

L-345

PROPERTY LOCATION

Situated in the City of Mansfield, County of Richland, State of Ohio, and being a part of Lot 435 of the Consecutively Numbered Lots of the City of Mansfield, as recorded in Plat Volume 2 Number 1, Page 18 of the Richland County Plat Records.

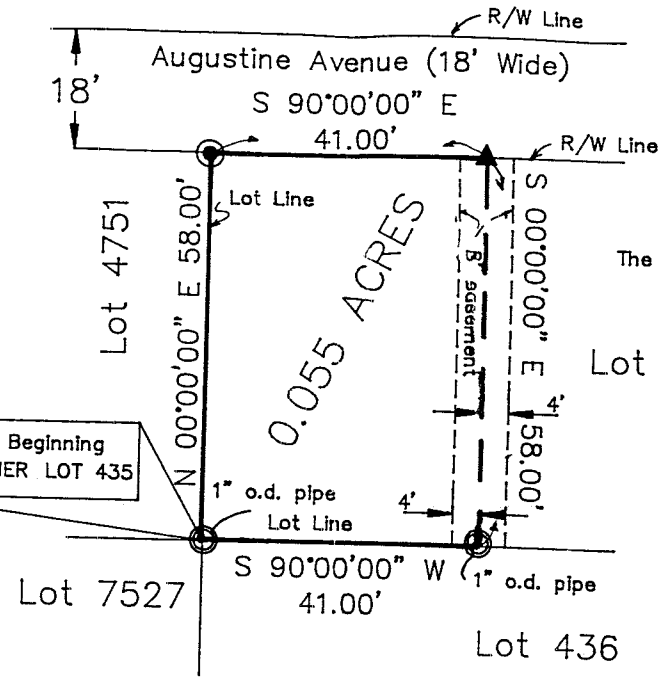
Being a Survey of a parcel now or formerly conveyed to John C. Bechtel, as recorded in Official Record Volume 258, Page 816, in the Richland County Records, and being Auditors Parcel No. 027-01-111-08-0000.

PREPARED FOR:

Capital Title Agency  
5875 Cleveland Avenue  
Columbus, Ohio 43231

The First Federal Savings & Loan Association, Galion, Ohio  
Official Record Volume 726, Page 413

Lot 435



NOTES:

- 1) The 8' easement shown is of recorded in Official Record Volume 258, Page 8:6



LEGEND

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

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

NEW SURVEY  
OF EXISTING PARCEL  
TAX MAP APPROVED  
DATE 12/10/85



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 12/10/85

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

GRAPHIC SCALE

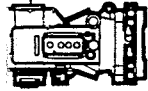


( IN FEET )  
1 inch = 20 ft.

The bearings of this plat are based on the South line of Augustine Avenue (18' Wide) as S 90°00'00" E. and is an assumed Meridian used to denote angles only.

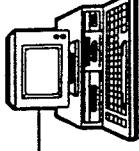
PREPARED BY:

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



# S.A. ENGLAND & ASSOCIATES

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Fax: 740-928-9565

Ohio Phone: 1-800-551-5844

Legal Description  
0.055 Acres  
(13 Augustine Avenue)

Situated in the City of Mansfield, County of Richland, State of Ohio, and being a part of Lot 435 of the Consecutively Numbered Lots of the City of Mansfield, as recorded in Plat Volume 2 Volume 1, Page 18 of the Richland County Plat Records, and being more particularly described as follows:

Being a Survey of a parcel now or formerly conveyed to John C. Bechtel, as recorded in Official Record Volume 258, page 816, of the Richland County Official Records, also being Auditor's Parcel No. 027-01-111-08-000, and further described as follows;

Commencing at a 1" o.d. iron pipe found marking the Southwest corner of said Lot 435 of which this description is a part, also being the Northwest corner of Lot 436 and the Southeast corner of Lot 4751, and being the Principle place of beginning of the tract herein to be described;

Thence, N 00°00'00" E 58.00 feet with the line between Lot 435 and Lot 4751 to an iron pin set marking the Northwest corner of Lot 435, and being on the South Right of Way Line of Augustine Avenue (18' Wide);

Thence, S 90°00'00" E 41.00 feet with the South line of Augustine Avenue, the same being the North line of Lot 435, to a mag spike set marking the Northwest corner of a parcel conveyed to The First Federal Savings and Loan Association, Galion, Ohio, as recorded in Official Record Volume 726, Page 413;

Thence, S 00°00'00" E 58.00 feet with the West line of said parcel conveyed to The First Federal Savings and Loan Association across Lot 435, to a 1" iron pipe found on the South line thereof, and being on the North line of Lot 436;

Thence, S 90°00'00" W 41.00 feet with the South line of Lot 435, the same being the North line of Lot 436, to the place of beginning, and containing 0.055 acres, more or less, and is subject to all legal easements and right of ways of record.

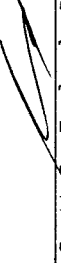
Together with and subject to an 8' wide easement with the centerline of which is the entire East line of the above described 0.055 acre parcel.

The bearings of the above description are based on the South Right of Way line of Augustine Avenue (18' Wide) as S 90°00'00" 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 12/6/99

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



NEW SURVEY  
OF EXISTING PARCEL  
TAX MAP APPROVED  
  
DATE

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