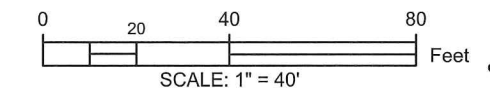
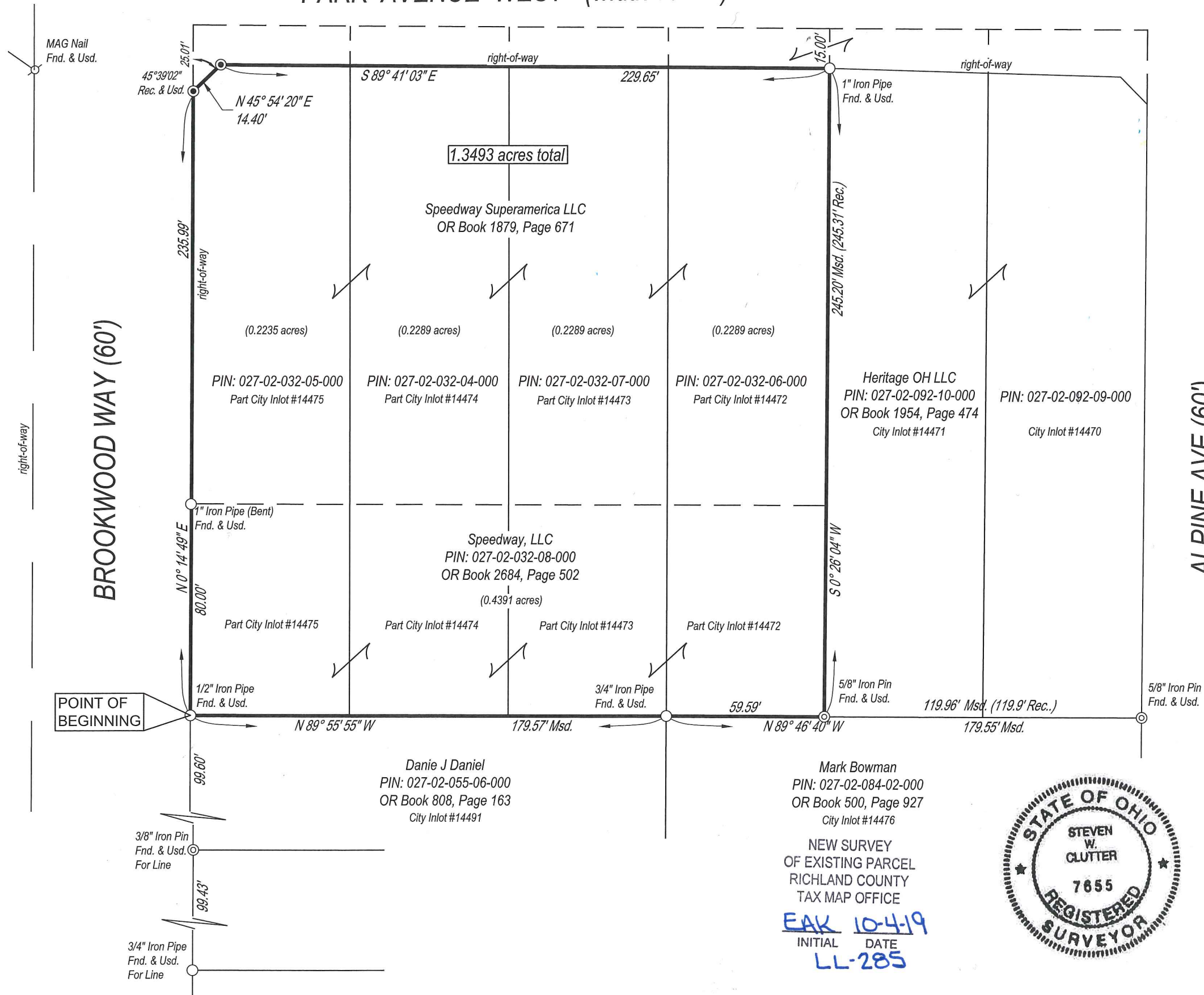


PARK AVENUE WEST (width varies)



**BASIS OF BEARINGS**  
 The Basis of Bearings for this survey is  
 NAD 83 (2011), OHIO NORTH

- SURVEY LEGEND**
- ⊙ - 5/8" Rebar Set w/cap CESO, Inc
  - ⊙ - Iron Pin Found & Described
  - - Iron Pipe Found & Described
  - ⊗ - Railroad Spike Found
  - ⊠ - Monument Fnd. & Usd.
- Fnd. (F) - Found      Obs. (O) - Observed  
 Msd. (M) - Measured      Rec. (R) - Deed  
 Usd. (U) - Used      Calc. (C) - Calculated

I hereby state that this plat is a true and accurate representation of the premises shown hereon and was based on an actual survey performed on the ground under my supervision.

*Steven W. Clutter*  
 Date: 10/03/2019

Steven W. Clutter, P.S. 7655  
 CESO, Inc.  
 175 Montrose West Ave.  
 Suite 400  
 Akron, OH 44321  
 (330) 665-0660



Mark Bowman  
 PIN: 027-02-084-02-000  
 OR Book 500, Page 927  
 City Inlot #14476

NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE

EAK 10-4-19  
 INITIAL DATE  
 LL-285

<b>SPEEDWAY LLC</b>	
<b>CONSOLIDATION SURVEY</b>	
CITY OF MANSFIELD	COUNTY OF RICHLAND, OHIO
SCALE: 1" = 40'	DATE: September 2019
DESIGN:	JOB NO.: 756110
DRAWN:	SHEET NO.:
CHECKED: SWC	<b>CESO</b> WWW.CESOINC.COM
	1 OF 1

## LEGAL DESCRIPTION

Containing 1.3493 Total Acres

Situated in the City of Mansfield, County of Richland and State of Ohio and being part of Inlots No. 14472, 14473, 14474 and 14475 of the consecutively numbered lots of said city and those parcels conveyed to Speedway Superamerica (OR Book 1879, Page 671) and Speedway LLC (OR Book 2684, Page 502), being further bounded and described as follows:

Commencing at a ½" iron pin found at the southwesterly corner of Lot 14475, said corner also being on the easterly right-of-way line of Brookwood Way (60') and the "TRUE PLACE OF BEGINNING" of the parcel herein described;

thence **North 00°14'49" East**, along the easterly right-of-way line of Brookwood Way, a distance of **235.99 feet** to a deflection therein and 5/8" iron pin set with cap marked "CESO INC", having passed through a 1" iron pipe found at 80.00 feet;

thence **North 45°54'20" East**, a distance of **14.40 feet** to the southerly right-of-way line of Park Ave West (width varies) and a 5/8" iron pin set with cap marked "CESO INC";

thence **South 89°41'03" East**, along the south right-of-way line of Park Ave West, a distance of **229.65 feet** to the westerly line of Lot 14471 and a parcel conveyed to Heritage OH LLC (OR Book 1954, Page 474) and a 1" iron pipe found;

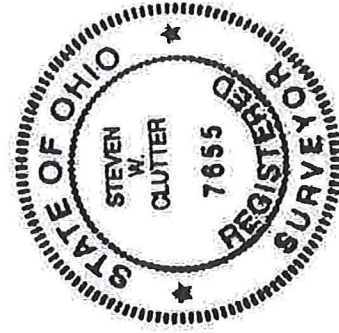
thence **South 00°26'04" West**, along the westerly line of said Lot 14471 and Heritage OH LLC parcel, a distance of **245.20 feet** to the southwest corner thereof, the north line of Lot 14476 and a 5/8" iron pin found;

thence **North 89°46'40" West**, along the north line of Lot 14476, a distance of **59.59 feet** to the northwest corner thereof, the northeast corner of Lot 14491 and a ¾" iron pipe found;

thence **North 89°55'55" West**, along the north line of Lot 14491, a distance of **179.57 feet** to the **TRUE PLACE OF BEGINNING** and containing **1.3493 acres**, more or less as surveyed and described by Steven W. Clutter, PS 7655 for and on behalf of CESO, INC.

Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

The Basis of Bearings for this survey is NAD 83 (2011), OHIO NORTH



CESO, Inc.

Steven W Clutter, PS

Ohio Registered Surveyor No. 7655

10/03/2019

Date

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

**EAK** **10-4-19**  
INITIAL DATE  
**LL-285**