

Situated in the City of Mansfield, County of Richland and State of Ohio. Being that portion of the Topaz Avenue right of way extending from Gem Avenue northerly to its dead end. Said right of way being 60 feet in width and adjacent to lots 21393, 21394, 21395, 21396, 21397, 21398, 21399, 21400 and 21401 of the consecutively numbered lots of the City of Mansfield as recorded in Plat Volume 16, Page 17 and being more particularly described as follows:

Beginning at an iron pin found at the southwest corner of Lot 21397;

Thence north $1^{\circ} 29' 44''$ east, 244.42 feet along the west line of Lots 21397, 21398, 21399, 21440 and 21401 to a point being the northwest corner of Lot 21401, said point referenced by an iron pin found south $59^{\circ} 19' 47''$ east, 1.21 feet.

Thence south $81^{\circ} 15' 55''$ west, 60.96 feet along the north right of way line of Topaz Avenue to an iron pin found;

Thence south $1^{\circ} 29' 44''$ west, 234.47 feet along the east line of Lots 21393, 21394, 21395 and 21396 to an iron pin found;

Thence south $89^{\circ} 21' 50''$ east, 60 feet to the place of beginning containing 14,363.5 square feet more or less, subject to all easements and use restrictions of record.

LEGAL CHECKED
RICHLAND COUNTY
TAX MAP OFFICE

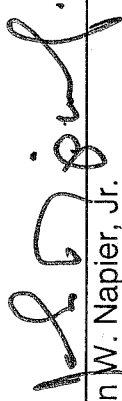
EAK 9-14-09
INITIAL DATE
AA-302

LEGAL DESCRIPTION
PARCELA

Being a part of the vacated portion of Topaz Avenue abutting Lot Nos. 21393, 21394, 21395 and 21396 of the consecutively numbered lots of the City of Mansfield, Richland County, Ohio as recorded in Plat Volume 16, Page 17 of the Richland County Records and more particularly described as follows:

Beginning at an iron pin found at the southeast corner of Lot No. 21396;
thence south 89° 21' 50" east 30 feet to an iron pin set in the center of Topaz Avenue;
thence north 1° 29' 44" east 239.44 feet along the center of Topaz Avenue to an iron pin set on the south line of G. & E. Wagner;
thence south 81° 15' 55" west 30.48 feet along the south line of G. & E. Wagner to an iron pin found;
thence south 1° 29' 44" west 234.47 feet along the west line of Topaz Avenue to the place of beginning.

Containing 7,107.8 sq. ft. of land, more or less, but subject to all easements of records all in accordance with a plat and survey prepared by John W. Napier, Jr., P.S. No. 6252.



John W. Napier, Jr.
P.S. No. 6252

September 2, 2009

The 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 adjoining or contiguous parcel

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 9-14-09
INITIAL DATE

AA-302

LEGAL DESCRIPTION
PARCEL B

Being a part of the vacated portion of Topaz Avenue abutting Lot Nos. 21397 and 21398 of the consecutively numbered lots of the City of Mansfield, Richland County, Ohio as recorded in Plat Volume 16, Page 17 of the Richland County Records and more particularly described as follows:

Beginning at an iron pin found at the southwest corner of Lot No. 21397;
thence north 1° 29' 44" east 100 feet along the east line of Topaz Avenue to an iron pin found at the northwest corner of Lot 21398;
thence north 89° 21' 50" west 30 feet to an iron pin set in the center of Topaz Avenue;
thence south 1° 29' 44" west 100 feet along the center of Topaz Avenue to an iron pin set;
thence south 89° 21' 50" east 30 feet to the place of beginning.

Containing 3,000 sq. ft. of land, more or less, but subject to all easements of records all in accordance with a plat and survey prepared by John W. Napier, Jr., P.S. No. 6252.



John W. Napier, Jr.
P.S. No. 6252

September 2, 2009

The 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 adjoining or contiguous parcel

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY,
TAX MAP OFFICE

EAK 9-14-09
INITIAL DATE
AA-302

LEGAL DESCRIPTION
PARCEL C

Being a part of the vacated portion of Topaz Avenue abutting Lot No. 21399 of the consecutively numbered lots of the City of Mansfield, Richland County, Ohio as recorded in Plat Volume 16, Page 17 of the Richland County Records and more particularly described as follows:

Beginning at an iron pin found at the southwest corner of Lot 21399;


thence north 1° 29' 44" east 50 feet to the northwest corner of Lot No. 21399, said point referenced by an iron pin found north 24° 38' 46" west 0.57 feet;

thence north 89° 21' 50" west 30 feet to an iron pin set in the center of Topaz Avenue;

thence south 1° 29' 44" west 50 feet along the center of Topaz Avenue to an iron pin set;

thence south 89° 21' 50" east 30 feet to the place of beginning.

Containing 1,500 sq. ft. of land, more or less, but subject to all easements of records all in accordance with a plat and survey prepared by John W. Napier, Jr., P.S. No. 6252.



John W. Napier, Jr.
P.S. No. 6252

September 2, 2009

The grantees, there 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 adjoining or contiguous parcel

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAX 9-14-09
INITIAL DATE
AA-302

LEGAL DESCRIPTION
PARCEL D

Being a part of the vacated portion of Topaz Avenue abutting Lot Nos. 21400 and 21401 of the consecutively numbered lots of the City of Mansfield, Richland County, Ohio as recorded in Plat Volume 16, Page 17 of the Richland County Records and more particularly described as follows:

Beginning at the southwest corner of Lot No. 21400, said point referenced by an iron pin found located north 24° 38' 46" west 0.57 feet;

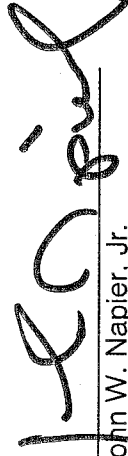
Thence north 1° 29' 44" east 94.42 feet to the northwest corner of Lot No. 21401, said point referenced by an iron pin found south 59° 19' 47" east 1.21 feet;

Thence south 81° 15' 55" west 30.48 feet to an iron pin set;

Thence south 1° 29' 44" west 89.44 feet along the center of Topaz Avenue to an iron pin set;

Thence south 89° 21' 50" east 30 feet to the place of beginning.

Containing 2,755.7 square feet of land, more or less, but subject to all easements of records all in accordance with a plat and survey prepared by John W. Napier, Jr., P.S. No. 6252



John W. Napier, Jr.

P.S. No. 6252

September 8, 2009

The grantees, there 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 adjoining or contiguous parcel

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

~~EAK~~ 9-14-02
INITIAL DATE
AA-302