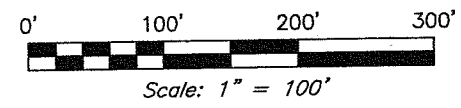


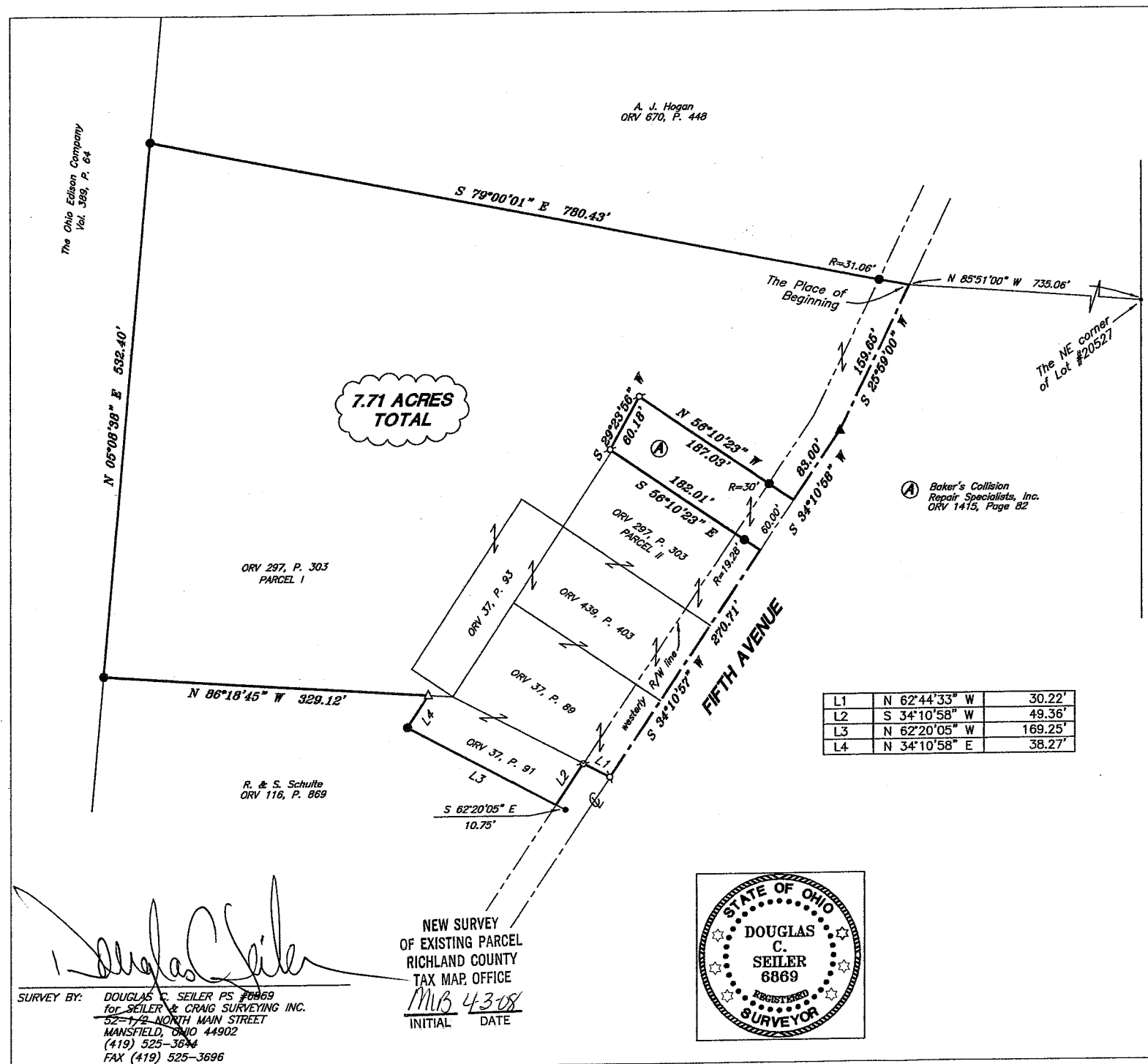
Bearings are based on Survey D-176 on file at the Richland County Tax Map Office and are intended to be used for angular determination only.



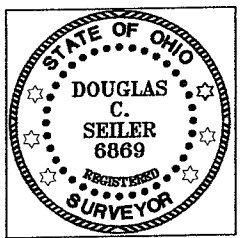
**LEGEND**

- iron pin found
- ▲ railroad spike found
- ⊗ 5/8" iron pin set with cap stamped "SEILER AND CRAIG, INC."
- ⊕ 2" Mag Nail spike, set
- △ railroad spike set

2-150



L1	N 62°44'33" W	30.22'
L2	S 34°10'58" W	49.36'
L3	N 62°20'05" W	169.25'
L4	N 34°10'58" E	38.27'



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
MLB 4-3-08  
INITIAL DATE

*Douglas C. Seiler*  
SURVEY BY: DOUGLAS C. SEILER PS #6869  
for SEILER & CRAIG SURVEYING INC.  
52-1/2 NORTH MAIN STREET  
MANSFIELD, OHIO 44902  
(419) 525-3694  
FAX (419) 525-3696

SURVEY PLAT FOR  
BAKER'S COLLISION REPAIR SPECIALISTS  
PART SE QTR. SECTION 15, T-21, R-18  
CITY OF MANSFIELD  
OHIO  
Date: March 31, 2008 Scale: 1" = 100'  
baker08.asc/.dwg

The Ohio Edison Company  
Vol. 389, P. 84

A. J. Hogan  
ORV 670, P. 448

ORV 297, P. 303  
PARCEL I

R. & S. Schulte  
ORV 116, P. 869

S 79°00'01" E 780.43'

N 05°08'38" E 532.40'

7.71 ACRES  
TOTAL

The Place of Beginning

The NE corner of Lot #20527

Ⓐ Baker's Collision Repair Specialists, Inc.  
ORV 1415, Page 82

FIFTH AVENUE

ORV 287, P. 303  
PARCEL II

ORV 37, P. 93

ORV 439, P. 403

ORV 37, P. 89

ORV 37, P. 91

S 62°20'05" E  
10.75'

R=31.06'

N 85°51'00" W 735.06'

S 25°59'00" W

159.06'

S 84°10'58" W

89.00'

S 56°10'29" E

182.01'

N 58°10'29" W

187.03'

S 28°23'56" W

60.18'

R=30'

R=19.28'

S 34°10'57" W

270.71'

Westerly R/W line

S 34°10'57" W

270.71'

**SELLER & CRAIG SURVEYING, INC.**

Douglas C. Seiler, PS & Chad F. Craig, PS

52 1/2 North Main Street

Mansfield, Ohio 44902

419-525-3644 Fax 419-525-3696

[www.seilerandcraig.com](http://www.seilerandcraig.com)

**SURVEY DESCRIPTION**

**PART SE QUARTER SECTION 15  
CITY OF MANSFIELD, OHIO**

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of the Southeast Quarter of Section 15, of Township 21 North, Range 18 West, and being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the northeast corner of Lot #20527 of the consecutively numbered lots in said city; Thence, North 85 degrees 51 minutes 00 seconds West with the north line of said lot and the westerly prolongation thereof, a distance of 735.06 feet to a point on the centerline of Fifth Avenue, said point referenced by an iron pin found on a bearing of North 79 degrees 00 minutes 01 second West and at a distance of 31.06 feet from said point; said point being the *place of beginning* of the parcel herein described;

Thence, South 25 degrees 59 minutes 00 seconds West with said centerline, a distance of 159.65 feet to a railroad spike found;

Thence, continuing with said centerline, South 34 degrees 10 minutes 58 seconds West a distance of 83.00 feet to the northeasterly corner of a parcel currently owned by Baker's Collision Repair Specialists, Inc. (deed reference: ORV 1415, P. 82), said corner referenced by an iron pin found on a bearing of North 56 degrees 10 minutes 23 seconds West and at a distance of 30.00 feet from said corner;

Thence, with existing lines of said parcel, the following three courses and distances:

1. North 56 degrees 10 minutes 23 seconds West a distance of 187.03 feet to a Mag Nail spike set
2. South 29 degrees 23 minutes 56 seconds West a distance of 60.18 feet to a Mag Nail spike set
3. South 56 degrees 10 minutes 23 seconds East, passing through an iron pin found at 162.73 feet, a total distance of 182.01 feet to a point on the centerline of Fifth Avenue;

Thence, South 34 degrees 10 minutes 57 seconds West with said centerline, a distance of 270.71 feet to a Mag Nail spike set marking the southeasterly corner of a parcel currently owned by Baker's Collision Repair Specialists, Inc. (deed reference: ORV 37, page 89);

Thence, North 62 degrees 44 minutes 33 seconds West with the southerly line of said parcel, a distance of 30.22 feet to a Mag Nail spike set on the westerly right of way line of Fifth

2-150

Avenue, said spike marking the northeasterly corner of a parcel also currently owned by Baker's Collision Repair Specialists, Inc. (deed reference: ORV 37, page 91);

Thence, with existing lines of said parcel, the following three courses and distances:

1. South 34 degrees 10 minutes 58 seconds West with said right of way, and the easterly line of the afore-mentioned parcel, a distance of 49.36 feet to the southeasterly corner of said parcel, as referenced by an iron pin found on a bearing of South 62 degrees 20 minutes 05 seconds East and at a distance of 10.75 feet from said corner;
2. North 62 degrees 20 minutes 05 seconds West a distance of 169.25 feet to an iron pin found
3. North 34 degrees 10 minutes 58 seconds East a distance of 38.27 feet to a railroad spike set on the south line of a parcel also currently owned by Baker's Collision Repair Specialists, Inc. (deed reference: ORV 297, page 303, Parcel I);

Thence, with existing lines of said parcel, the following three courses and distances:

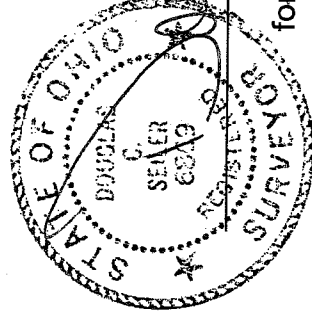
1. North 86 degrees 18 minutes 45 seconds West a distance of 329.12 feet to an iron pin found
2. North 05 degrees 08 minutes 38 seconds East a distance of 532.40 feet to an iron pin found
3. South 79 degrees 00 minutes 01 second East, passing through an iron pin found at 749.37 feet, a total distance of 780.43 feet to the place of beginning,

containing 7.71 acres, according to survey by Douglas C. Seiler, Professional Surveyor #6869 for Seiler & Craig Surveying, Inc., on March 31, 2008 but subject to the right of way of Fifth Avenue.

Iron pins set are 5/8" rods with caps stamped "SEILER AND CRAIG INC."

Bearings are based on Survey D-176 on file at the Richland County Tax Map Office, and are intended to be used for angular determination only.

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY,  
TAX MAP OFFICE  
MUB 4-3-08  
INITIAL DATE



*Douglas C. Seiler*  
Douglas C. Seiler PS #6869  
for Seiler & Craig Surveying, Inc.