
ROGER L. STEVENS, REGISTRATION NO. 7052

STATE OF OHIO
ROGER L. STEVENS
7052
REGISTERED SURVEYOR

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

ALTA SURVEY FOR
MANSFIELD SQUARE, LTD.

OF KINGSGATE MALL
PARK AVENUE WEST, MANSFIELD, OHIO

DRAWN	CHECKED	SCALE	DATE
R.L.S.	T.L.S.	1" = 50'	1-16-06

JOB NO EM-1047ALT_06 SHEET 1 OF 2