

PROPERTY LOCATION

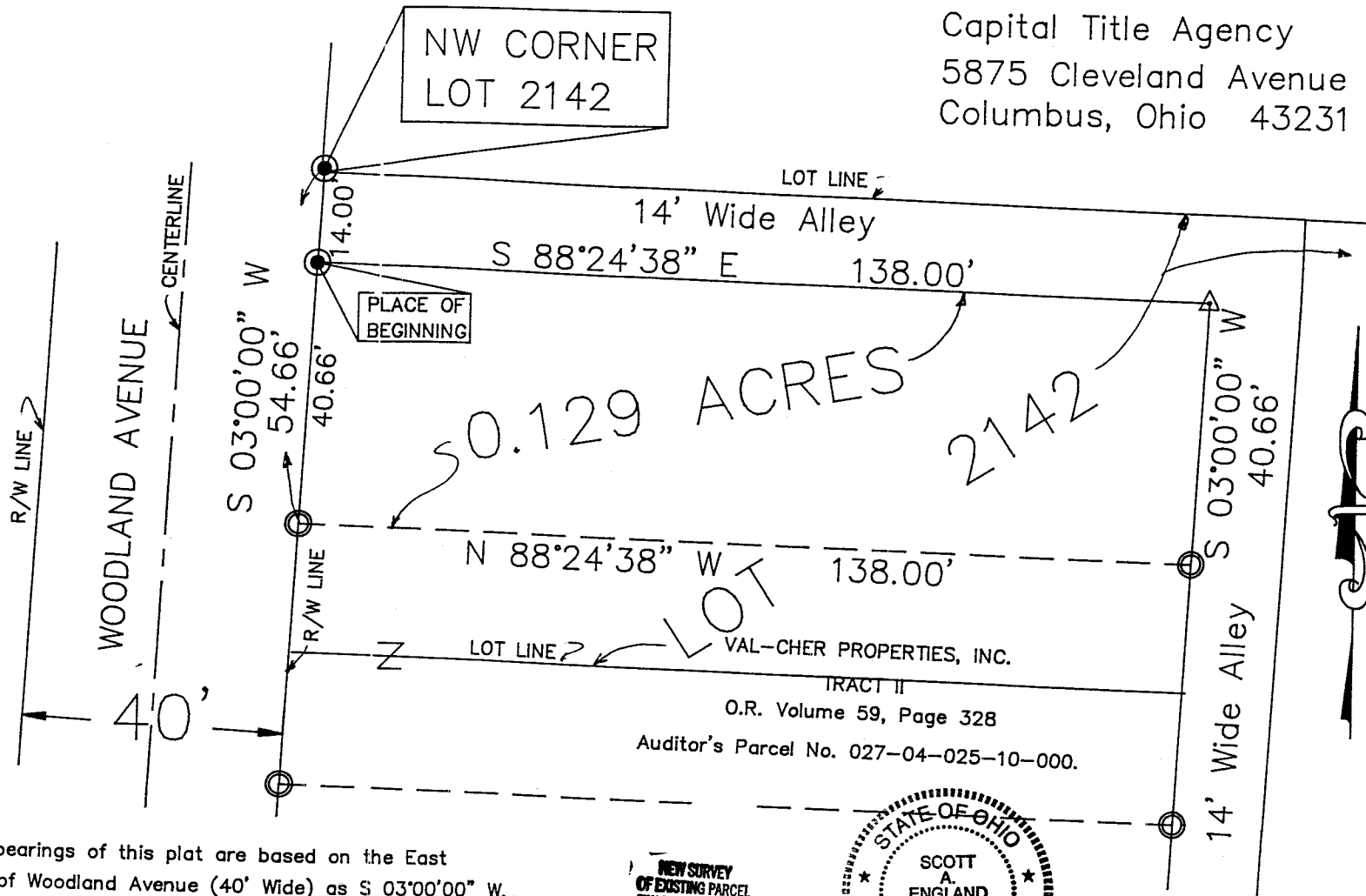
Situated in the City of Mansfield, County of Richland, State of Ohio, and being a part of Lot 2142 of the Consecutively Numbered Lots of the City of Mansfield, as recorded in Plat Volume 5, Page 4 of the Richland County Plat Records.

Being a Survey of a parcel now or formerly conveyed to Bobbie Nicole Messner, as recorded in Official Record Volume \_\_\_\_\_, Page \_\_\_\_\_, in the Richland County Records, being Auditors Parcel No. 027-04-070-06-000, and also known as Lot SD.1.

PREPARED FOR:

Capital Title Agency  
5875 Cleveland Avenue  
Columbus, Ohio 43231

M-112



PREPARED BY:

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

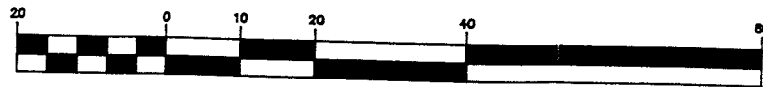
LEGEND

- ⊙ — 3/4" o.d. IRON PIPE 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".

The bearings of this plat are based on the East line of Woodland Avenue (40' Wide) as S 03°00'00" W, and is an assumed Meridian used to denote angles only.

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

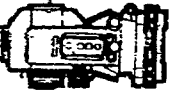
NEW SURVEY  
OF EXISTING PARCEL  
TAX MAP APPROVED  
DATE 4-14-00  
INITIAL



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

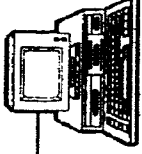
Date 3/25/00

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



# S.A. ENGLAND & ASSOCIATES

Professional Land Surveying  
P.O. Box 600  
Thornville, Ohio 43076



Phone: 740-928-8680

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Fax: 740-928-9565

Ohio Phone: 1-800-551-5844

Legal Description  
0.129 Acres  
(MESSMER DESCRIPTION)

Situated in the City of Mansfield, County of Richland, State of Ohio, and being a part of Lot 2142 of the Consecutively Numbered Lots of the City of Mansfield, as recorded in Plat Book 5, Page 4, of the Richland County Records, and being more particularly described as follows:

Being a survey of a parcel now or formerly conveyed to Bobbie Nicole Messmer, as recorded in Official Record Volume \_\_\_\_\_, Page \_\_\_\_\_, in the Richland County Records, being Auditor's Parcel No. 027-C4-070-06-000, also known as Lot SD.1, and further described as follows:

Commencing at an iron pin set at the intersection of the East line of Woodland Avenue (40' Wide) and the North line of a 14' wide alley marking the Northwest corner of said Lot 2142 of which this description is a part;

Thence, S 03°00'00" W 14.00 feet with the East line of Woodland Avenue, the same being the West line of said Lot 2142, to an iron pin set on the South line of said 14' Wide Alley, to an iron pin set, and being the Principle place of beginning of the tract herein to be described;

Thence, S 88°24'38" E 138.00 feet with the South line of said 14' wide alley across said Lot 2142 of which this description is a part, to a mag spike set;

Thence, S 03°00'00" W 40.66 feet continuing across said Lot 2142 with the West line of said 14' wide alley, to a 3/4" o.d. iron pipe found marking the Northeast corner of a parcel conveyed to VAL-CHEP Properties, Inc., as recorded in Official Record Volume 59, Page 328, also known as Auditor's Parcel No. 027-04-025-10-000.

Thence, N 88°24'38" W 138.00 feet with the North line of said parcel conveyed to VAL-CHEP Properties, Inc. across said Lot 2142 of which this description is a part, to a 3/4" o.d. iron pipe found on the West line thereof, and being on the East line of said Woodland Avenue;

Thence, N 03°00'00" E 40.66 feet with the East line of Woodland Avenue, the same being the West line of said Lot 2142 of which this description is a part, to the place of beginning, and containing 0.129 acres, more or less, and is subject to all legal easements and right of ways of record.

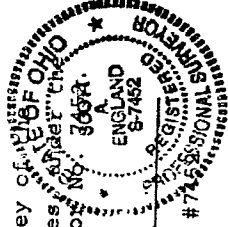
The bearings of the above description are based on the East line of Woodland Avenue (40' Wide) as S 03°00'00" W, and is based on an assumed meridian used to denote angles only.

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 March of 1999, by S.A. England and Associates under the supervision of Scott A. England, Ohio Registered Surveyor #7452.

Dated 3/25/00

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



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