

AREA BREAKDOWN

AUDITOR'S PARCEL NO. 028900104000 LOTS 20082, 20083, 20084, 20085, & 20086	2.223 ACRES
AUDITOR'S PARCEL NO. 028900211000 LOT 20087	0.445 ACRES
AUDITOR'S PARCEL NO. 028900212000 LOT 20088	0.111 ACRES
TOTAL	2.779 ACRES

- GENERAL NOTES:**
- UNDERGROUND UTILITIES SHOWN ARE BASED ON OBSERVED EVIDENCE, PRIOR PLANS, AND MARKINGS FROM OURS LOCATE REQUEST - LOCATE COMPANIES MAY OR MAY NOT HAVE LOCATED ALL UNDERGROUND UTILITIES.
 - DOWNSPOUTS SHOWN GO UNDERGROUND WITH UNKNOWN OUTLET LOCATIONS.
 - INVERTS ARE NOT SHOWN FOR CATCH BASINS AND MANHOLES DUE TO SNOW AND REPAIRS OF STRUCTURES.
 - PARKING SPACE STOPPING WAS TAKEN FROM AERIAL PHOTOGRAPHY DUE TO SNOW AND V.P. COVER.
 - SQUARE FOOTAGE OF BUILDING IS APPROXIMATE AND IS BASED ON EXTERIOR DIMENSIONS AT GROUND LEVEL.
 - QUIP TICKET #48200088 - CALLED JANUARY 29, 2014 @ 11:45 A.M.
 - VERTICAL RELIEF FROM GROUND SURVEY - FIELD WORK DATED FEBRUARY 1, 2014.

TO: FIRST AMERICAN TITLE INSURANCE COMPANY, SMR ACQUISITIONS COMPANY, LLC., ITS ASSIGNEES, ITS LENDER AND ITS TENANT

THIS IS TO CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(B), 7(A), 7(B), 11(A), 11(B), 13, 14, 15, 16, 17, 18, 19, 20(A), 20(B), 21 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 1, 2014. DATE OF PLAT: FEBRUARY 4, 2014
REVISED PLAT: FEBRUARY 14, 2014 PER RICHLAND COUNTY TAX MAP OFFICE

Nathan W. Sautter
NATHAN W. SAUTTER
OHIO REGISTERED SURVEYOR NO. 8252

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-845-845-MAD, DATED DECEMBER 11, 2013

Nathan Properties, LLP, an Ohio Limited Liability Partnership by Warranty Deed recorded at OR Volume 1281, Page 611 and OR Volume 1281, Page 615, both of Richland County Records. Situated in the City of Mansfield, County of Richland, State of Ohio, described as follows:

Parcel No. 1:
Situated in the City of Mansfield, County of Richland and State of Ohio; and being known as Lot Numbers Twenty Thousand Eighty-seven (No. 20087) and Twenty Thousand Eighty-eight (No. 20088) of the consecutively numbered lots in said City (Formerly Lots 24 and 25 in Newton Addition as shown at Plat Volume 11, Page 20).

Parcel No. 2:
Situated in the City of Mansfield, County of Richland and State of Ohio; and being known as Lot Numbers Twenty Thousand Eighty-nine (No. 20089) and Twenty Thousand Ninety (No. 20090) of the consecutively numbered lots in said City (Formerly Lots 19 and 20 in Newton Addition as shown at Plat Volume 11, Page 20).

Parcel No. 3:
Situated in the City of Mansfield, County of Richland and State of Ohio; and being known as Lot Numbers Twenty Thousand Eighty-one (No. 20081) and Twenty Thousand Eighty-two (No. 20082) of the consecutively numbered lots in said City (Formerly Lots 19 and 20 in Newton Addition as shown at Plat Volume 11, Page 20).

Parcel No. 4:
Situated in the City of Mansfield, County of Richland and State of Ohio; and being known as Lot Numbers Twenty Thousand Eighty-three (No. 20083) and Twenty Thousand Eighty-four (No. 20084) of the consecutively numbered lots in said City (Formerly Lots 19 and 20 in Newton Addition as shown at Plat Volume 11, Page 20).

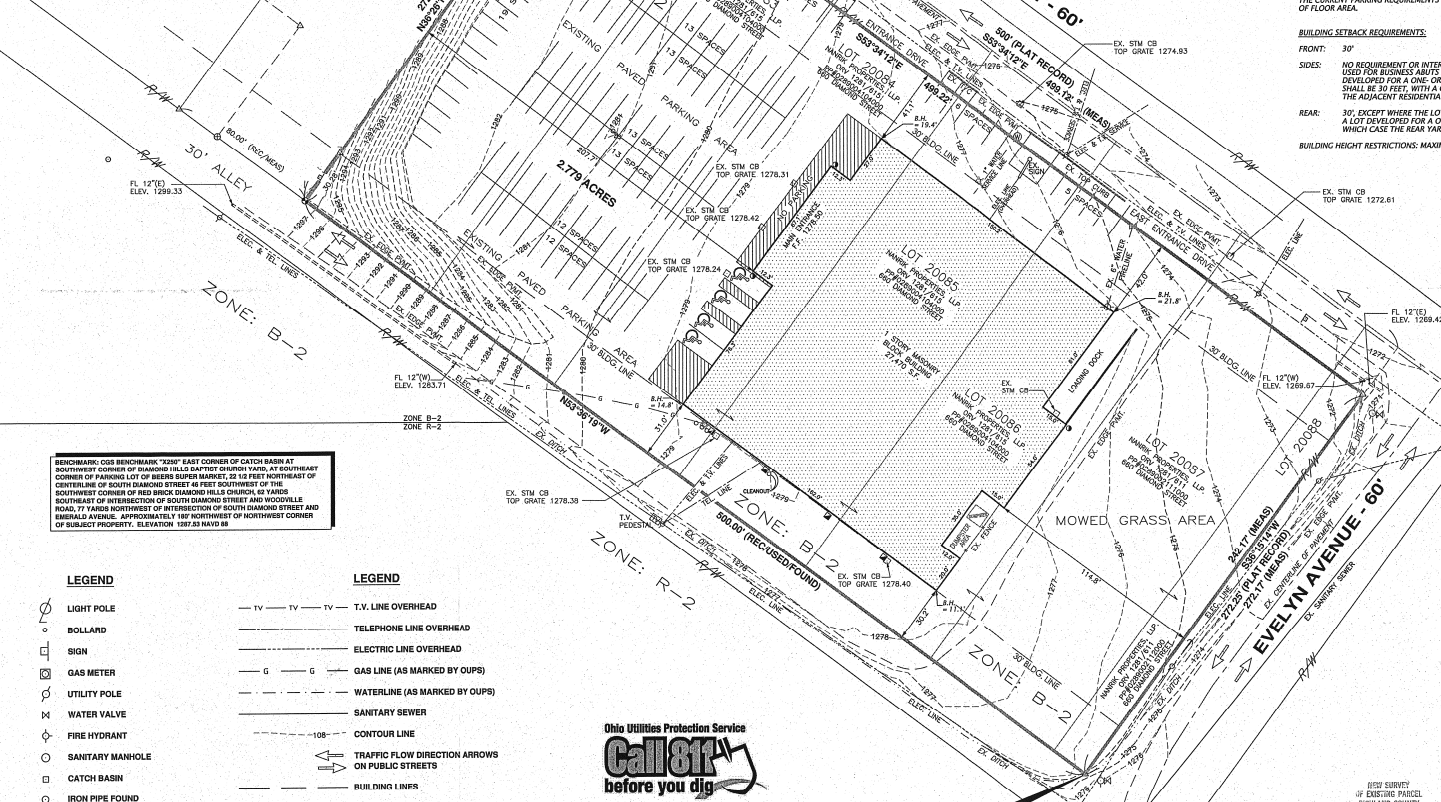
Parcel No. 5:
SITUATION DESCRIPTION:
BEING LOTS 20082, 20083, 20084, 20085, 20086, 20087, AND 20088 IN CHARLES NEWTON'S ALLOTMENT SHOWN IN PLAT VOLUME 11, PAGE 20 IN THE CITY OF MANSFIELD, RICHLAND COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE REAL POINT OF BEGINNING BEING AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF LOT 20088 IN SAID ALLOTMENT, SAID POINT ALSO BEING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF EVELYN AVENUE, 80 FEET IN WIDTH, AND THE NORTHERLY RIGHT-OF-WAY LINE OF AN ALLEY 6 FEET IN WIDTH:

- THENCE N53°30'19"W, ALONG THE SOUTH LINES OF LOTS 20086, 20087, 20088, 20085, 20084, 20083, AND 20082, A DISTANCE OF 500.00 FEET, TO A SURVEY SPIKE SET AT THE SOUTHWEST CORNER OF LOT 20082 (SOUTHWEST CORNER OF LOT 20087);
- THENCE N36°20'17"E, ALONG THE WESTERLY LINE OF LOT 20082 (EASTERLY LINE OF LOT 20081), A DISTANCE OF 142.47 FEET, TO AN IRON PIN FOUND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF DIAMOND STREET (80 FEET IN WIDTH);
- THENCE S53°34'12"E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF DIAMOND STREET, A DISTANCE OF 489.22 FEET, TO AN IRON PIN FOUND ON THE EASTERLY LINE OF LOT 20088, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF EVELYN AVENUE;
- THENCE S27°51'14"W, ALONG THE EAST LINE OF LOT 20088 AND THE WESTERLY RIGHT-OF-WAY LINE OF EVELYN AVENUE, A DISTANCE OF 242.17 FEET, TO THE REAL POINT OF BEGINNING.

AND CONTAINING 2.779 ACRES, MORE OR LESS, BUT SUBJECT TO ALL LEGAL EASEMENTS AND PUBLIC RIGHTS-OF-WAY NOW ON RECORD, ALL IRON PINS ARE 5/8" DIAMETER, 30" LONG REBAR WITH CAPS STAMPED "KROCKA & ASSOC.", MARKS OF BEARINGS, ASSUMED MERIDIAN USED TO DETERMINE ANGLES.

ITEM 10 - PER COMMITMENT FOR TITLE INSURANCE, SCHEDULE B: RIGHT-OF-WAY TO MEDINA GAS AND FUEL COMPANY PER LEASE VOLUME 6, PAGE 508 - BLANKET IN NATURE
NOTE: SEE ASSIGNMENTS AT LEASE VOLUME 13, PAGE 142 AND LEASE VOLUME 13, PAGE 400.



BENCHMARK: CORS BENCHMARK "2200" EAST CORNER OF CATCH BASIN AT SOUTHWEST CORNER OF DIAMOND HILLS BAPTIST CHURCH YARD, AT SOUTHWEST CORNER OF PARKING LOT OF BEERS SUPER MARKET, 22.10 FEET NORTHEAST OF CENTERLINE OF SOUTH DIAMOND STREET 46 FEET SOUTHWEST OF THE SOUTHWEST CORNER OF RED BRICK DIAMOND HILLS CHURCH, 65 YARDS SOUTHWEST OF INTERSECTION OF SOUTH DIAMOND STREET AND WOODVILLE ROAD, 77 YARDS NORTHWEST OF INTERSECTION OF SOUTH DIAMOND STREET AND EMERALD AVENUE. APPROXIMATELY 18' NORTHWEST OF NORTHWEST CORNER OF SUBJECT PROPERTY. ELEVATION 1287.83 NAVD 83

- LEGEND**
- LIGHT POLE
 - BOLLARD
 - SIGN
 - ⊗ GAS METER
 - UTILITY POLE
 - ⊕ WATER VALVE
 - ⊕ FIRE HYDRANT
 - SANITARY MANHOLE
 - CATCH BASIN
 - IRON PIPE FOUND
 - △ IRON PIN FOUND
 - ⊖ DOWNSPOUT - ON THE GROUND
 - ⊖ DOWNSPOUT - IN-GROUND
 - ⊖ BUILDING HEIGHT
 - ⊖ 3" SURVEY SPIKE SET
- LEGEND**
- T.V. LINE OVERHEAD
 - TELEPHONE LINE OVERHEAD
 - ELECTRIC LINE OVERHEAD
 - GAS LINE (AS MARKED BY OUPS)
 - WATERLINE (AS MARKED BY OUPS)
 - SANITARY SEWER
 - CONTOUR LINE
 - TRAFFIC FLOW DIRECTION ARROWS ON PUBLIC STREETS
 - BUILDING INPERS
- BASES OF BEARINGS ASSUMED MERIDIAN USED TO DENOTE ANGLES

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OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS MUST BE CALLED DIRECTLY

ALTA/ACSM LAND TITLE SURVEY
SMR ACQUISITIONS CO.
LOTS 20082, 20083, 20084, 20085, 20086, 20087, 20088
CHARLES NEWTON'S ALLOTMENT
PLAT BOOK 11, PAGE 20
CITY OF MANSFIELD, RICHLAND COUNTY, OHIO
ADDRESS: 680 SOUTH DIAMOND STREET

PREPARED BY
F.E. KROCKA & ASSOCIATES, INC.
88 WEST MAIN STREET
SHELBY, OHIO 44875
(419) 342-4550

Nathan W. Sautter
NATHAN W. SAUTTER
OHIO REGISTERED SURVEYOR NO. 8252
DATE: FEBRUARY 4, 2014
EMAIL: nathan@fekrocka.com
REVISED: 2-22-2014

FIELD SURVEY OF EXISTING PARCEL RICHLAND COUNTY TAX MAP OFFICE
E.A.V. 278.34
INITIAL F.4.191

Scale: 1" = 30'

OHIO REGISTERED SURVEYOR NO. 8252