

C-385

DESCRIPTION

341 Cline Avenue Condominium

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

Commencing at an iron pipe found at the northeast corner of lot #12672 on the south side of Cline Avenue, said iron pipe being 105 feet east along the south line of Cline Avenue from the intersection of the east line of Hadeen Drive and the south line of Cline Avenue;

Thence South 1 00' 00" West with the east line of lot 12672 and 12671 a distance of 181.93 feet to a survey marker set at the place of beginning of the parcel herein described;

Thence South 88 03' 43" East a distance of 135.79 feet to a survey marker set;

Thence South 0 58' 17" West a distance of 210.16 feet to a 1/2" diameter iron pipe found;

Thence South 88 36' 17" West a distance of 136.00 feet to a 3/4" iron pipe found on the east line of lot number 12668;

Thence North 1 00' 00" East with the east line of lot number 12668, 12669, 12670 and 12671 a distance of 218.07 feet to the survey marker set at the place of beginning, containing 0.668 acres of land, more or less, subject to all highways, easements and use restrictions of record.

Together with the perpetual non-exclusive right, privilege, and easement for pedestrian and vehicular traffic, over and across the asphalt driveway, and parking area of lands north of the above described parcel and extending to Cline Avenue for the purpose of ingress into and egress from the above described premises. Said easement to be used by the Owners, their tenants, heirs and assigns, and their respective employees, agents, customers, patients, business visitors, and guests, licensees, and invitees, such use to be in common with the Owners, their heirs and assigns, of the lands north of the above described parcel and extending to Cline Avenue.

It is further agreed by all parties that there will be no obstruction or interference in any way with the free flow of vehicular or pedestrian traffic over said driveway and parking area. Maintenance of said easement shall be as mutually agreed upon between all parties. The costs of said maintenance to be proportionately allocated among all parties.

It is further agreed by all parties that for the benefit of the premises herein described there shall be a perpetual non-exclusive right and easement to install, maintain and repair and replace the usual utilities such as water, gas, electric, and telephone lines, and storm and sanitary sewers, at the sole expense of the Owners of the above described parcel, under, over, and across the lands north of the above described parcel and extending north to Cline Avenue, indemnifying the Owners of lands north of the above described parcel and extending north to Cline Avenue from all damage in so doing, and to tap in, if mutually agreed between the parties, to existing utility facilities and lines presently on the premises of the lands north of the above described parcel and extending north to Cline Avenue.

Bearings are assumed for the purpose of angular measurement only and are based upon the east line of lot number 12672 being South 1 West as called for in Dead Volume 882, Page 573.

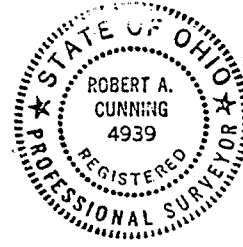
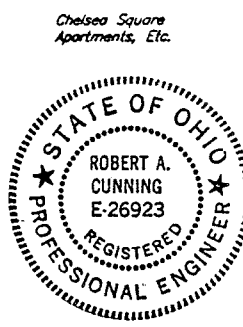
Survey marker set indicates a 5/8" diameter, 30" long rebar with aluminum cap stamped "Richland Engineering Limited, Robert A. Cuning, RLS 4939."

Deed Reference: Volume 609, Page 363; Volume 632, Page 743

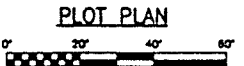
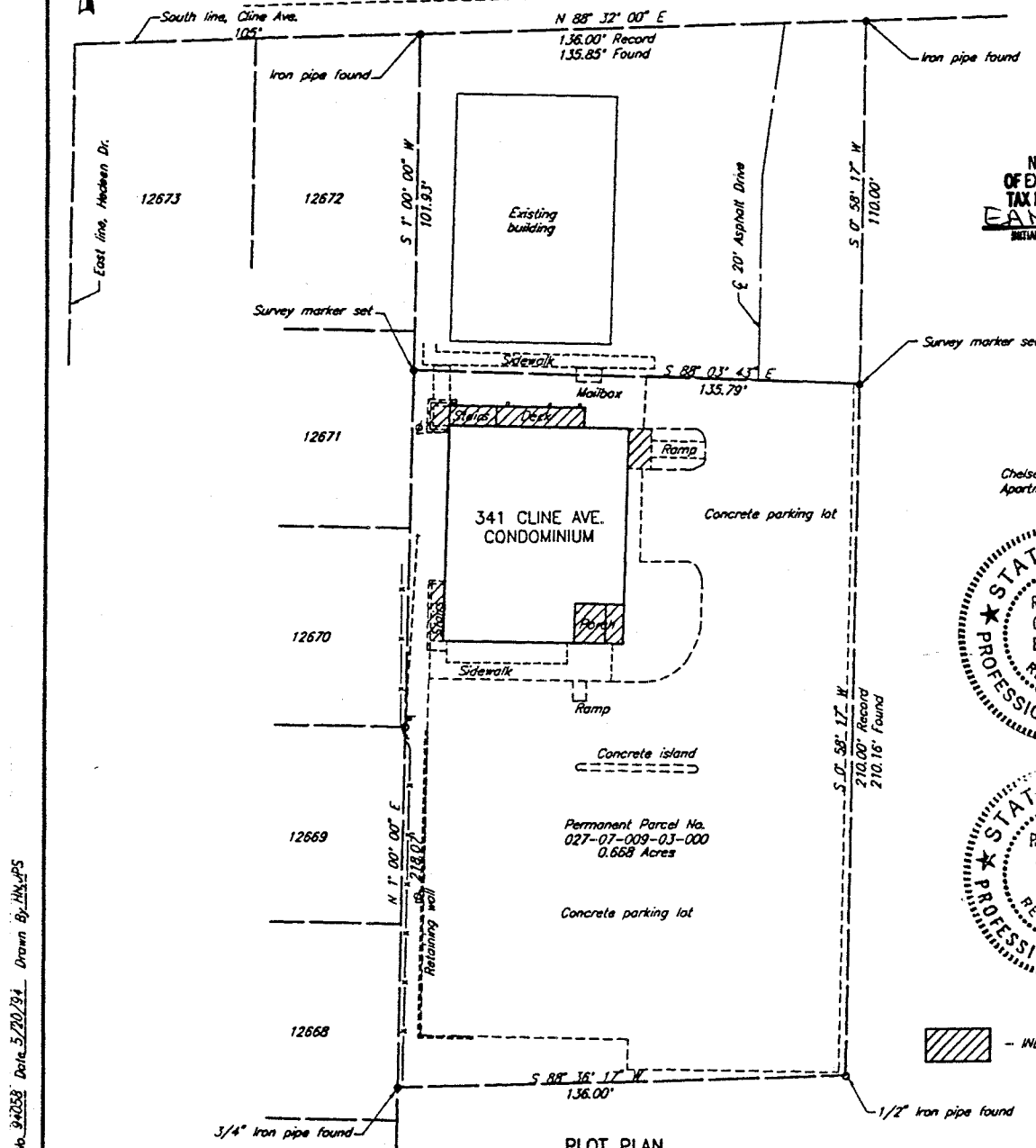
I certify that the within drawings consisting of pages numbered consecutively from 1 to 5 correctly represent the building as constructed, and that this building does not encroach on any abutting premises.

Robert A. Cuning 23 May 1994
Registered Surveyor 4939
Registered P.E. E-26923

NEW SURVEY OF EXISTING PARCEL TAX MAP APPROVED EAS 11-79-95



INDICATES COMMON LIMITED AREAS



Job No. 94-2058 Date 5/20/94 Drawn By: H.A. JFS

RICHLAND ENGINEERING LIMITED MANSFIELD, OHIO
PLOT PLAN
341 CLINE AVENUE CONDOMINIUM
1/5