

L-347

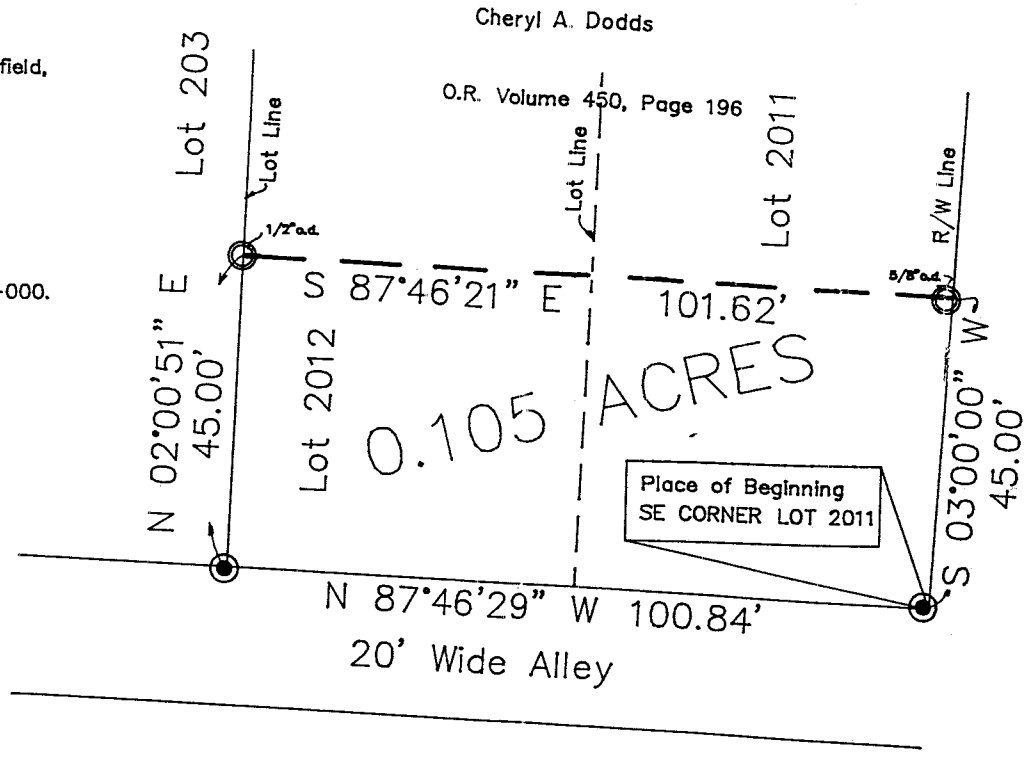
PROPERTY LOCATION

Situated in the City of Mansfield, County of Richland, State of Ohio, and being a part of Lots 2011 & 2012 of The Consecutively Numbered Lots of the City of Mansfield, as recorded in Plat Volume 4, Page 5, of the Richland County Plat Records.

Being a Survey of a parcel now or formerly conveyed to John & Katherine Thompson, as recorded in Official Record Volume 586, Page 152, in the Richland County Records, and being Auditors Parcel No.027-03-063-13-000.

PREPARED FOR:

Capital Title Agency
5875 Cleveland Avenue
Columbus, Ohio 43231



ACREAGE BREAKDOWN
0.0525 ACRES IN LOT 2011
0.0525 ACRES IN LOT 2012

0.105 ACRES TOTAL

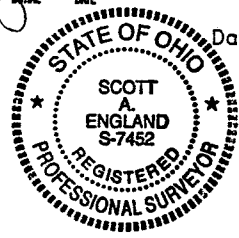


LEGEND

- — 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 11/19/98



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 11/19/98

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 West line of North Benton Street (46' Wide) as S 03°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

Professional Land Surveying

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Ohio Phone: 1-800-551-5844

Legal Description
0.105 Acres
(33 N. Benton Street)

Situated in the City of Mansfield, County of Richland, State of Ohio, and being a part of Lots 2011 & 2012 of The Consecutively Numbered Lots of the City of Mansfield, as recorded in Plat Volume 4, Page 5, in the Richland County Plat Records, and being more particularly described as follows:

Being a Survey of a parcel now or formerly conveyed to John & Katherine Thompson, as recorded in Official Record Volume 586, Page 152, of the Richland County Official Records, also being Auditor's Parcel No. 027-03-063-13-000, and further described as follows;

-043-

Commencing at an iron pin set at the intersection of the West Right of Way line of North Benton Street (46' Wide) and the North line of a 20' Wide Alley marking the Southeast corner of said Lot 2011 of which this description is a part, and being the Principle place of beginning of the tract herein to be described;

Thence, N 87°46'29" W 100.84 feet with the North line of said 20' wide alley, the same being the South line of said Lots 2011 and 2012, to an iron pin set marking the Southwest corner of Lot 2012, and being the Southeast corner of Lot 2013;

Thence, N 02°00'51" E 45.00 feet with the line between said Lot 2012 and Lot 2013, to a 1/2" o.d. iron pin found marking the Southwest corner of a parcel conveyed to Cheryl A. Dodds, as recorded in Official Record Volume 450, Page 196;

Thence, S 87°46'21" E 101.62 feet with the South line of said parcel conveyed to Dodds across Lots 2012 and 2011, to a 5/8" o.d. iron pin found on the East line of said Lot 2011, and being on the West Right of Way line of said North Benton Street;

Thence, S 03°00'00" W 45.00 feet with the East line of said Lot 2011, the same being the West line of said North Benton Street, to the place of beginning, and containing 0.105 acres, more or less, and is subject to all legal easements and right of ways of record.

The above described 0.105 acre parcel contains 0.0525 acres in Lot 2011 and 0.0525 acres in Lot 2012.

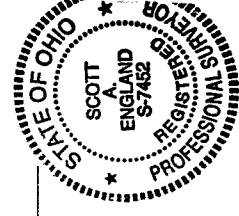
The bearings of the above description are based on the West Right of Way line of North Benton Street (46' Wide) as S 03°00'00" W, and is an assumed Meridian used to denote angles only.

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 11/6/99

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



NEW SURVEY
OF EXISTING PARCEL
TAX MAP APPROVED
DATE 11/12/99