LOCATED IN THE STATE OF OHIO, COUNTY OF RICHLAND, MADISON TOWNSHIP, CITY OF MANSFIELD, SECTION 18, TOWNSHIP 21, RANGE 18, PART OF LOTS 17515 AND 17517 OF BYPASS 30 INDUSTRIAL PARK AS RECORDED IN VOLUME 21, PAGE 107.

U.S. ROUTE 30

LOT 15163

DONALD E. SMITH
D.V. 633, P. 494
ZONED I-1
LIGHT INDUSTRIAL

S 86°56'00" E 379.66'

S 86°56'00" E 122.65' (REC.) 120.06'

S 82°34'15" E 239.61'

Ingress/Egress Easement
D.V. 803, P. 303

S 1°45'00" W 54.65'

CITY OF MANSFIELD
D.V. 800, P. 604
ZONED I-1
LIGHT INDUSTRIAL

64.93'
N 89°44'46" W
N 89°45'25" W (REC.) 65.00' (REC.)

N 82°20'44" W 112.74'
N 82°37'00" W (REC.)

3.315± ACRES
BRECHBUHLER, REALTY, INC.
D.V. 851, P. 345
ZONED I-1, LIGHT INDUSTRIAL
LOT 17517

318.13'

N 0°07'00" W

597.39' (REC.) (304.06' REC.)

299.69'

N 0°07'00" W

1.455± ACRES
DONALD E. SMITH
D.V. 633, P. 494
ZONED I-1, LIGHT INDUSTRIAL
LOT 17515

223.18' (REC.) 223.72'

(REC.) S 0°07'00" W
S 0°01'51" E

BOB EVANS FARMS FOODS, INC.
D.V. 803, P. 303
ZONED B-2
COMMUNITY BUSINESS DISTRICT
LOT 17515

BOB EVANS FARMS FOODS, INC.
D.V. 803, P. 300
ZONED B-2
COMMUNITY BUSINESS DISTRICT
LOT 17514

4.770± ACRES
TOTAL

25' Utility Easement

(REC.) 181.25'
N 89°43'00" W 181.24'

DONALD E. SMITH
D.V. 633, P. 494
ZONED I-1
LIGHT INDUSTRIAL

LOT 17518

N 89°43'00" W 284.09'

POINT of BEGINNING
1.455±ACRE TRACT

587.43'

293.33' (REC.)

287.74'

30' (R/W)

TRIMBLE ROAD

LOT 17513

50' Building Line

LOT 17512

BRECHBUHLER, REALTY, INC.
D.V. 851, P. 345
ZONED I-1, LIGHT INDUSTRIAL
LOT 17517

287.34'

N 0°07'00" W

1040 ENTERPRISES, A GENERAL PARTNERSHIP
D.V. 846, P. 678
ZONED I-1
LIGHT INDUSTRIAL
LOT 17516

LANE

NATIONAL

S 0°07'00" E

N 0°07'00" W

50' BUILDING LINE

LOT 17511

S 89°53'00" W (REC.)
N 89°28'39" W 95.00'

POINT of BEGINNING
3.315±ACRE TRACT

N 89° 28' 39" W
S 89°53'00" W (REC.)

502.03'

N 1°45'00" E 30.01'

POINT of COMMENCEMENT

℄ NATIONAL PARKWAY (60' R/W)

LOT 17520

LOT 17521

NORTH REFERENCED FROM CENTERLINE TRIMBLE ROAD, OHIO DEPARTMENT OF TRANSPORTATION PROJECT M-2N14 (1) RIGHT-OF-WAY PLANS.

0 20 40

NOTE:
ACCORDING TO "FIRM" FLOOD INSURANCE RATE MAP COMMUNITY-PANEL 390477 0010 B CITY OF MANSFIELD PRELIMINARY STUDY THIS PROPERTY IS IN A ZONE "C" AREAS OF MINIMAL FLOODING.

LEGEND

- ○ 3/4" I.D. PIPE SET
- ● 1/2" I.D. PIPE FOUND
- □ CONCRETE MONUMENT FOUND

No certification whatsoever is extended to subsequent owners, mortgagees or title insurors, unless this survey has been redated for this purpose by the surveyor.

We do hereby certify that an actual field survey was made of the premises shown on this plat on the 18th day of SEPTEMBER, 1986 that this plat is a correct representation of the premises as determined by said survey. We further certify that there are no encroachments either way across any boundary line of the premises except as shown hereon.

Signed at 7:00 A.M. this 18th day of SEPTEMBER, 1986

KOSANCHICK & ASSOCIATES, INC.

By _____
Registered Surveyor No. 6615

STATE OF OHIO · FRANKLIN C. LOUIS · REGISTERED SURVEYOR

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY PLAT IS A VIOLATION OF SECTION 711.17 TO 711.19 OF THE O.R.C.

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH

KOSANCHICK & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
COLUMBUS OHIO OFFICE:
CARROLL CENTER
6119 EAST BROAD STREET
COLUMBUS, OHIO 43213
PHONE: (614) 861-7211

ATLANTA, GEORGIA OFFICE:
1270 WINCHESTER PARKWAY
SMYRNA GEORGIA 30080
PHONE: (404) 432-4404

ALTAMONTE SPRINGS, FLORIDA OFFICE:
650 NORTH LAKE BOULEVARD
SUITE 490
ALTAMONTE SPRINGS, FLORIDA 32772
PHONE: (305) 830-8910

PLAT OF SURVEY
FOR
CARDINAL INDUSTRIES
NATIONAL PARKWAY
MANSFIELD, OHIO

REVD.:	
DATE:	SEPT., 1986
SCALE:	1" = 40'
DRAWN:	D.A.S.
CHECKED:	F.L.
FILE:	1748
SHEET:	1 of 1

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