

PROPERTY LOCATION

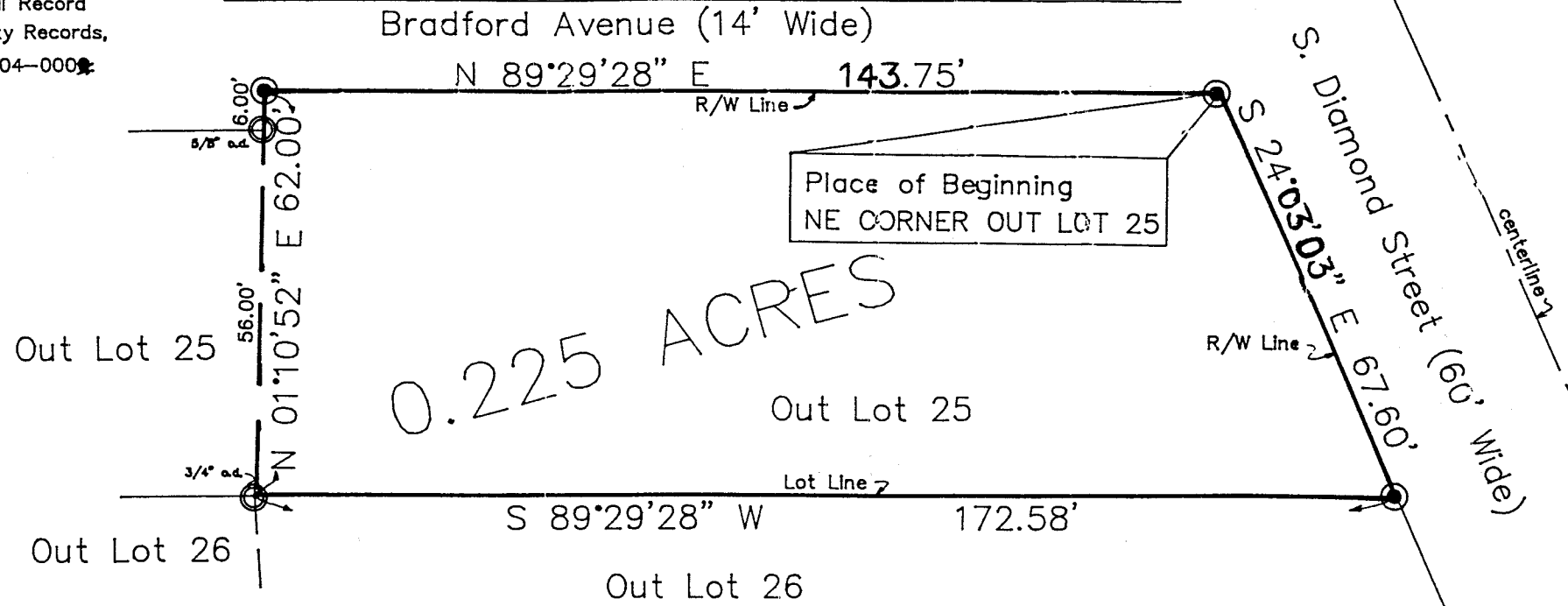
**L-335**

Situated in the City of Mansfield, County of Richland, State of Ohio, and being a part of Out Lot 25 of the City of Mansfield.

Being a Survey of a parcel now or formerly conveyed to The Balliett Group, Inc, as recorded in Official Record Volume 611, Page 219, in the Richland County Records, and being Auditors Parcel No. 027-06-051-04-000.

PREPARED FOR:

Capital Title Agency  
5875 Cleveland Avenue  
Columbus, Ohio 43231



LEGEND

- — IRON PIN FOUND
- — IRON PIN SET
- ▲ — MAG SPIKE SET
- △ — SPIKE FOUND
- — STONE FOUND

NEW SURVEY  
OF EXISTING PARCEL  
MAP APPROVED  
DATE 11/13/59



I hereby certify that an actual survey was made of the premises and that this plat is correct to the best of my knowledge.

Date 11/13/59

Scott A. England, P.S.  
Ohio Registered Surveyor #7452

The bearings of this plat are based on the South line of Bradford Avenue (20' Wide) as N 89°29'28" E, and is an assumed Meridian used to denote angles only.

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

PREPARED BY:

S.A. ENGLAND & ASSOCIATES  
P.O. Box 600  
Thornville, Ohio 43076  
PH: 740-928-8680

All iron pins set are 5/8" o.d. reinforcing bars with yellow caps labeled "S.A. ENGLAND #7452".

# S.A. ENGLAND & ASSOCIATES

Professional Land Surveying

P.O. Box 600

Thornville, Ohio 43076

Phone: 740-928-8680

Fax: 740-928-9565

E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Ohio Phone: 1-800-551-5844

## Legal Description

0.225 Acres  
(264 S. Diamond Street)

Situated in the City of Mansfield, County of Richland, State of Ohio, and being a part of Out Lot 25 in the City of Mansfield, and being more particularly described as follows:

Being a Survey of a parcel now or formerly conveyed to The Balliett Group, Inc., as recorded in Official Record Volume 611, Page 219, of the Richland County Official Records, also being Auditor's Parcel No. 027-06-051-04-000, and further described as follows;

Commencing at an iron pin set marking the Northeast corner of said Out Lot 25 of which this description is a part, the same being the intersection of the West Right of Way line of S. Diamond Street and the South Right of Way line of Bradford Avenue (14' Wide), and being the Principle place of beginning of the tract herein to be described;

Thence, S 24°03'03" E 67.60 feet with the West Right of Way line of S. Diamond Street, the same being the East line of said Out Lot 25, to an iron pin set marking the Southeast corner thereof, and being the Northeast corner of Out Lot 26;

Thence, S 89°29'28" W 172.58 feet with the line between Out Lot 25 and Out Lot 26, to a 3/4" o.d. iron pipe found;

Thence, N 01°10'52" E 62.00 feet with a line across said Out Lot 25, to an iron pin set on the South Right of Way line of Bradford Avenue, and passing over a 5/8" o.d. iron pin found at 57.00 feet;

Thence, N 89°29'28" E 143.75 feet with the North line of Out Lot 25, the same being the South line of said Bradford Avenue, to the place of beginning, and containing 0.225 acres, more or less, and is subject to all legal easements and right of ways of record.

The bearings of the above description are based on the South Right of Way line of Bradford Avenue (14' Wide) as N 89°29'28" E, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. reinforcing bars with yellow caps labeled "S.A. England #7452".

The above description was based on an actual field survey of the premises in November of 1999, by S.A. England and Associates, under the supervision of Scott A. England, Ohio Registered Surveyor No. 7452.

Dated

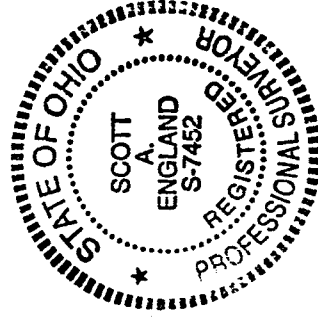
11/17/99

Scott A. England, P.S.

Ohio Registered Surveyor #7452

NEW SURVEY  
OF EXISTING PARCEL  
TAX MAP APPROVED

INITIAL DATE  
S.A. 11/17/99



L-335