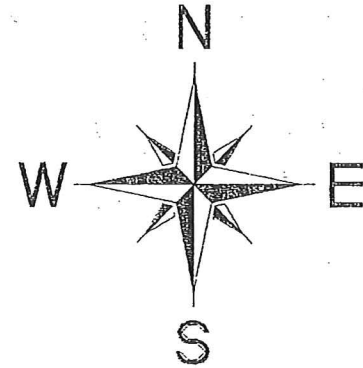


# K-305

## SURVEY PLAT

For Beveridge Limited  
Part Lots Nos. 114, 115, 116, 117  
Plat Volume 1, Page 1  
City of Mansfield  
Richland County, Ohio



Scale : 1" = 30'



Bearings are based on an assumed meridian.

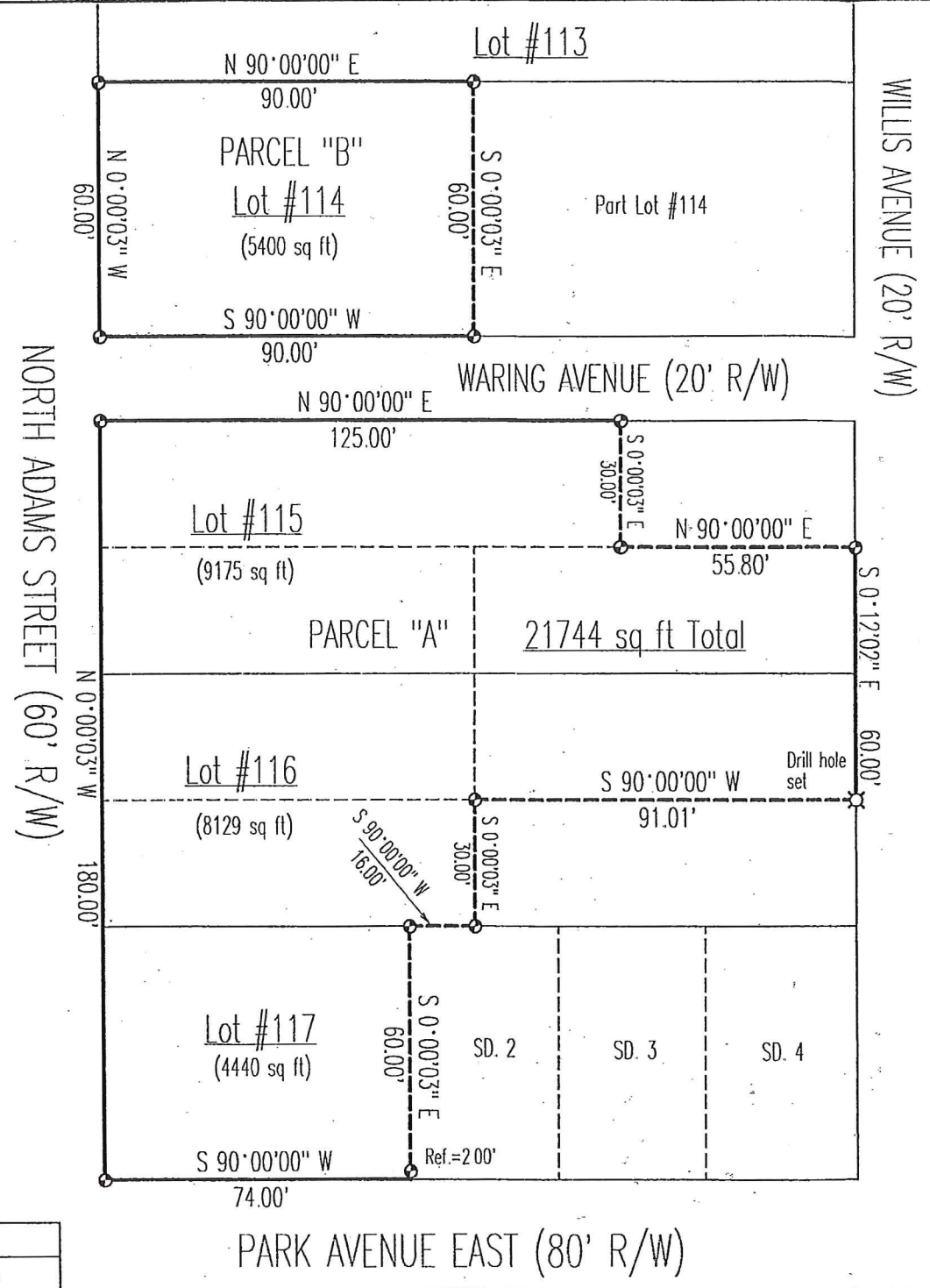
### LEGEND

- ⊙ Iron pin set with cap stamped "CLANCY 7178"



*Warne R. Clancy*  
Warne R. Clancy P.S. #7178

NEW SURVEY  
OF EXISTING PARCEL  
TAX MAP APPROVED  
EAX 2.5.99  
BTRC BTRC



DATE: 1/28/98  
JOB NO.: W012699A

SURVEY DESCRIPTION

Part Lots Nos. 115, 116, 117  
Plat Volume 1, Page 1  
City of Mansfield  
Richland County, Ohio

Situated in the City of Mansfield, County of Richland, State of Ohio, and being parts of Lots Nos. 115, 116, 117 of the consecutively numbered lots of said city as recorded in Plat Volume 1, page 1 of the plat records of said county, more particularly described as follows:

Beginning for the same at an iron pin set marking the southwest corner of said Lot #117, the same being the intersection of the north right-of-way line of Park Avenue East (80' R/W) with the east right-of-way line of North Adams Street (60' R/W);

Thence, North 00 degrees 00 minutes 03 seconds West with said east right-of-way line, a distance of 180.00 feet to an iron pin set marking its intersection with the south right-of-way line of Waring Avenue (20' R/W);

Thence, North 90 degrees 00 minutes 00 seconds East with said south right-of-way line, a distance of 125.00 feet to an iron pin set thereon;

Thence, South 00 degrees 00 minutes 03 seconds East, a distance of 30.00 feet to an iron pin set;

Thence, North 90 degrees 00 minutes 00 seconds East, a distance of 55.80 feet to an iron pin set on the west right-of-way line of Willis Avenue (20' R/W);

Thence, South 00 degrees 12 minutes 02 seconds East with said right-of-way line, a distance of 60.00 feet to a Drill Hole set;

Thence, South 90 degrees 00 minutes 00 seconds West, a distance of 91.01 feet to an iron pin set;

Thence, South 00 degrees 00 minutes 03 seconds East, a distance of 30.00 feet to an iron pin set on the north line of said Lot #117;

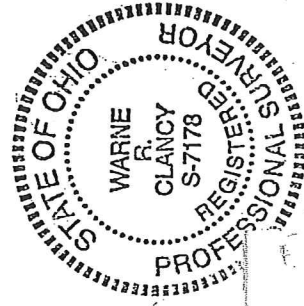
Thence, South 90 degrees 00 minutes 00 seconds West with said north line, a distance of 16.00 feet to an iron pin set thereon;

Thence, South 00 degrees 00 minutes 03 seconds East, passing an iron pin set for reference at 58.00 feet, a distance of 60.00 feet to a point on the said north Park Avenue right-of-way line;

Thence, South 90 degrees 00 minutes 00 seconds West with said right-of-way line, a distance of 74.00 feet to the Place of Beginning, containing a total of 21,744 square feet, of which 9,175 lie in said Lot #115, 8,129 in said Lot #116, and 4,440 in said Lot #117 according to survey by Warne R. Clancy, Professional Surveyor #7178, on January 26, 1999.

Iron pins set are #5 rebars with caps stamped "CLANCY 7178".  
Bearings are based on an assumed meridian

PARCEL "A" - 21,744 sq. ft.



*Warne R. Clancy*  
Warne R. Clancy  
Professional Surveyor #7178

NEW SURVEY  
OF EXISTING PARCEL  
TAX MAP APPROVED  
DATE 3-5-99

K-305

SURVEY DESCRIPTION

Part Lot #114  
Plat Volume 1, Page 1  
City of Mansfield  
Richland County, Ohio

Situated in the City of Mansfield, County of Richland, State of Ohio, and being part of Lot #114 of the consecutively numbered lots of said city as recorded in Plat Volume 1, page 1 of the plat records of said county, more particularly described as follows:

Beginning for the same at an iron pin set marking the southwest corner of said Lot #114, the same being the intersection of the north right-of-way line of Waring Avenue (20' R/W) with the east right-of-way line of North Adams Street (60' R/W);

Thence, North 00 degrees 00 minutes 03 seconds West with said east right-of-way line, a distance of 60.00 feet to an iron pin set marking the northwest corner of said lot;

Thence, North 90 degrees 00 minutes 00 seconds East with the north line of said lot, a distance of 90.00 feet to an iron pin set thereon;

Thence, South 00 degrees 00 minutes 03 seconds East, a distance of 60.00 feet to an iron pin set on the said north Waring Avenue right-of-way line;

Thence, South 90 degrees 00 minutes 00 seconds West with said right-of-way line, a distance of 90.00 feet to the Place of Beginning, containing 5,400 square feet according to survey by Warne R. Clancy, Professional Surveyor #7178, on January 26, 1999.

Iron pins set are #5 rebars with caps stamped "CLANCY 7178".

Bearing are based on an assumed meridian.

K-305



PARCEL "B" - 5,400 sq. ft.

*Warne R. Clancy*  
Warne R. Clancy  
Professional Surveyor #7178

NEW SURVEY  
OF EXISTING PARCEL  
TAX MAP APPROVED  
EAK 2-5-99  
DATE