

W-101

ERLENBACH LAND SURVEYING COMPANY

ORDER NO.: 1999-05
DATE: JANUARY 3, 2006
REVISED: JANUARY 11, 2006
635 Park Meadow Road, Suite 115
Westerville, Ohio 43081
(614) 891-5888, fax: (614) 891-5889

BOUNDARY SURVEY OF 0.0712 ACRE OF LAND (PART OF OUTLOT 16)

Situated in the State of Ohio, County of Richland, City of Mansfield,
being a part of Section 28, Township 21, Range 18.

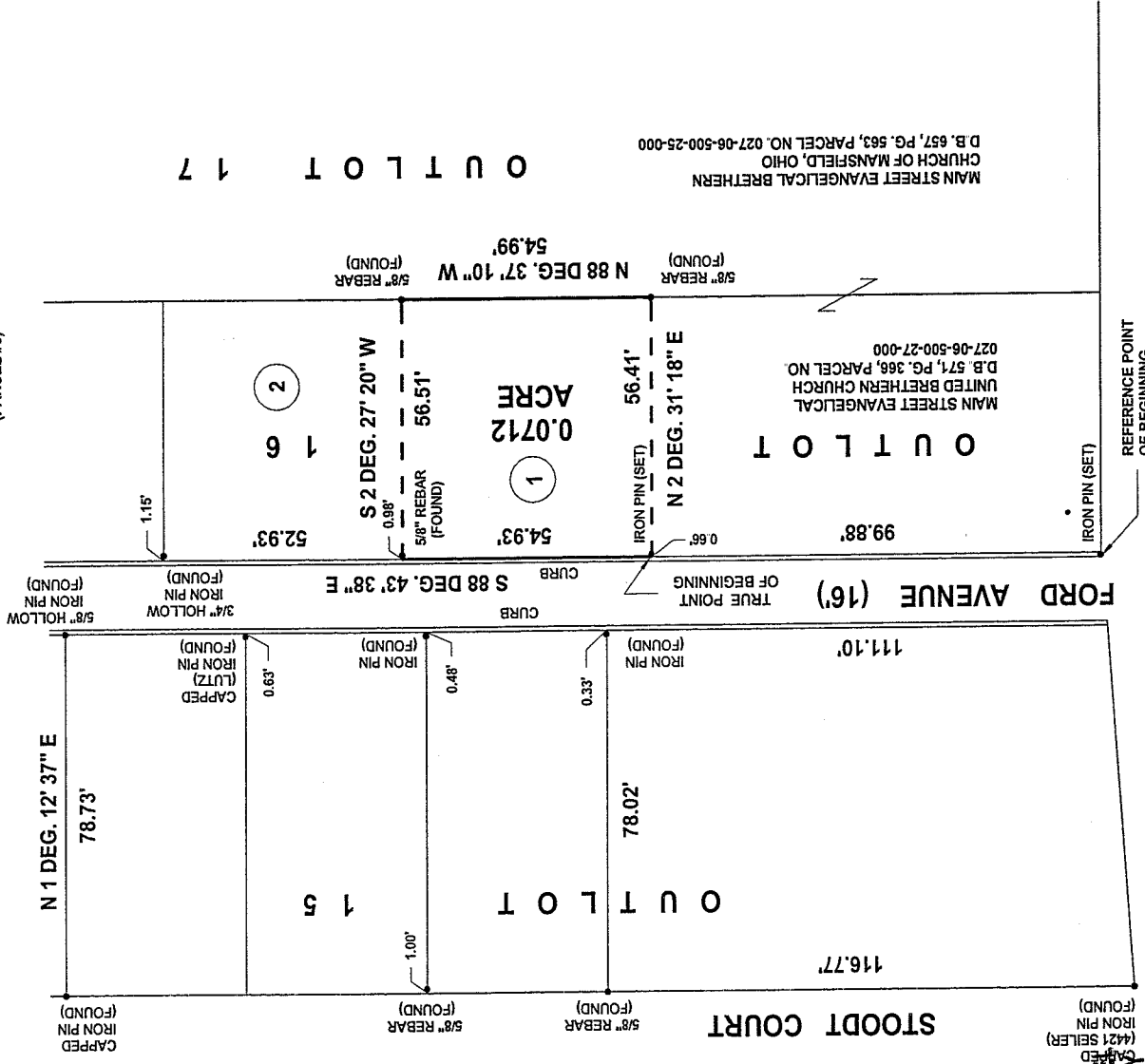


SCALE: 1" = 40'
0 20 40 60

SUBJECT PROPERTY AND ADJOINING
PROPERTY OWNERS DOCUMENTS OF
RECORD IN THE RECORDER'S OFFICE,
RICHLAND COUNTY, OHIO.

1) NATHAN C. LYONS, O.R. 1390, PG. 599,
PARCEL NO. 027-06-074-06-000

2) OLD HOUSE RENTALS #1, O.R. 1038, PGS.
835-838, PARCEL NO. 027-06-015-07-000,
(PARCEL #8)



NEW SURVEY
OF EXISTING PARCELS
RICHLAND COUNTY
TAX MAP, OFFICE

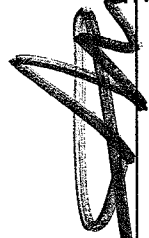
INITIAL MLB DATE 1-12-06

SOUTH MAIN STREET (60')

ALL IRON PINS DENOTED AS "SET" ARE 5/8" (I.D.) x 30" IRON PIPE PLUGGED WITH A
PLASTIC CAP STAMPED "ELSCO S5519" AND HAVE BEEN SET BY ERLLENBACH LAND
SURVEYING COMPANY. ALL IRON PINS DENOTED AS "FOUND" HAVE BEEN SET BY
OTHERS.

THE BASIS OF BEARING IS THE SOUTHERLY LINE OF STOODT COURT BEING S 88 DEG.
43' 38" E (ASSUMED) AND SHOULD BE USED TO MEASURE ANGLES ONLY.

THE FOREGOING PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM
EXISTING DEED, PLAT AND SURVEY INFORMATION ALSO AN ACTUAL FIELD SURVEY
OF THE PREMISES IN ACCORDANCE WITH CHAPTER 4733-37 OHIO ADMINISTRATIVE
CODE BY ERLLENBACH LAND SURVEYING COMPANY.

By 
G. Dean Erlenbach
Ohio Registered Surveyor No. 9272
STATE OF OHIO
G. DEAN
ERLENBACH
7272
PROFESSIONAL
SURVEYOR

January 11, 2006

DESCRIPTION OF A 0.0712 ACRE TRACT OF LAND ON THE SOUTH SIDE OF FORD AVENUE AND EAST OF SOUTH MAIN STREET IN MANSFIELD, OHIO.

(Parcel No. 027-06-074-06-000)

Situated in the State of Ohio, County of Richland, City of Mansfield, being a part of Section 29, Township 21, Range 18, containing 0.0712 acres of land, more or less, being a part of Outlot 16 of said city, also being all of that tract of land as described in a deed to Nathan C. Lyons, of record in Official Record 1390, Page 599 (all references to official records or deed books in this description refer to the records of the Recorder's Office, Richland County, Ohio), said 0.0712 acre tract of land being more particularly described as follows:

Beginning, for reference, at an iron pin (set) at the intersection of the southerly line of Ford Avenue (16.00 feet in width) with the easterly line of South Main Street (60 feet in width), being the northwesterly corner of said Outlot 16, also being the northwesterly corner of that tract of land as described in a deed to the Main Street Evangelical United Brethern Church, of record in Deed Book 571, Page 366; thence S 88 deg. 43' 38" E, with the southerly line of said Ford Avenue, the northerly line of said Outlot 16, the northerly line of said church tract, a distance of 99.88 feet to the true point of beginning at the northeasterly corner of said church tract, the northwesterly corner of said Lyons tract, said true point of beginning being witnessed by an iron pin (set) S 2 deg. 31' 18" W, a distance of 0.66 feet;

Thence, from said true point of beginning, S 88 deg. 43' 38" E, with the southerly line of said Ford Avenue, the northerly line of said Outlot 16, a distance of 54.93 feet to a point at the northwesterly corner of that tract of land as described in a deed to Old House Rentals #1, of record in Official Record 1038, Pages 835-838 and referred to as Parcel #8, said point being witnessed by a 5/8" rebar (found) S 2 deg. 27' 20" W, a distance of 0.98 feet;

Thence S 2 deg. 27' 20" W, with the westerly line of said Parcel #8, a distance of 56.51 feet to a 5/8" rebar (found) at the southwesterly corner of said Parcel #8, being in the southerly line of said Outlot 16, the northerly line of that tract of land as described in a deed to the Main Street Evangelical United Brethern Church of Mansfield, Ohio, of record in Deed Book 657, Page 563, passing a 5/8" rebar (found) at a distance of 0.98 feet;

Thence N 88 deg. 37' 10" W, with the southerly line of said Outlot 16, the northerly line of said church tract, a distance of 54.99 feet to a 5/8" rebar (found) at the southeasterly corner of said first named church tract;

Thence N 2 deg. 31' 18" E, with the easterly line of said first named church tract, a distance of 56.41 feet to the point of beginning, passing an iron pin (set) at a distance of 55.75 feet, containing 0.0712 acres of land, more or less.

Subject to all rights-of-way, easements or restrictions, if any, of previous record.

The basis of bearing is the southerly line of Stood Avenue being S 88 deg. 43' 38" E (assumed) and should be used to measure angles only.

All iron pins denoted as "set" are 5/8" (I.D.) x 30" iron pipe plugged with a plastic cap stamped "ELSCO S5519" and have been set by Erlenbach Land Surveying Company. All iron pins denoted as "found" have been set by others.

The foregoing description was prepared from existing deed, plat and survey information also an actual field survey of the premises in accordance with Chapter 4733-37 Ohio Administrative Code by ERLENBACH LAND SURVEYING COMPANY.

By 

G. Dean Erlenbach
Ohio Registered Surveyor No. 7272



ERLENBACH LAND SURVEYING COMPANY
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WESTERVILLE, OHIO 43081
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NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

msb 1-12-06
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