

BUILDING SQ. FT. = 2376 SQ.FT.

TOTAL NO. OF PARKING SPACES
REQUIRED = 72

TOTAL NO. OF PARKING SPACES
AVAILABLE = 86
INCLUDING 5 HANDICAP SPACE.

MAP OR SURVEY OF A 1.223 ACRE PARCEL

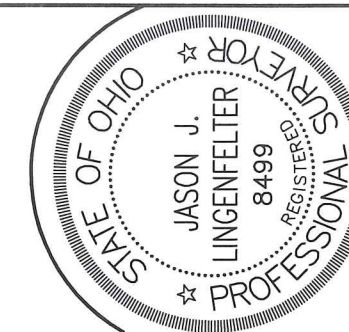
PART OF LOTS 15885, 16150,
16151, 16152 & 16153
IN THE CITY OF MANSFIELD
RICHLAND COUNTY, OHIO

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 8-28-18
INITIAL DATE
KK-248

Zoning Approved

City of Mansfield

Date 8/28/18

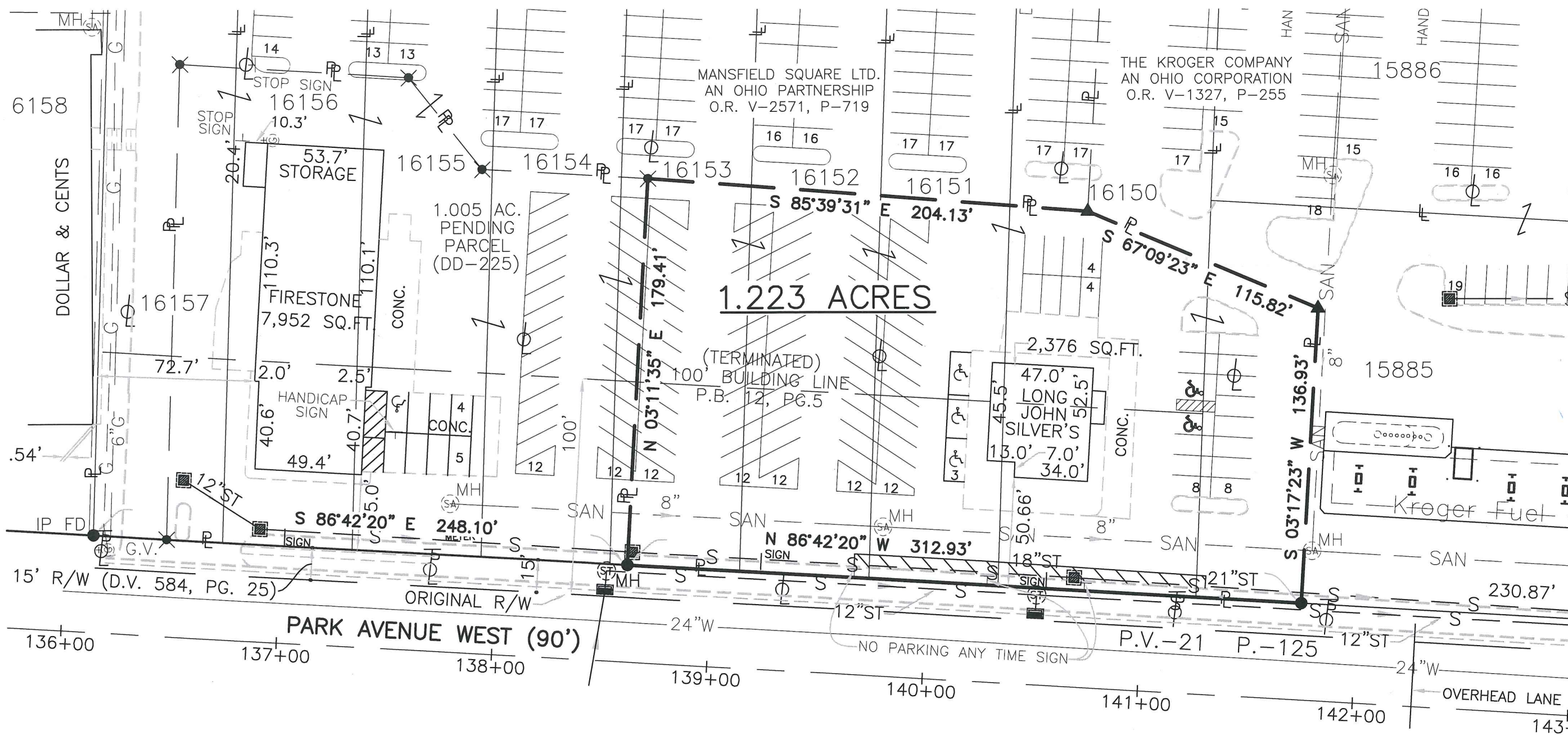


0' 25' 50' 100'
SCALE: 1" = 50'

- ▲ RAILROAD SPIKE FOUND
- ⊗ SURVEY SPIKE FOUND
- CAPPED PIN FOUND WITH I.D. CAP MARKED "SJL INC" (UNLESS NOTED)
- └ LOT LINE
- ⊞ PENDING PROPERTY LINE

INGRESS AND EGRESS
RECIPROCAL EASEMENT AGREEMENT DATED NOVEMBER 21,
2003, BY & BETWEEN MANSFIELD SQUARE LTD., AND THE
KROGER COMPANY, AND RECORDED AT OFFICIAL RECORD
VOLUME 1327, PAGE 258, FILED NOVEMBER 26, 2003.
AMENDED DECEMBER 01, 2011 AND RECORDED AT
OFFICIAL RECORD VOLUME 2095, PAGE 42.

BASIS OF BEARING: SURVEY F-2-3.



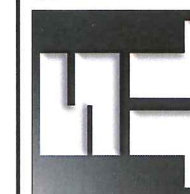
Distances shown hereon are expressed in feet and decimal parts thereof, bearings are used to express angles only, iron pins or monuments were found or set as indicated hereon. All of which I believe to be correct to the best of my knowledge.

By: Jason J. Lingenfelter, P.S. #8499

SHAFER, JOHNSTON, LICHTENWALTER
& ASSOCIATES, INC.
Consulting Engineers & Surveyors

909 South Main Street
Mansfield, Ohio 44907

TEL (419) 756-7302 FAX (419) 756-0867 EMAIL sjl@sjl-inc.com



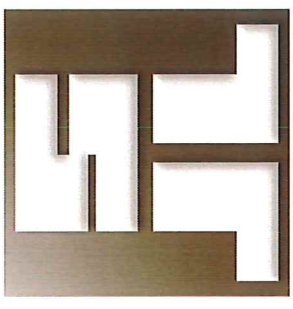
CHECKED
SCALE 1" = 50'
DATE AUG. 7, 2018

DRAWN
JUL

DATE

DWG NO: LONG JOHN SILVER JOB NO: EM-1047 SHEET 1 OF 1

**SHAFFER, JOHNSTON, LICHTENWALTER
& ASSOCIATES, INC.
ENGINEERS & SURVEYORS**



Boundary description of a 1.223 Acre Parcel

Job No. EM-1407 LJS

Situated in the City of Mansfield, County of Richland, State of Ohio, being part of Lots 15885, 16150, 16151, 16152 and 16153 of the consecutively numbered Lots in said City,

Also known as being a part of lands conveyed to Mansfield Square LTD., an Ohio Partnership and further bound and described as follows:

COMMENCING at a 5/8 inch iron bar with ident cap "SJL INC" found at the intersection of the west line of Lot 16157 and the northerly right of way line of Park Avenue West, (90 foot right of way);

Thence, S 86° 42' 20" E, 248.10 feet along said northerly right of way line of Park Avenue West to a 5/8 inch iron bar with ident cap "SJL INC" found at the southeasterly corner of a 1.005 acre pending parcel (DD-225), and the true place of beginning,

THENCE WITH THE FOLLOWING FIVE (5) COURSES:

- 1) **N 03° 11' 35" E, 179.41** feet along the easterly line of said 1.005 acre parcel to a survey spike found,
- 2) **S 85° 39' 31" E, 204.13** feet to a railroad spike found,
- 3) **S 67° 09' 23" E, 115.82** feet along the Grantors' northeasterly line and the southwesterly line of the lands of The Kroger Company, an Ohio Corporation, (O.R. V-1327, P-255), to a railroad spike found,
- 4) **S 03° 17' 23" W, 136.93** feet along the Grantors' easterly line and the westerly line of said Kroger lands to a 5/8 inch iron bar with ident cap "SJL INC" found on said northerly right of way line of Park Avenue West,
- 5) **N 86° 42' 20" W, 312.93** feet along the Grantors' southerly line and said northerly right of way line of Park Avenue West to the true place of beginning and containing within said bounds **1.223** acres of land, more or less, and subject to all legal highways and easements of record.

Boundary description of 1.223 Acre Parcel continued;

Ingress and egress reciprocal easement agreement dated November 21, 2003, by & between Mansfield Square LTD., and The Kroger Company, and recorded at Official Record Volume 1327, Page 258, filed November 26, 2003. amended December 01, 2011 and recorded at Official Record Volume 2095, Page 42.

Basis of Bearings are relative to Survey F-2-3.

According to a survey made in July 2017 by Jason J. Lingenfelter, Ohio Professional Surveyor No. 8499.


Jason J. Lingenfelter

Professional Surveyor No. 8499
August 7, 2018



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

FAK 808/18
INITIAL DATE
KK-248