

B-162

PLAT OF BOUNDARY SURVEY

WCI - WESTINGHOUSE, INC.
PART OF LOT 9757, PLAT VOL. 13, PG. 25
CITY OF MANSFIELD, RICHLAND COUNTY, OHIO

WAYNE ST.

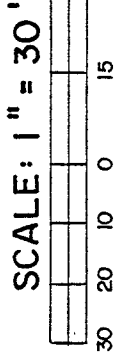
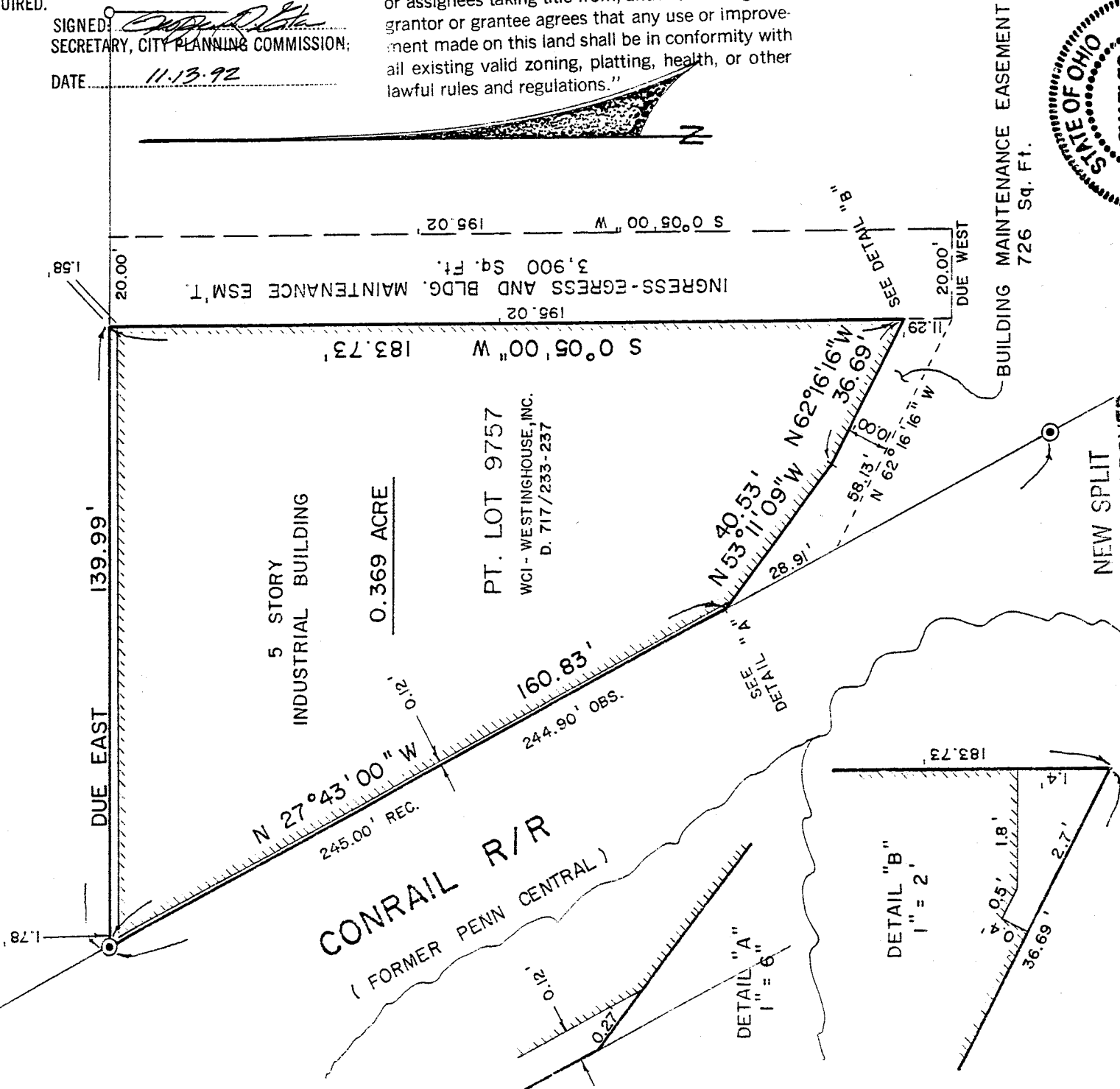
THE BEARING OF E. FIFTH ST.
IS BASED ON PLAT VOL. 13, PG. 25

APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION,
NO PLAT REQUIRED.

SIGNED: *[Signature]*
SECRETARY, CITY PLANNING COMMISSION;
DATE: 11-13-92

"The grantor, grantee and all subsequent owners
or assignees taking title from, under or through the
grantor or grantee agrees that any use or improve-
ment made on this land shall be in conformity with
all existing valid zoning, platting, health, or other
lawful rules and regulations."

E. FIFTH ST. - 60'

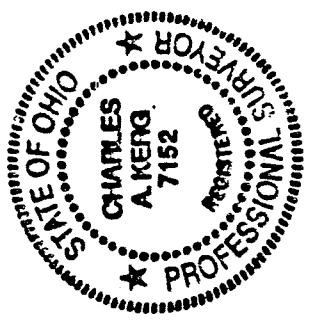


NEW SPLIT
TAX MAP APPROVED
EAW INITIAL DATE
11-13-92

INITIAL DATE
FRA 1/23/91
TRANSFER APPROVED
FREEMAN J. SWANK
RICHLAND CO. AUDITOR

LEGEND

- IRON PIPE FOUND
- ◎ CONCRETE MONUMENT FOUND



PREPARED BY
KERG SURVEYING

[Signature]

CHARLES A. KERG
REGISTERED OHIO SURVEYOR NO. 7152
DATE: JANUARY 15, 1991

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CHARLES A. KERG
REGISTERED LAND SURVEYOR No. 7152
102 West Main Street
SHELBY, OHIO 44875
PHONE (419) 347-8799

DESCRIPTION
WCI - WESTINGHOUSE, INC.
PART OF LOT 9757, PLAT VOLUME 13, PAGE 25
CITY OF MANSFIELD, RICHLAND COUNTY, OHIO

DESCRIPTION: Being a part of Lot 9757 of the consecutively numbered lots in the City of Mansfield, Richland County, Ohio, and being more particularly described as follows:

The real point of beginning for the same being a concrete monument found at the intersection of the south right-of-way line of East Fifth Street (60 feet in width) and the easterly right-of-way line of Conrail Railroad (original Penn Central Railroad), said point being the northwest corner of Lot 9757 (northwest corner of parcel in the name of WCI - WESTINGHOUSE, INC. per Deed Volume 717, Page 233);

- 1) thence Due East a distance of 139.99 feet along the south line of East Fifth Street to a point;
- 2) thence S 0°05'00" W a distance of 183.73 feet to a point at the southeast corner of a five story building, and passing for reference the northeast corner of said building at 1.58 feet;
- 3) thence N 62°16'16" W a distance of 36.69 feet along a wall to a point at a building corner;
- 4) thence N 53°11'09" W a distance of 40.53 feet along a wall to a point on the easterly right-of-way line of Conrail Railroad, and passing for reference a corner of said building at 40.26 feet;
- 5) thence N 27°43'00" W a distance of 160.83 feet along said right-of-way line to the real point of beginning of the parcel herein described

and containing 0.369 acre, more or less, but subject to all legal easements and public rights-of-way now on record. The bearing of East Fifth Street is based on Plat Volume 13, Page 25.

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INGRESS - EGRESS AND MAINTENANCE EASEMENT

DESCRIPTION: Being a part of Lot 9757 of the consecutively numbered lots in the City of Mansfield, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at a concrete monument found at the intersection of the south right-of-way line of East Fifth Street (60 feet in width) and the easterly right-of-way line of Conrail Railroad (original Penn Central Railroad), said point being the northwest corner of Lot 9757; thence Due East a distance of 139.99 feet along the south line of East Fifth Street to the real point of beginning of the easement herein described;

- 1) thence Due East a distance of 20.00 feet along said right-of-way line to a point;
- 2) thence S 0°05'00" W a distance of 195.02 feet to a point;
- 3) thence Due West a distance of 20.00 feet to a point;
- 4) thence N 0°05'00" E a distance of 195.02 feet along the east line of a five story building to the real point of beginning, and passing for reference the southeast corner of said building at 11.29 feet,

and containing 3,900 square feet, more or less, but subject to all legal easements and public rights-of-way now on record. The foregoing description is intended for use as an ingress-egress easement and as a building maintenance easement. The bearing of East Fifth Street is based on Plat Volume 13, Page 25.

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MAINTENANCE EASEMENT

DESCRIPTION: Being a part of Lot 9757 of the consecutively numbered lots in the City of Mansfield, Richland County, Ohio, and being more particularly described as follows:

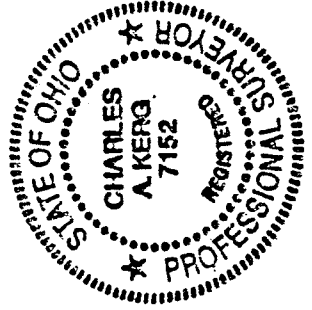
Commencing for the same at a concrete monument found at the intersection of the south right-of-way line of East Fifth Street (60 feet in width) and the easterly right-of-way line of Conrail Railroad (original Penn Central Railroad), said point being the northwest corner of Lot 9757; thence S 27°43'00" E a distance of 160.83 feet along the right-of-way line of said railroad to the real point of beginning of the easement herein described;

- 1) thence S 53°11'09" E a distance of 40.53 feet along a wall to a point at a corner of a five story building;
- 2) thence S 62°16'16" E a distance of 36.69 feet along said wall to the southeast corner of said building;
- 3) thence S 0°05'00" W a distance of 11.29 feet to a point;
- 4) thence N 62°16'16" W a distance of 58.13 feet to a point on the easterly line of said railroad;
- 5) thence N 27°43'00" W a distance of 28.91 feet along said right-of-way line to the real point of beginning

and containing 726 feet, more or less, but subject to all legal easements and public rights-of-way now on record. The foregoing description is intended for use as a building maintenance easement. The bearing of East Fifth Street is based on Plat Volume 13, Page 25.

CERTIFICATION: I hereby certify that a survey was made of the above parcel and points found as indicated.

Prepared by
KERG SURVEYING



Charles A. Kerg

Charles A. Kerg
Registered Ohio Surveyor No. 7152
Date: January 15, 1991

APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION;
NO PLAT REQUIRED.

SIGNED: *[Signature]*
SECRETARY, CITY PLANNING COMMISSION;

DATE: 11.13.92

"The grantor, grantee and all subsequent owners or assignees taking title from, under or through the grantor or grantee agrees that any use or improvement made on this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations."