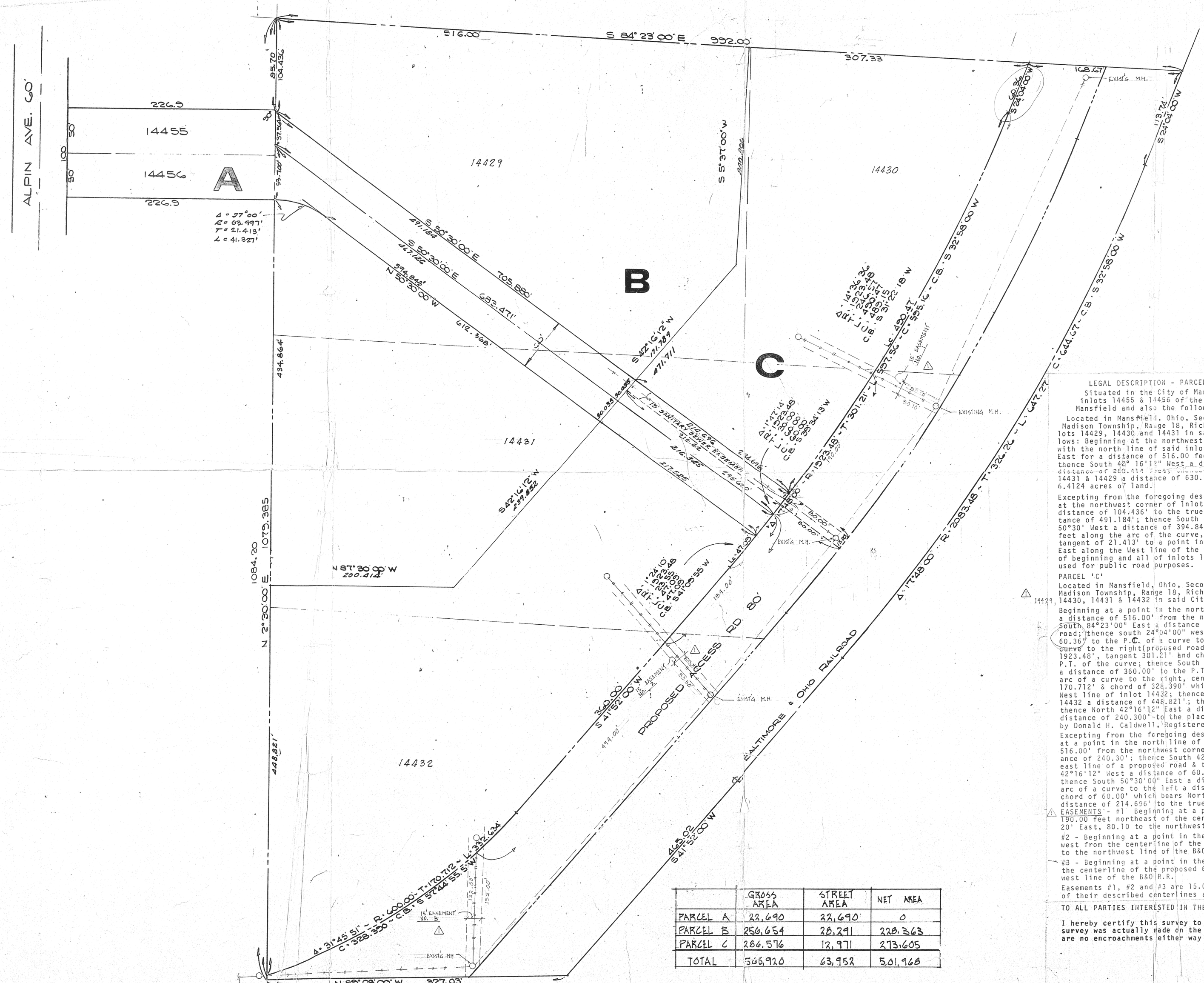

	GROSS AREA	STREET AREA	NET AREA
PARCEL A	22,690	22,690	0
PARCEL B	256,654	28,291	228,363
PARCEL C	286,576	12,971	273,605
TOTAL	566,920	63,952	501,968

LEGAL DESCRIPTION - PARCELS 'A' and 'B'

Situated in the City of Mansfield, County of Richland & State of Ohio & being inlots 14455 & 14456 of the consecutive numbering of inlots in said City of Mansfield and also the following described real estate:

Located in Mansfield, Ohio, Second Ward and in the southwest quarter of Section 19 Madison Township, Range 18, Richland County, State of Ohio and being a part of inlots 14429, 14430 and 14431 in said City of Mansfield more fully described as follows: Beginning at the northwest corner of inlot 14429 City of Mansfield, thence with the north line of said inlots 14429 and 14430 and its extension South 84° 23' East for a distance of 516.00 feet; thence South 5° 37' West a distance of 240.300'; thence South 42° 16'12" West a distance of 471.711 feet; thence North 87°30' West a distance of 200.414 feet; thence North 2°30' East along the west line of said inlots 14431 & 14429 a distance of 630.564' to the place of the beginning & containing 6.4124 acres of land.

Excepting from the foregoing description the following described parcels: Beginning at the northwest corner of inlot 14429, City of Mansfield; thence South 2°30' West a distance of 104.436' to the true place of beginning; thence South 50°30' East a distance of 491.184'; thence South 42°16'12" West a distance of 60.070'; thence North 50°30' West a distance of 394.843' to the p.c. of a curve to the left; thence 41.327 feet along the arc of the curve, having a central angle of 37°, radius of 63.997' & tangent of 21.413' to a point in the West line of inlot 14429; thence North 2°30' East along the West line of the inlot 14429 a distance of 91.264' to the true place of beginning and all of inlots 14455 & 14456 & containing 1.170 acres of land to be used for public road purposes.

PARCEL 'C'

Located in Mansfield, Ohio, Second Ward and in the southwest quarter of Section 19, Madison Township, Range 18, Richland County, State of Ohio, & being a part of inlots 14430, 14431 & 14432 in said City of Mansfield, more fully described as follows:

Beginning at a point in the north line of inlot 14430 which is South 84°23'00" East a distance of 516.00' from the northwest corner of inlot 14429; thence continuing South 84°23'00" East a distance of 307.33' to a point in the West line of proposed road; thence south 24°04'00" west along the proposed road right of way a distance of 60.36' to the P.C. of a curve to the right; thence southwesterly along the arc of a curve to the right(proposed road right of wayline) an arc distance of 597.56' (radius 1923.48', tangent 301.21' and chord 595.16' which bears South 32°58'00" West) to the P.T. of the curve; thence South 41°52'00" West along the proposed road right of way a distance of 360.00' to the P.T. of a curve to the right; thence 332.634' along the arc of a curve to the right, central angle is 31°45'51", Radius 600.00', tangent 170.712' & chord of 328.390' which bears South 57°44'55.5" West to apoint in the West line of inlot 14432; thence North 2°30'00" East along the west line of inlot 14432 a distance of 448.821'; thence South 87°30'00" East a distance of 200.41 feet; thence North 42°16'12" East a distance of 471.711'; thence North 5°37'00" East a distance of 240.300' to the place of beginning & containing 6.579 acres as surveyed by Donald H. Caldwell, Registered Surveyor in December 1969.

Excepting from the foregoing description the following described parcel: beginning at a point in the north line of inlot 14430 which is South 84°30' East a distance of 516.00' from the northwest corner of inlot 14429; thence South 5°37'00" West a distance of 240.30'; thence South 42°16'12" West a distance of 171.789' to the northeast line of a proposed road & the true place of beginning; thence continuing South 42°16'12" West a distance of 60.070' to the southwest line of said proposed road; thence South 50°30'00" East a distance of 217.525' thence northeasterly along the arc of a curve to the left a distance of 60.00' (radius 1923.48', tangent 30.00' & chord of 60.00' which bears North 39°34'13" East); thence North 50°30'00" West a distance of 214.696' to the true place of beginning & containing 0.298 acres.

EASEMENTS - #1 Beginning at a point in the southeast line of Parcel "C" which is 190.00 feet northeast of the centerline of the proposed 60' road; thence South 61° 20' East, 80.10 to the northwest line of the B&O R.R.

#2 - Beginning at a point in the southeast line of Parcel "C" which is 184.00' southwest from the centerline of the proposed 60' road; thence South 39°20' East, 80.30' to the northwest line of the B&O R.R.

#3 - Beginning at a point in the southeast line of Parcel "C" which is 494.00' from the centerline of the proposed 60' road; thence S3°30' West, 132.00' to the northwest line of the B&O R.R.

Easements #1, #2 and #3 are 15.00 feet in width, 7.5 feet right and 7.5 feet left of their described centerlines and are to be used for sanitary sewers.

TO ALL PARTIES INTERESTED IN THE TITLE TO THE PREMISES SURVEYED:

I hereby certify this survey to be correct to the best of my knowledge, that the survey was actually made on the grounds as per record description and that there are no encroachments either way across property lines except as shown.

Donald H. Caldwell
Donald H. Caldwell,
Reg. Sur. 4005

Made for Park Avenue West Apartments Company Date March 17, 1970

PRINTED
APR 13 1970
KEITH HAAG & ASSOC.

REVISIONS
1 9/18/70 SANITARY EASEMENTS & PARCEL 14429 R.H.

PARK AVENUE WEST APARTMENTS
PHASE TWO
MANSFIELD OHIO

KEITH HAAG • ASSOCIATES • ARCHITECTS
2000 CHESTNUT BOULEVARD CUYAHOGA FALLS, OHIO

ASSOCIATE IN CHARGE

JOB CAPTAIN
FRED WINTHER

DRAWN BY D.C. | CHECKED BY

DATE MAR 70 | JOB No. 120-69

SHEET NAME
SURVEY

SHEET NUMBER
2

No. OF SET 19