

**Weigler Land Surveying, Ltd.**

513 Amoy East Road, Mansfield, Ohio 44903

Phone and Fax (419) 747-6871

**DESCRIPTION  
NORTH PART OF LOT 2096  
MANSFIELD, OHIO**

04006

Situated in the State of Ohio, County of Richland, City of Mansfield and being Part of Lot 2096 of the consecutively numbered lots in said City and being part of John Todd's Addition as recorded in Plat Book 4, Page 6 of the Richland County Recorder's Records and being more particularly described as follows;

**Commencing** at an iron pin found marking the southeast corner of Lot 2096, said iron pin also being in the west line of Lexington Avenue (60 feet in width);

Thence North 36°55'00" East, 75.33 feet with the west line of Lexington Avenue to a mag nail set marking the **POINT OF BEGINNING** for the parcel herein described;

Thence with the following Four (4) courses;

1. South 89°38'57" West, 242.83 feet parallel with the south line of lot 2096 to a rebar set in the west line of lot 2096 and the west line of John Todd's Addition;
2. North 02°02'35" East, 66.60 feet, with the west line of lot 2096 and John Todd's Addition, to a point being referenced by a rebar set South 88°49'58" East, 2.03 feet;
3. South 88°49'58" East, 285.03 feet with the north line of lot 2096 to an iron pin found marking the northeast corner of lot 2096, said iron pin also being in the west line of Lexington Avenue, passing through a rebar set for reference at 2.03 feet and an iron pin found at 50.78 feet;
4. South 36°55'00" West, 74.12 feet with the west line of Lexington Avenue to the point of beginning for the parcel herein described, containing 16652.1 square feet (0.3823 acre) subject to all legal easements, restrictions, and rights-of-way now on record.

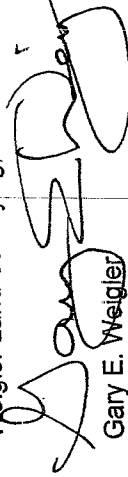
Bearings are based on the west line of Lexington Avenue being South 36°55'00" West as indicated on a survey of lots 3975-3977 by Samuel W. Vance dated 7/27/00 (Survey file M-307 of the Richland County Tax Map Records), and are used to express angles only.

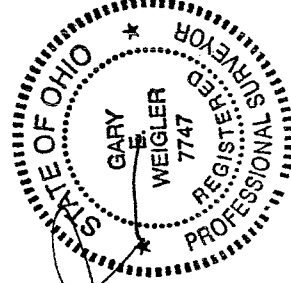
All rebar set are 5/8" Dia. x 30" Long with yellow plastic cap stamped "Weigler 7747".

I hereby certify that this description is based upon an actual field survey made by Gary E. Weigler, Registered Surveyor No. 7747, and all monumentation was set or found as indicated.

Prior Deed Reference: Official Record Volume 1087, page 436

Prepared by:  
Weigler Land Surveying, Ltd.

  
Gary E. Weigler  
Registered Surveyor No. 7747  
January 29, 2004

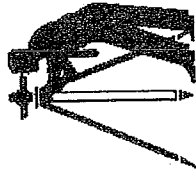


NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
MWB 2-10-04  
INITIAL DATE

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S-244

S-2418  
4



**Weigler Land Surveying, Ltd.**

513 Amoy East Road, Mansfield, Ohio 44903  
Phone and Fax (419) 747-6871

**DESCRIPTION  
SOUTH PART OF LOT 2096  
MANSFIELD, OHIO**

04006

Situated in the State of Ohio, County of Richland, City of Mansfield and being Part of Lot 2096 of the consecutively numbered lots in said City and being part of John Todd's Addition as recorded in Plat Book 4, Page 6 of the Richland County Recorder's Records and being more particularly described as follows:

**BEGINNING** at an iron pin found marking the southeast corner of Lot 2096, said iron pin also being in the west line of Lexington Avenue (60 feet in width);

Thence with the following Four (4) courses;

1. South 89°38'57" West, 199.72 feet with the south line of lot 2096 to an iron pin found marking the southwest corner of lot 2096 and the southwest corner of said John Todd's Addition;
2. North 02°02'35" East, 60.00 feet with the west line of lot 2096, and the west line of John Todd's Addition, to a rebar set;
3. North 89°38'57" East, 242.83 feet parallel with the south line of lot 2096 to a mag nail set in the west line of Lexington Avenue;
4. South 36°55'00" West, 75.33 feet with the west line of Lexington Avenue to the point of beginning for the parcel herein described, containing 13264.7 square feet (0.3045 acre) subject to all legal easements, restrictions, and rights-of-way now on record.

Bearings are based on the west line of Lexington Avenue being South 36°55'00" West as indicated on a survey of lots 3975-3977 by Samuel W. Vance dated 7/27/00 (Survey file M-307 of the Richland County Tax Map Records), and are used to express angles only.

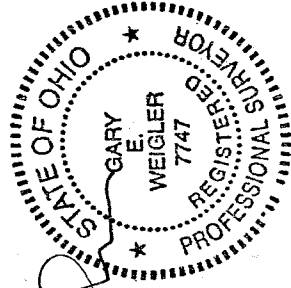
All rebar set are 5/8" Dia. x 30" Long with yellow plastic cap stamped "Weigler 7747".

I hereby certify that this description is based upon an actual field survey made by Gary E. Weigler, Registered Surveyor No. 7747, and all monumentation was set or found as indicated.

Prior Deed Reference: Official Record Volume 1101, page 156

Prepared by:  
Weigler Land Surveying, Ltd.

Gary E. Weigler  
Registered Surveyor No. 7747  
January 29, 2004



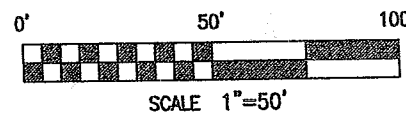
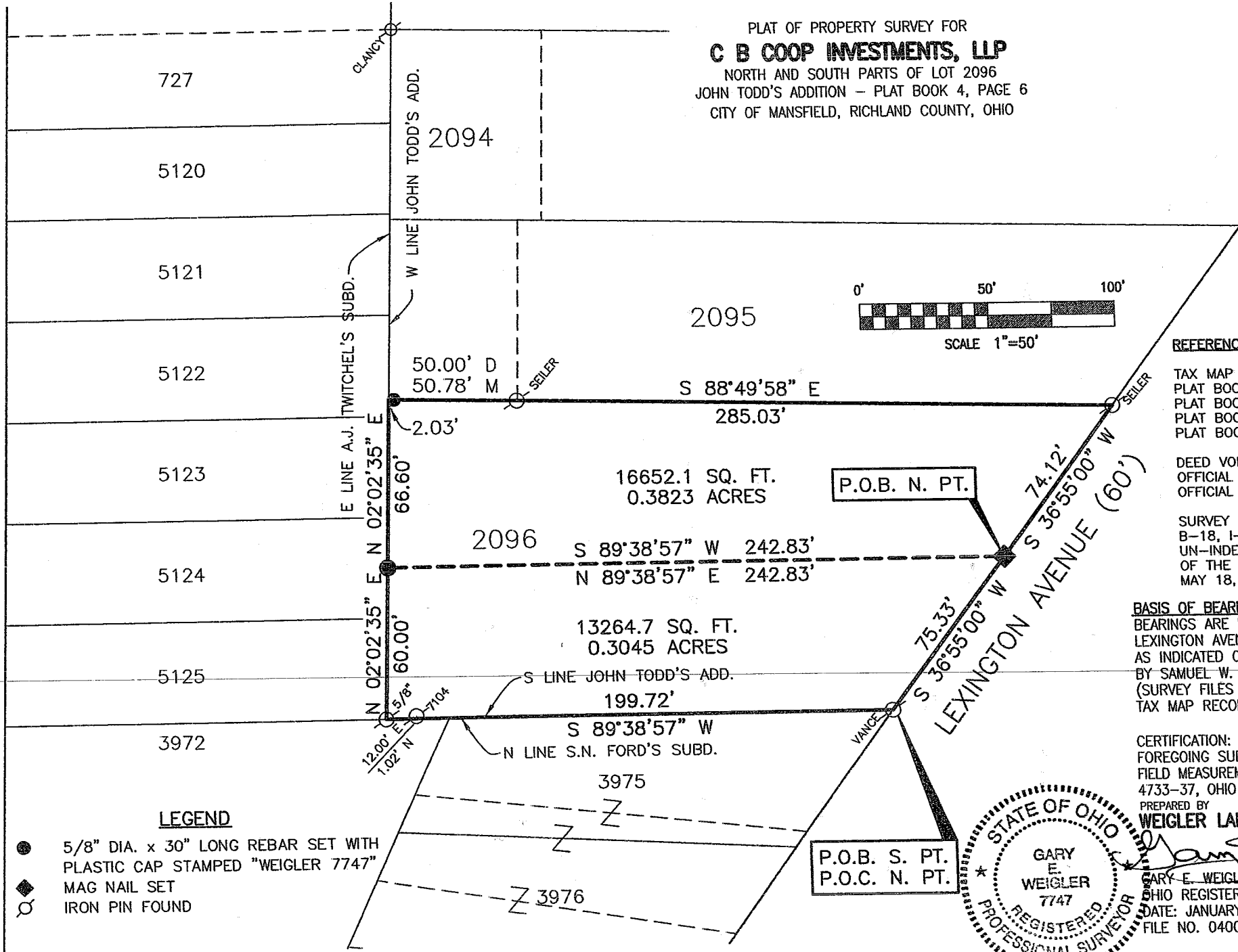
NEW SURVEY	
OF EXISTING PARCEL	
RICHLAND COUNTY	
TAX MAP OFFICE	
INITIAL	DATE
MWB	2-10-04

S-244

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SOUTH MULBERRY STREET (60')

PLAT OF PROPERTY SURVEY FOR  
**C B COOP INVESTMENTS, LLP**  
 NORTH AND SOUTH PARTS OF LOT 2096  
 JOHN TODD'S ADDITION - PLAT BOOK 4, PAGE 6  
 CITY OF MANSFIELD, RICHLAND COUNTY, OHIO



**REFERENCE MATERIAL**

TAX MAP WARD 1, PAGE 4  
 PLAT BOOK 4, PAGE 6  
 PLAT BOOK 5, PAGE 11  
 PLAT BOOK 6, PAGE 12  
 PLAT BOOK 2, NO. 3, PAGE 28

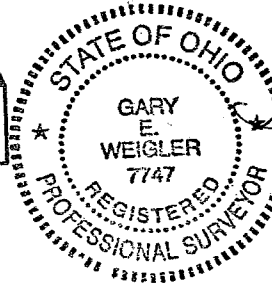
DEED VOLUME 835, PAGE 481  
 OFFICIAL RECORD VOLUME 1101, PAGE 155  
 OFFICIAL RECORD VOLUME 1087, PAGE 426

SURVEY FILES:  
 B-18, I-359, M-307, P-142  
 UN-INDEXED SURVEY BY JUSTIN A. SEILER  
 OF THE SOUTH PART OF LOT 2096 DATED  
 MAY 18, 1963

**BASIS OF BEARINGS**  
 BEARINGS ARE BASED ON THE WEST LINE OF  
 LEXINGTON AVENUE BEING SOUTH 36°55'00" WEST  
 AS INDICATED ON A SURVEY OF LOTS 3975-3977  
 BY SAMUEL W. VANCE DATED 7/27/2000.  
 (SURVEY FILES M-307 OF THE RICHLAND COUNTY  
 TAX MAP RECORDS).

CERTIFICATION: I HEREBY CERTIFY THAT THE  
 FOREGOING SURVEY WAS PREPARED FROM ACTUAL  
 FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER  
 4733-37, OHIO ADMINISTRATIVE CODE.

PREPARED BY  
**WEIGLER LAND SURVEYING, LTD.**



GARY E. WEIGLER  
 OHIO REGISTERED SURVEYOR-NO. 7747  
 DATE: JANUARY 29, 2004  
 FILE NO. 04006

NEW SURVEY  
 OF EXISTING PARCE  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
 MIB 2-10-04  
 INITIAL DATE

**LEGEND**

- 5/8" DIA. x 30" LONG REBAR SET WITH PLASTIC CAP STAMPED "WEIGLER 7747"
- ◆ MAG NAIL SET
- IRON PIN FOUND