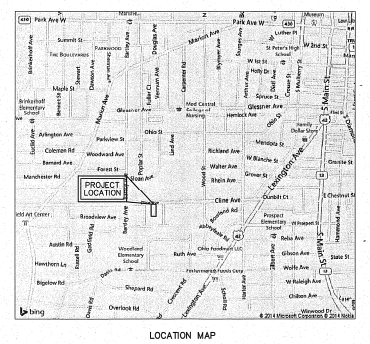
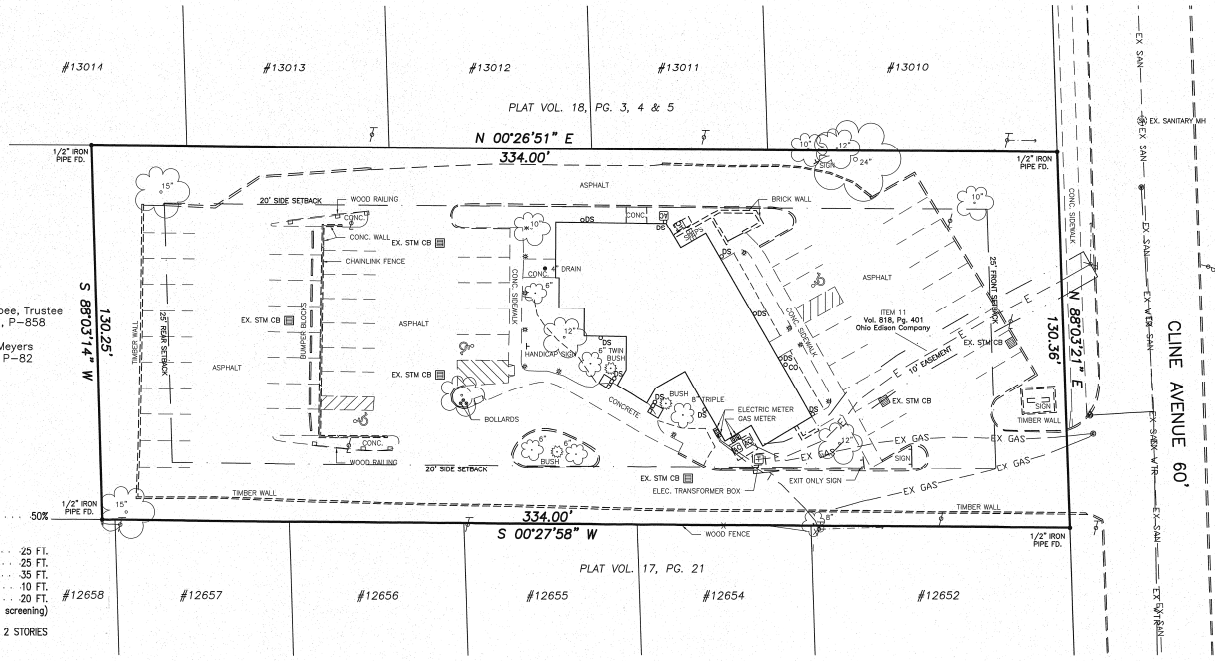


- LEGEND**
- EX STM
 - EX SAN
 - EX GAS
 - EX OVERHEAD UTILITY
 - EX UNDERGROUND TELEPHONE
 - EX FENCE
 - MANHOLE
 - ⊕ POLE
 - ⊕ TELEPHONE
 - ⊕ LIGHT
 - ⊕ WATER VALVE
 - ⊕ SIGN
 - ⊕ EVERGREEN TREE
 - 1/2" IRON PIPE FOUND
 - CATCH BASIN
 - ⊕ OUT WIRE
 - ⊕ POWER/TELEPHONE
 - ⊕ GAS VALVE
 - ⊕ HYDRANT
 - ⊕ ELECTRIC BOX
 - ⊕ DEODOROUS TREE
 - ⊕ BUSH

Charlotte P. Mabey, Trustee
O.R. V-2171, P-858
&
Robert J. Meyers
D. V-749, P-82

- OS OFFICE SERVICE DISTRICT**
- MAX. GROUND COVERAGE: 50%
- YARD SETBACKS:**
- MIN. FRONT YARD: 25 FT.
 - MIN. REAR YARD: 25 FT.
 - MIN. REAR YARD ABUTTING R-1 OR R-2: 35 FT.
 - MIN. SIDE YARD: 10 FT.
 - MIN. SIDE YARD: (used for business abutting R-1 or R-2): 20 FT. (with a greenbelt to provide screening)
- MAX. HEIGHT OF BUILDINGS: 25 FT AND 2 STORIES
- MIN. PARKING REQUIREMENTS:**
- WHERE PARKING OCCUPIES PART OF THE FRONT YARD, A LANDSCAPING PLAN SHALL BE APPROVED BY THE ZONING ADMINISTRATOR OR THE COMMISSION.

- MF MULTI-FAMILY RESIDENTIAL DISTRICT**
- ONE AND TWO-FAMILY DWELLINGS:**
- MIN. LOT AREA: 7000 SQ. FT.
 - MIN. LOT WIDTH: 60 FT.
- YARD SETBACKS:**
- FRONT YARD: 25 FT.
 - REAR YARD: 25 FT.
 - SIDE YARD: 5 FT.
- MAX. BUILDING HEIGHT: 25 FT. OR 2 STORIES
- NET DENSITY: 9.0 DWELLING UNITS
- MAX. GROUND COVERAGE: 50%
- MULTIFAMILY AND TOWNHOUSE DWELLINGS:**
- MIN. LOT AREA: 10000 SQ. FT.
 - MIN. LOT WIDTH: 60 FT.
- YARD SETBACKS:**
- MIN. FRONT YARD: 25 FT.
 - MIN. REAR YARD: 25 FT.
 - MIN. SIDE YARD: (1 & 2 story buildings): 5 FT.
 - MIN. SIDE YARD: (3-6 story buildings): 12 FT.
- MAX. BUILDING HEIGHT: 25 FT. OR 2 STORIES TO A MAX. OF 60 FT. & 6 STORIES AS A CONDITIONALLY PERMITTED USE.
- NET DENSITY FOR TOWNHOUSES: 18.0 DWELLING UNITS
- NET DENSITY FOR MULTIFAMILY: 27.0 DWELLING UNITS
- MAX. GROUND COVERAGE: 50%
- MIN. DISTANCE BETWEEN 2 BUILDINGS:**
- Shall be the average height of the 2 buildings but in no case less than 25 FT.
- Whenever the side or rear yard of a townhouse or multifamily dwelling abuts on R-1 or R-2 District
- MIN. REAR YARD: 35 FT.
 - MIN. SIDE YARD: 25 FT.



Notes:

This is an above-ground survey. The underground utilities, if shown, are based on information provided by various utility companies and these locations may not be considered approximate. There may be additional underground utilities not shown on this drawing.

The word 'certify' or 'certificates' is an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, express or implied.

I certify there are no gaps, gores or overlaps between the subject property's property lines and the adjoining properties' property lines.

I certify that the legal description on the survey and the legal description on the title commitment describe the same property.

I certify that legal access is available on Cline Avenue to/from the subject property.

Zoning on this site is OS & MF

The Land area of the subject property is 0.998 AC., 43482.180 SQ. FT.

The undersigned has received and examined a copy of the Commitment for Title Insurance No. 1101-2079636, dated May 28, 2014, issued by First American Title Insurance Company, with respect to the Mortgaged Property, as well as a copy of each instrument therein. The location of each exception set forth in such Commitment, to the extent it can be located, listed has (with recording reference and reference to the exception number of the commitment) been shown hereon.

SCHEDULE B, SECTION II

ITEM 11 - Vol. 818, Pg. 401 - Right of Way to Ohio Edison Company

Subject property is a part of. Location shown from record documents and field observation.

Boundary Description of a 0.998 Acre, (43482.18 SQ. FT.) parcel

Situated in the City of Mansfield, County of Richland, State of Ohio and known as being a part of the Southwest Quarter of Section 28, of Township 21, Range 18, also known as being the lands conveyed to 371 Cline Avenue, Inc. in Official Record Volume 695, Page 96 and further bound and described as follows:

Beginning at a 1/2 inch iron pipe found at the northeast corner of Lot #13010 of the consecutively numbered lots as shown at Plat Book Volume 18, Pages 3, 4 & 5 and on the south line of Cline Avenue, 60 foot right of way.

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

- 1) N 88° 03' 21" E, 130.36 feet along the Grantor's north line and the south line of Cline Avenue to a 1/2 inch iron pipe found and also known as the northwest corner of Lot #12652 of the consecutively numbered lots as shown at Plat Book Volume 17, Page 21.
- 2) S 00° 27' 58" W, 334.00 feet along the Grantor's east line and the west line of Lots #12652, #12654, #12655, #12656, #12657 & #12658 to a 1/2 inch iron pipe found,
- 3) S 88° 03' 14" W, 130.25 feet along the Grantor's south line and the north line of the lands of Charlotte P. Mabey, Trustee & Robert J. Meyers, (O.R. V-2171, P-858 & D. V-749, P-82), to a 1/2 inch iron pipe found,
- 4) N 00° 26' 51" E, 334.00 feet along the Grantor's west line and the east line of Lots #13014, #13013, #13012, #13011 & #13010 of the consecutively numbered lots as shown at Plat Book Volume 18, Pages 3, 4, & 5 to a 1/2 inch iron pipe found and the true place of beginning and containing within said bounds 0.998 acres, (43482.18 sq. ft.), of land, more or less, and subject to all legal highways and easements of record.

Base of Bearings: The bearings as shown hereon are related to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

According to a survey made on June 20th, 2014 by Jason J. Lingenfelter, Ohio Professional Surveyor No. 8495.

EXHIBIT A
LEGAL DESCRIPTION

Located in the City of Mansfield, County of Richland, State of Ohio and being a part of the Southwest Quarter, Section 28 of Township 21, Range 18, and more particularly described as follows:

Beginning for the same at an iron pin marking the northeast corner of Lot #13010 in the City of Mansfield,

Thence, east with south line of Cline Avenue a distance of 130 feet to an iron pin marking the northwest corner of Lot #12652;

Thence, south with the west line of Lot #12652 and the continuation thereof and with an internal angle of 87° 35' 25" a distance of 334 feet to an iron pin;

Thence, westerly with an internal angle of 92° 24' 35" a distance of 130 feet to an iron pin on the east line of Lot #13014;

Thence, north with the east line of Lot #13014 and the continuation thereof with an internal angle of 87° 35' 25" a distance of 334 to the place of beginning, containing one (1) acre.

I hereby certify to:

371 Cline Avenue, Inc.
Yesto Enterprises, Inc.
First American Title Insurance Company

This is to certify that this map or plot 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 [1, 2, 3, 4, 6b, 7a, 8, 9 & 11b] of Table A thereto.

The field work was completed on June 20, 2014.

The property, shown hereon, is situated in Zone X (outside the 500-year flood plain) as indicated on Map No. 391390010 E of the Flood Insurance Rate Map for Richland County, Ohio and Incorporated Areas, and therefore, is not within a flood hazard zone.

NEW SURVEY OF EXISTING PARCEL
RICHLAND COUNTY
TAXMAP OFFICE
FAK
DATE
F-4-195

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OR VISIT www.beforeyoudig.com

THE OIL AND GAS PRODUCERS
UNDERGROUND PROTECTION SERVICE
CALL TOLL FREE 800-925-0988
OR VISIT www.oilfieldprotection.com

THE LOCATION OF THE UNDERGROUND UTILITIES HEREON ARE AS OBTAINED FROM THE OWNERS OF THE UTILITY IN ACCORDANCE WITH O.R.C. SECTIONS 3781.25 TO 3781.32 AND AS VERIFIED FROM DILIGENT FIELD SEARCHES WHERE ACCESSIBLE.

By: Jason J. Lingenfelter, P.S. # 8499 Date: June 20, 2014

REVISION NO.	DATE

SHAFFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC.
Consulting Engineers & Surveyors
3927 Concord Parkway, Suite C
Worster, Ohio 44891
TEL (330) 345-4377 FAX (330) 345-0222 EMAIL: info@shj.com

ALTA / ACSM
Land Title Survey
371 CLINE AVENUE
Mansfield, Ohio
Richland County

STATE OF OHIO
JASON J. LINGENFELTER
P.S. # 8499
PROFESSIONAL SURVEYOR

DRAWN	CHECKED	SCALE	DATE
J. LINGENFELTER		1" = 20'	JUN 20, 2014
DWG NO: SM-218	JOB NO: SM-2118	SHEET 1	OF 1