

M-119

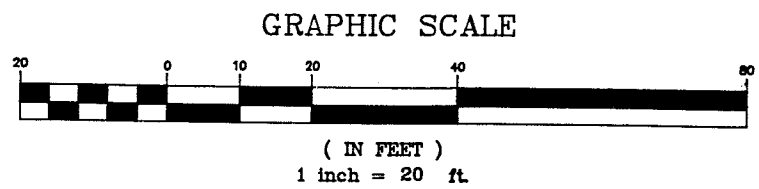
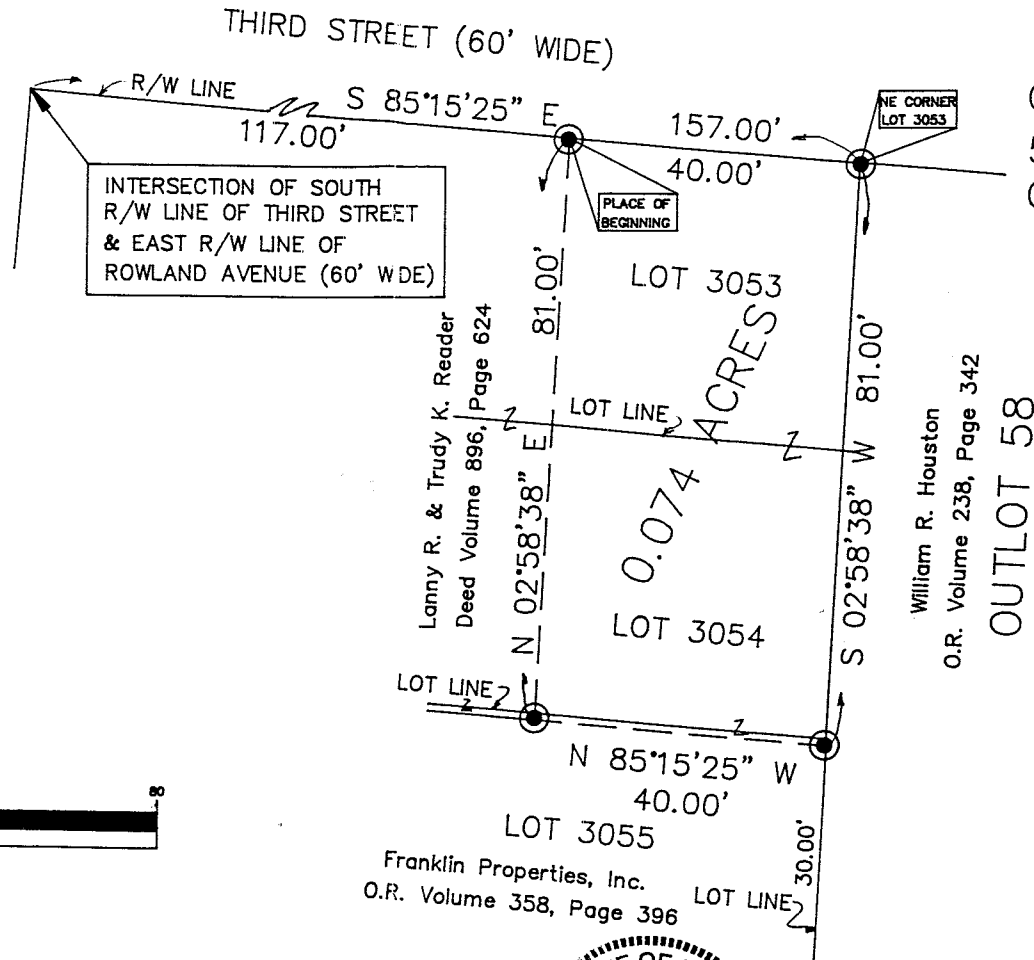
PROPERTY LOCATION

Situated in the City of Mansfield, County of Richland, State of Ohio, and being a part of Lots 3053-3055 inclusive, of the Consecutively Numbered Lots of The City of Mansfield, as recorded in Plat Volume 4, Page 43, of the Richland County Plat Records.

Being a Survey of a parcel now or formerly conveyed to William N. Spognardi, as recorded in Official Record Volume 766, Page 287, in the Richland County Records, and being Auditors Parcel No. 027-03-145-11-0000.

PREPARED FOR:

Capital Title Agency
5875 Cleveland Avenue
Columbus, Ohio 43231



LEGEND

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

NEW SURVEY
OF EXISTING PARCEL
TAX MAP APPROVED
MS 4-19-00
DATE



PREPARED BY:

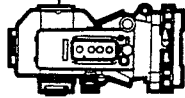
S.A. ENGLAND & ASSOCIATES
P.O. Box 600
Thornville, Ohio 43076
PH: 740-928-8680

The bearings of this plat are based on the South line of Third Street (60' Wide) as S 85°15'25" E, and is an assumed Meridian used to denote angles only.

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 4/19/00

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

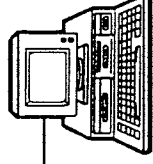
All iron pins set are 5/8" o.d. reinforcing bars with yellow caps labeled "S.A. ENGLAND #7452".



S.A. ENGLAND & ASSOCIATES

Professional Land Surveying

P.O. Box 600
Thornville, Ohio 43076



E-mail: www.surveyohio.com

Phone: 740-928-8680

Fax: 740-928-9565

Ohio Phone: 1-800-551-5844

Legal Description
0.074 Acres
(SPOGNARDI DESCRIPTION)

Situated in the City of Mansfield, County of Richland, State of Ohio, and being a part of Lots 3053-3055 inclusive, of the Consecutively Numbered Lots of the City of Mansfield, as recorded in Plat Book 4, Page 43, of the Richland County Records, and being more particularly described as follows:

Being a Survey of a parcel now or formerly conveyed to William N. Spognardi, as recorded in Official Record Volume 766, Page 287, in the Richland County Records, being Auditor's Parcel No. 027-03-145-11-000, and further described as follows;

Commencing at an iron pin set on the South line of Third Street (60' wide) marking the Northeast corner of a parcel conveyed to Larry R. & Trudy K. Reader, as recorded in Deed Volume 896, Page 624, also being on the North line of said Lot 3053 of which this description is a part, and being the Principle place of beginning of the tract herein to be described: said iron pin bears S 85°15'25" E 117.00 feet from the intersection of the South line of said Third Street and the East Right of Way line of Rowland Avenue (60' Wide);

Thence, S 85°15'25" E 40.00 feet with the South line of said Third Street, the same being the North line of said Lot 3053, to an iron pin set marking the Northeast corner thereof, also being the Northwest corner of Outlot 58 and a parcel conveyed to William R. Houston, as recorded in Official Record Volume 238, Page 342;

Thence, S 02°58'38" W 81.00 feet with the West line of said Outlot 58 and said parcel conveyed to Houston, the same being the East line of Lots 3053-3055 inclusive, to an iron pin set on the East line of said Lot 3055 marking the Northeast corner of a parcel conveyed to Franklin Properties, Inc., as recorded in Official Record Volume 358, Page 396;

Thence, N 85°15'25" W 40.00 feet with the North line of said parcel conveyed to Franklin Properties, Inc. across said Lot 3055, to an iron pin set marking the Southeast corner of said parcel conveyed to Reader;

Thence, N 02°58'38" E 81.00 feet with the East line of said parcel conveyed to Reader across said Lots 3053-3055 inclusive, to the place of beginning, and containing 0.074 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 South line of Third Street (60' Wide) as S 85°15'25" E, and is based on an assumed meridian used to denote angles only.

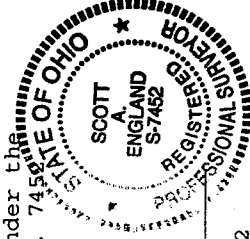
All iron pins set are 5/8" o.d. reinforcing bars with yellow caps labeled "S.A. England #7452".

The above description was based on an actual field survey of the premises in April of 2000, by S.A. England and Associates, under the supervision of Scott A. England, Ohio Registered Surveyor No. 7452.

NEW SURVEY
OF EXISTING PARCEL
BY MAP APPROVED
MK 4-19-00
DATE

Dated A-10-2000

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



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