

W-191

BASIS OF BEARINGS: THE BASIS OF BEARING IS THE SOUTH RIGHT-OF-WAY LINE OF STANDER AVENUE OF THE PLAT OF WASHINGTON PARK FINAL PLAT PHASE 2B AS RECORDED IN PLAT VOLUME 26, PAGE 136.

PRIOR DEED REFERENCE:
OFFICIAL RECORD 1509, PAGE 197
OFFICIAL RECORD 1493, PAGE 751

NOTE

PARCEL 2 (0.097 ACRE) IS A NONBUILDABLE TRACT AND IS TO BE INCORPORATED INTO THE REPLAT OF LOT 23233 OF POSSUM RUN CENTER COMMERCIAL SUBD.

LEGEND

- ⊙ 5/8" IRON PIN FOUND AS NOTED
- ⊙ 1/2" IRON PIN FOUND
- △ RR SPIKE FOUND
- 5/8" IRON PIN W/CAP STAMPED "CESO INC" TO BE SET UPON COMPLETION OF CONSTRUCTION

1/2" IRON PIN FOUND (BENT)

LOT 23233
POSSUM RUN CENTER
COMMERCIAL SUBDIVISION PLAT
P.B. 29, PG. 143

WAL-MART REAL ESTATE
BUSINESS TRUST
O.R. 1509, PG. 194

S 00°46'09" E 164.38'
146.32'
5/8" IRON PIN FOUND
WITH CAP "MCCARTNEY"

WAL-MART STORES EAST, LP
1 ACRE
O.R. 1509, PG. 197
PARCEL 2
0.097 AC.

LOT 23233
POSSUM RUN CENTER
COMMERCIAL
SUBDIVISION PLAT
P.B. 29, PG. 143

PARCEL 1
0.903 Acres
0.169 in R/W
0.734 Acres Remaining

DEAN W. SMITH,
DAVID R. SMITH &
DARLENE K. LEE
1 ACRE
O.R. 567 PG. 817

FND. IRON PINS
W/CAPS STAMPED
"CESO INC"

EX. R/W

N 89°48'00" E
45.00'

POB

40.00'

N 00°46'16" W
20.25'

144.13'

R/W EASEMENT
0.169 AC.
O.R. 1493, PG. 751

N 00°46'16" W 164.38'

EX. 45' R/W

N 00°46'16" W, 1182.45'
FROM A 1" IRON PIPE FD.
AT THE SW COR. NW 1/4
OF SEC. 15, T 20, R 18

COUNTY ROAD 320/POSSUM RUN RD.
(R/W VARIES)

CERTIFICATION:

I hereby certify that this plat was prepared in accordance with Ohio Administrative Code Chapter 4733-37 Standards for Surveys and was conducted under my direct supervision, based on fieldwork in August 2005 and is correct to the best of my knowledge. All monuments will be set as shown.

David R. Barnhart 3/01/06
Date

David R. Barnhart
Ohio Registered Land Surveyor No. S-7646

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

mlb 3-27-06
INITIAL DATE

Must Transfer

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY, OHIO
TAX MAP OFFICE

mlb 3-27-06
INITIAL DATE

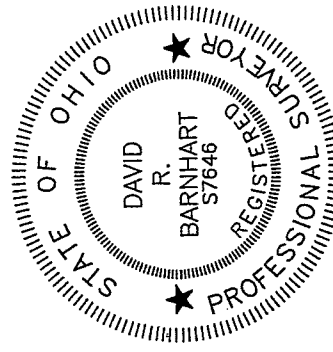
Must Transfer

50
25
0



GRAPHIC SCALE (IN FEET)

1 inch = 50 ft.



LOT SPLIT SURVEY FOR

WAL-MART STORES, INC.

CITY OF MANSFIELD RICHLAND COUNTY, OHIO
SCALE: 1" = 50' DATE: MARCH 01, 2006

DESIGN DRB LJB
DRAWN LJB
CHKED DRB

PROFESSIONAL ENGINEERS
REGISTERED LAND SURVEYORS
1700 LYONS ROAD, DAYTON, OHIO 45458-1864
(937) 435-8584 FAX (937) 435-3307

CESO
JOB NO. 2950
SHEET NO. 1 OF 1

1-Mart-SC\Design\survey\ALTA and Plats\2950 LOT SPLIT

K:\Wal-Mart\2950 Mansfield

11.1.01

INITIAL DATE
MAB 3-27-06
0.097 Ac. Must
Transfer First!!

**Legal Description for Parcel 2
0.097 Acre Strip from Wal-Mart Stores East, LP Parcel
City of Mansfield, Richland County, Ohio
November 02, 2005**

Situated in the South half of the Northwest Quarter Section 15, Township 20, Range 18, located in the City of Mansfield, Richland County, Ohio, being part of a 1 acre tract of land conveyed to Wal-Mart Stores East, LP as recorded in Official Record 1509, Page 197 (all references to deed books, official records, microfiche numbers and plats refer to the Richland County Recorder's Office, Richland County, Ohio) and being a tract of land more particularly described as follows:

Commencing from a 1" iron pipe found at the southwest corner of the Northwest Quarter of Section 15, also being the southwest corner of a 1.74 acre tract of land conveyed to Steven L. Shasky and Jerry L. Shasky as recorded in Deed Book 907, Page 700;

thence along the west line of said Northwest Quarter of Section 15, North 00°46'16" West, 1346.83 feet to a railroad spike found at the northwest corner of said Wal-Mart Stores East, LP tract, also being the northwest corner of a 0.169 tract of land as recorded in a Deed of Easement given to Richland County for Possum Run Road (County Road 320) right-of-way and recorded in Official Record 1493, Page 751 and being the northwest corner of the south half of the northwest quarter of said Section 15;

thence along the north line of said south half, also being the north line of said Wal-Mart Stores East, LP tract and being the north line of said right-of-way tract, North 89°48'00" East, 45.00 feet to a 5/8" iron pin with a cap stamped "CESO INC" set on said east right-of-way line for Possum Run Road (County Road 320) and being the **Point of Beginning** for the following described parcel;

thence continuing along the north line of the south half of the said southwest quarter, also being the north line of said Wal-Mart Stores East, LP tract, North 89°48'00" East, 220.08 feet, to a 5/8" iron pin with a cap stamped "McCartney" found at the northeast corner of said Wal-Mart Stores East, LP tract, also being a corner to said Lot 23233, the eastern 180.08 feet being along a east-west line of Lot 23233 of Possum Run Center Commercial Subdivision Plat as recorded in Plat Book 29, Page 143; thence along a west line of said Lot 23233 South 00°46'09" East, 18.06 feet to a set 5/8" iron pin with a cap stamped "CESO INC";

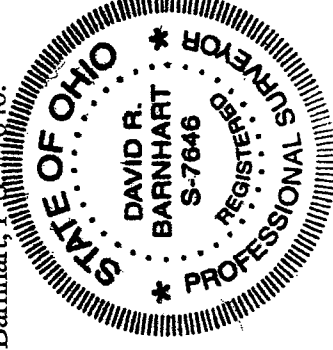
thence along a new division line through said Wal-Mart Stores East, LP tract South 89°13'46" West, 220.07 feet to a 5/8" iron pin with a cap stamped "CESO INC" set on said east right-of-way line for Possum Run Road (County Road 320); thence along said right-of-way line North 00°46'16" West, 20.25 feet to the **Point of Beginning**, containing 0.097 acres, 4216 square feet.

The Grantee, his heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site under applicable zoning.

The basis of bearing is the south right-of-way line of Stander Avenue of the plat of Washington Park Final Plat, Phase IIB as recorded in Plat Volume 26, page 136.

This description prepared by CESO Inc., 1700 Lyons Road, Centerville, Ohio, 45458 and based on a field survey made by in January 2004, under the direct supervision of David R. Barnhart, P.S. #7646.

David R. Barnhart 03/01/06
David R. Barnhart, P.S., #7646, Ohio Date



W-191

NEW SURVEY
OF EXISTING PARCEL,
RICHLAND COUNTY
TAX MAP OFFICE

Legal Description for Parcel 1
0.903 Acre of Wal-Mart Stores East, LP Parcel
City of Mansfield, Richland County, Ohio
March 1, 2006

MLB 3-27-06
INITIAL DATE
0.97 AC. Parcel
Must Transfer
First!!

Situated in the South half of the Northwest Quarter of Section 15, Township 20, Range 18, located in the City of Mansfield, Richland County, Ohio and part of a 1 acre tract of land conveyed to Wal-Mart Stores East, LP as recorded in Official Record 1509, Page 197 (all references to deed books, official records and plats refer to the Richland County Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

Commencing from a 1" iron pipe found at the southwest corner of the Northwest Quarter of Section 15, also being the southwest corner of a 1.74 acre tract of land conveyed to Steven L. Shasky and Jerry L. Shasky as recorded in Deed Book 907, Page 700;
thence along the west line of said Northwest Quarter of Section 15, North 00°46'16" West, 1182.45 feet to a railroad spike found at the northwest corner of a 1 acre tract of land conveyed to Dean W. Smith, David R. Smith and Darlene K. Lee as recorded in Official Record 567, Page 817, also being the southwest corner of said Wal-Mart tract and being the **Point of Beginning** for the following described parcel;
thence continuing along said west line North 00°46'16" West, 164.38 feet to a railroad spike found at the northwest corner of said Wal-Mart tract, also being the northwest corner of the south half of the northwest quarter of said Section 15;
thence along the north line of said south half, also being the north line of said Wal-Mart Stores East, LP tract North 89°48'00" East, 45.00 feet to a 5/8" iron pin with a cap stamped "CESO INC" set at the east right-of-way line of Possum Run Road (County Road 320) as recorded in a Deed of Easement given to Richland County for Possum Run Road (County Road 320) right-of-way and recorded in Official Record 1493, Page 751;
thence along said right-of-way line South 00°46'16" East, 20.25 feet to a set 5/8" iron pin with a cap stamped "CESO INC";
thence along a new division line North 89°13'46" East, 220.07 feet to a set 5/8" iron pin with a cap stamped "CESO INC";
thence South 00°46'09" East, 146.32 feet to a 5/8" iron pin found at the southeast corner of said Wal-Mart Stores East, LP tract, also being the northeast corner of said a 1 acre Smith tract;
thence along the north line of said Smith tract South 89°48'00" West, 265.08 feet to the **Point of Beginning**, containing 0.903 acres (39356 square feet).

The basis of bearing is the south right-of-way line of Stander Avenue of the plat of Washington Park Final Plat, Phase IIB as recorded in Plat Volume 26, page 136.

This description prepared by CESO Inc., 1700 Lyons Road, Centerville, Ohio, 45458 and based on a field survey made by in January 2004, under the direct supervision of David R. Barnhart, P.S. #7646.

David R. Barnhart 03/01/06
David R. Barnhart, P.S., #7646, Ohio Date

