

PROPERTY LOCATION

located in the City of Mansfield, County of Richland,
 State of Ohio, and being all of Lot 12522 and part Lot 12494
 of the Consecutively Numbered Lots of the City of Mansfield,
 as recorded in Plat Volume 13, Page 5, of the Richland
 County Plat Records.

Being a Survey of a parcel conveyed
 to Mathew T. & Melanie A. Earnest,
 as recorded in Official Record Volume
 445, Page 931, in the Richland County
 Official Records, and being
 Auditor's Parcel No.
 027-07-174-17-000.

Cynthia E. French
 O.R. Volume 758, Page 0014

ACREAGE BREAKDOWN

0.259 ACRES IN LOT 1252
 0.048 ACRES IN LOT 12494
 0.307 ACRES TOTAL

LEGEND

- — IRON PIN FOUND
- — IRON PIN SET
- ▲ — MAG SPIKE SET
- △ — P.K. NAIL FOUND
- — STONE FOUND

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

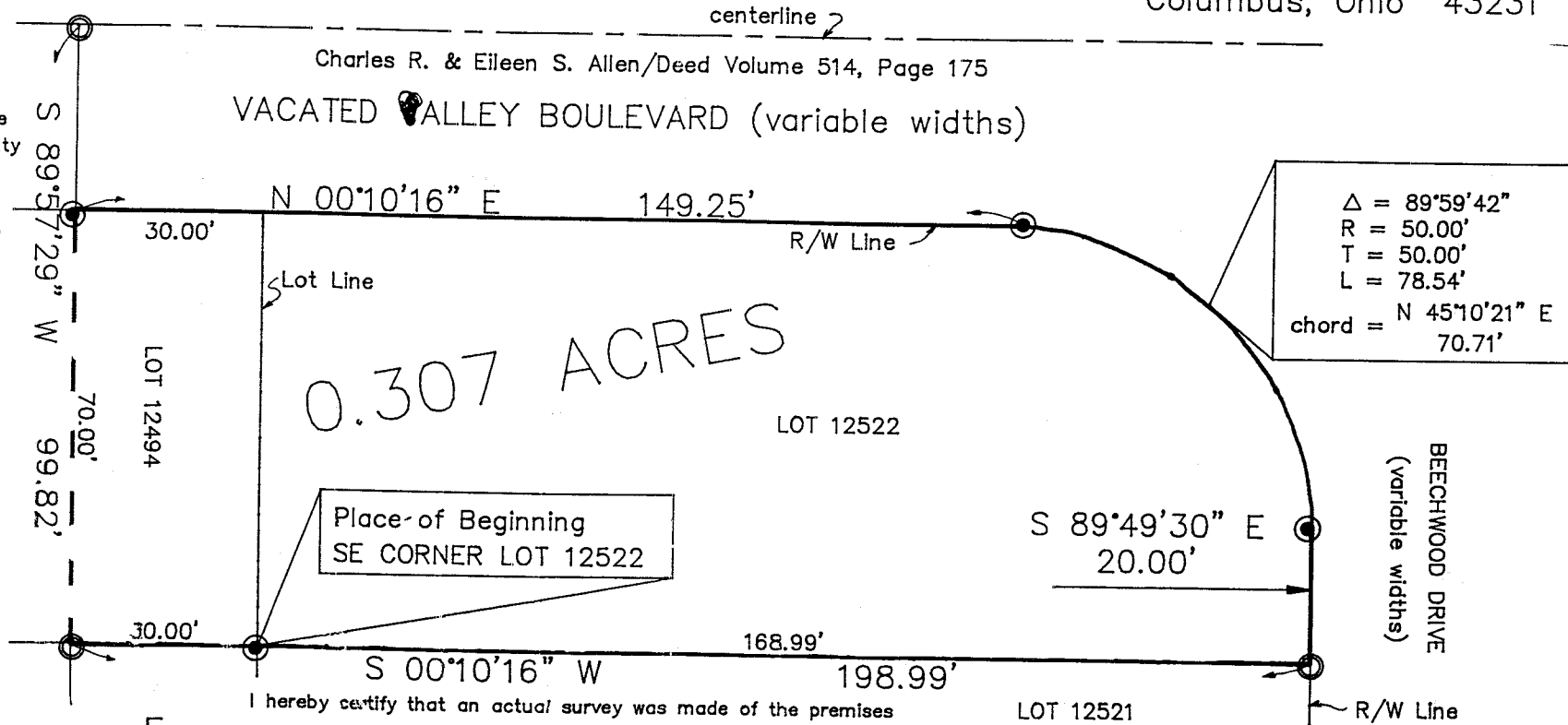


L-358

The bearings of this plat are based on the East
 line of Valley Boulevard (variable widths) as N 00°10'16" E.
 and is an assumed Meridian used to denote angles only.

PREPARED FOR:

Capital Title Agency
 5875 Cleveland Avenue
 Columbus, Ohio 43231



Charles R. & Eileen S. Allen/Deed Volume 514, Page 175

VACATED VALLEY BOULEVARD (variable widths)

0.307 ACRES

Δ = 89°59'42"
 R = 50.00'
 T = 50.00'
 L = 78.54'
 chord = N 45°10'21" E
 70.71'

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 12/17/75

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

PREPARED BY:

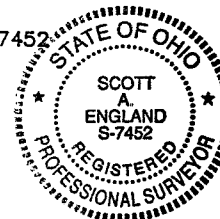
S.A. ENGLAND & ASSOCIATES
 P.O. Box 600
 Thornville, Ohio 43076
 PH: 740-928-8680

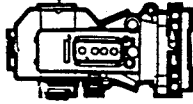
NEW SURVEY
 OF EXISTING PARCEL
 TAX MAP APPROVED

GRAPHIC SCALE



(IN FEET)
 1 inch = 20 ft.

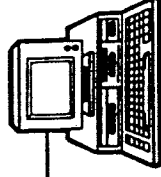




S.A. ENGLAND & ASSOCIATES

Professional Land Surveying

P.O. Box 600
Thornville, Ohio 43076



Phone: 740-928-8680

E-mail: www.surveyohio.com

Fax: 740-928-9565

Ohio Phone: 1-800-551-5844

Legal Description
0.307 Acres
(527 Beechwood Drive)

Situated in the City of Mansfield, County of Richland, State of Ohio, and being all of Lot 12522 and part Lot 12494 of The Consecutively Numbered Lots of the City of Mansfield, as recorded in Plat Volume 13, 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 Mathew T. & Melanie A. Earnest, as recorded in Official Record Volume 445, Page 931, of the Richland County Official Records, also being Auditor's Parcel No. 027-07-174-17-000, and further described as follows;

Commencing at an iron pin set marking the Southeast corner of said Lot 12522, also being a common corner to Lot 12521, Lot 12495, and Lot 12494, and being the Principle place of beginning of the tract herein to be described;

Thence, S 00°10'16" W 30.00 feet with the line between Lot 12495 and Lot 12494, to an iron pin set marking the Northeast corner of a parcel conveyed to Cynthia E. French, as recorded in Official Record Volume 758, Page 0014;

Thence, S 89°57'29" W 70.00 feet with a line across said Lot 12494 of which this description is a part along part of the North line of said parcel conveyed to French, to an iron pin set on the West line of said Lot 12494, and being on the East line of part of vacated Valley Boulevard (variable widths) conveyed to Charles R. & Eileen S. Allen, as recorded in Deed Volume 514, Page 175;

Thence, N 00°10'16" E 149.25 feet with the East line of said vacated Valley Boulevard, the same being the West line of said Lot 12494 and Lot 12522, to an iron pin set at a point of curvature on the West line of said Lot 12522;

Thence continuing with the East line of Valley Boulevard and said parcel conveyed to Allen, the same being the West line of said Lot 12522 with a curve to the right (radius 50.00 feet, delta angle 89°59'42", tangent length 50.00 feet, arc length 78.54 feet) with a chord bearing N 45°10'21" E 70.71 feet to an iron pin set on the South line of Beechwood Drive (variable widths), and being on the North line of Lot 12522;

Thence, S 89°49'30" E 20.00 feet with the North line of said Lot 12522, the same being the South line of said Beechwood Drive, to an iron pin found marking a common corner to said Lot 12522, and Lot 12521;

Thence, S 00°10'16" W 168.99 feet with the line between Lot 12522 and Lot 12521 to the place of beginning, and containing 0.307 acres, more or less, and is subject to all legal easements and right of ways of record.

The above described 0.307 acre parcel contains 0.259 acres in Lot 12522 and 0.048 acres in Lot 12494.

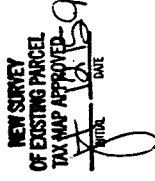
The bearings of the above description are based on the East Right of Way line of vacated Valley Boulevard (variable widths) as N 00°10'16" E, and is an assumed Meridian used to denote angles only.

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 1/11/99

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



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