

ALTA / ACSM LAND TITLE SURVEY
OF
BEING A PART OF INLOTS 2021, 2022 AND 2026 AND ALL OF INLOTS 2023, 2024, 2025 AND 2035
CITY OF MANSFIELD, RICHLAND COUNTY, OHIO
FOR
PARK HOSPITALITY, LLC, MIDDLEFIELD BANK AND CHICAGO TITLE COMPANY, LLC

DESCRIPTIONS OF RECORD

TRACT I:

SITUATED IN THE CITY OF MANSFIELD, COUNTY OF RICHLAND, STATE OF OHIO AND DESCRIBED AS FOLLOWS: BEING A PART OF INLOT NUMBER TWO THOUSAND TWENTY-THREE (#2023) OF THE CONSECUTIVELY NUMBERED LOTS IN SAID CITY OF MANSFIELD AS SHOWN AT PLAT BOOK 4, PAGE 5 AND BOUNDED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTH LINE OF SAID LOT AT A POINT 40 FEET WEST FROM THE NORTHEAST CORNER OF SAID LOT; THENCE WEST ON SAID NORTH LINE 40 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID LOT 180 FEET MORE OR LESS TO THE SOUTH LINE OF SAID LOT; THENCE EAST ON THE SOUTH LINE OF SAID LOT 40 FEET, AND THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 180 FEET MORE OR LESS TO THE PLACE OF BEGINNING; THE SAME BEING THE WEST HALF OF THE 80 FEET OFF OF THE EAST SIDE OF SAID LOT #2023 CONVEYED BY JAMES M. COOK TO MARY ANN COOK BY DEED DATED NOVEMBER 6, 1885 AND RECORDED IN VOLUME 90 ON PAGE 249 OF THE RECORD OF DEEDS OF RICHLAND COUNTY, OHIO PARCEL #027-03-129-01-000

TRACT II:

SITUATED IN THE CITY OF MANSFIELD, COUNTY OF RICHLAND, STATE OF OHIO AND DESCRIBED AS FOLLOWS: BEING THE EAST 40 FEET OF LOT NUMBER TWO THOUSAND TWENTY-THREE (#2023) OF THE CONSECUTIVELY NUMBERED LOTS AS SHOWN AT VOLUME 4, PAGE 5 OF PLATS. PARCEL #027-03-150-08-000

TRACT III:

SITUATED IN THE CITY OF MANSFIELD, COUNTY OF RICHLAND, STATE OF OHIO: AND BEING PART OF LOT TWO THOUSAND TWENTY-THREE (#2023), ALL OF LOT TWO THOUSAND TWENTY-FOUR (#2024), PART OF LOT TWO THOUSAND TWENTY-FIVE (#2025), PART OF LOT TWO THOUSAND TWENTY-SIX (#2026) AND ALL OF LOT TWO THOUSAND THIRTY-FIVE (#2035) OF THE CONSECUTIVE NUMBERS OF LOTS IN SAID CITY AS RECORDED IN PLAT BOOK 4, PAGE 5, DESCRIBED AS FOLLOWS: BEGINNING IN THE NORTH LINE OF PARK AVENUE WEST 64 FEET WEST OF THE SOUTHEAST CORNER OF LOT 2025; THENCE WEST ALONG THE NORTH LINE OF PARK AVENUE WEST 192.3 FEET TO A POINT 0.7 OF A FOOT EAST OF THE SOUTHWEST CORNER OF LOT 2026; THENCE NORTH 180 FEET MORE OR LESS TO THE SOUTH LINE OF LOT 2034; THENCE EAST ALONG THE SOUTH LINE OF LOT 2034, 23.6 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 2035; THENCE NORTH ALONG THE WEST LINE OF LOT 2035, 195 FEET MORE OR LESS TO THE NORTHWEST CORNER OF LOT 2035; THENCE EAST ALONG THE SOUTH LINE OF WEST THIRD STREET 152.7 FEET MORE OR LESS TO A POINT IN THE NORTH LINE OF LOT 2023, 22 FEET EAST FROM ITS NORTHWEST CORNER; THENCE SOUTH 172 FEET MORE OR LESS TO THE SOUTH LINE OF LOT 2023; THENCE EAST ALONG THE NORTH LINE OF LOT 2025, 16 FEET MORE OR LESS, TO THE NORTHWEST CORNER OF THE EAST 64 FEET OF LOT 2025; THENCE SOUTH 204.3 FEET MORE OR LESS TO THE PLACE OF BEGINNING, ACCORDING TO THE COUNTY AUDITOR'S PLAT. PARCEL #'S 027-03-065-02-001; 027-03-086-08-000; 027-03-042-15-000; 027-03-064-17-000; 027-03-064-18-000; 027-03-065-01-000 AND 027-03-064-16-000

TRACT IV:

SITUATED IN THE CITY OF MANSFIELD, COUNTY OF RICHLAND, STATE OF OHIO; AND BEING ALL OF LOT NUMBER TWO THOUSAND TWENTY-ONE (#2021) OF THE CONSECUTIVELY NUMBERED LOTS IN SAID CITY AS RECORDED IN PLAT BOOK 4, PAGE 5 EXCEPT THE EAST 143 FEET THEREOF. PARCEL #027-03-129-03-001

TRACT V:

SITUATED IN THE CITY OF MANSFIELD, COUNTY OF RICHLAND, STATE OF OHIO: BEING THE EAST 64 FEET OF LOT NUMBER TWO THOUSAND TWENTY-FIVE (#2025) OF THE CONSECUTIVELY NUMBERED LOTS IN SAID CITY AS RECORDED AT PLAT BOOK 4, PAGE 5. PARCEL #027-03-129-10-000

TRACT VI:

SITUATED IN THE CITY OF MANSFIELD, COUNTY OF RICHLAND, STATE OF OHIO: BEING THE WEST 67 FEET OF LOT NUMBER TWO THOUSAND TWENTY-TWO (#2022) OF THE CONSECUTIVELY NUMBERED LOTS IN SAID CITY, AS RECORDED AT PLAT BOOK 4, PAGE 5. PARCEL #027-03-129-07-000