

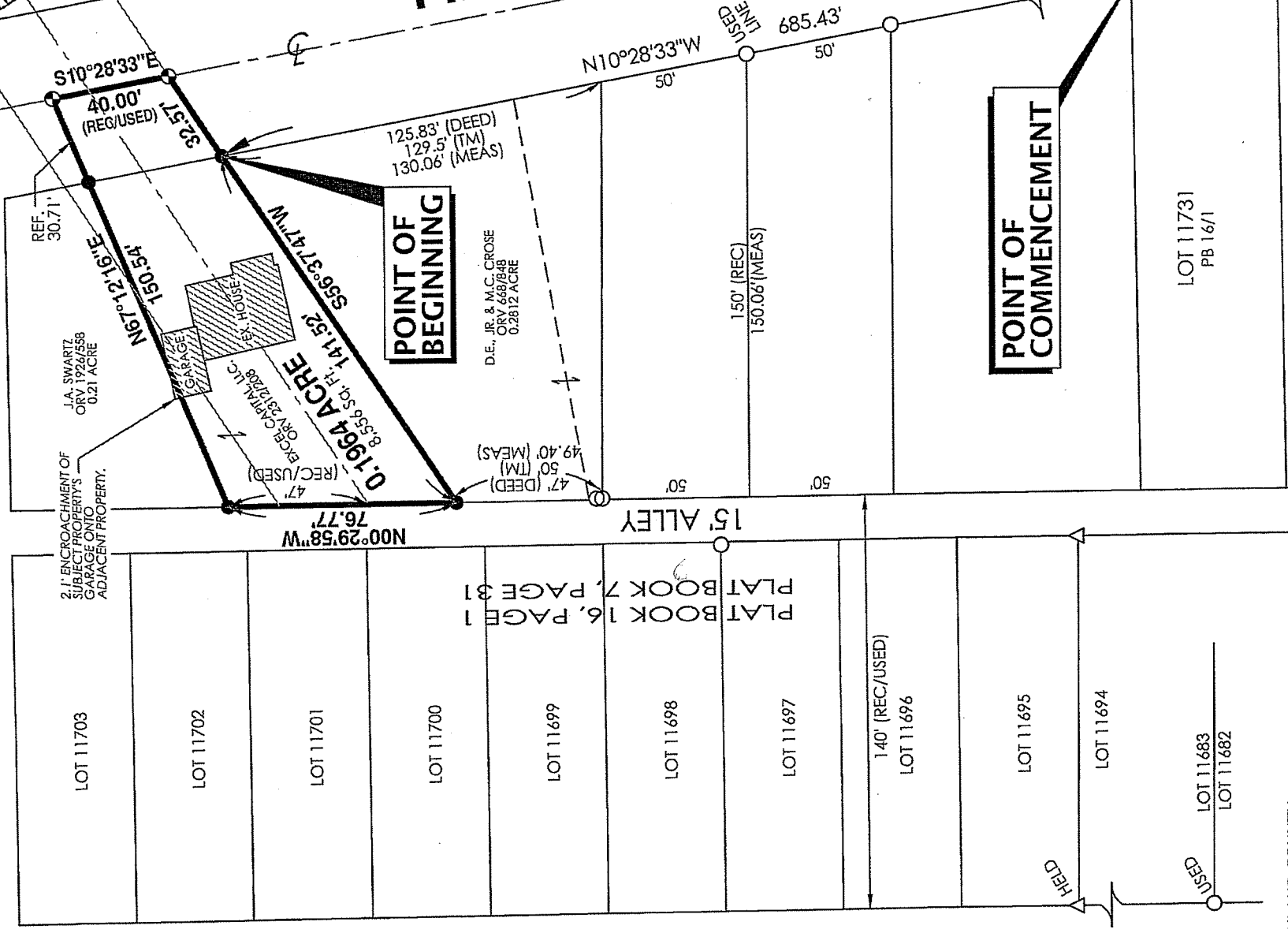
PLAT OF BOUNDARY SURVEY  
**EXCEL CAPITAL, LLC.**  
 PART OF THE SOUTHEAST QUARTER, SECTION FIFTEEN (15)  
 TOWNSHIP TWENTY-ONE (21), RANGE EIGHTEEN (18)  
 CITY OF MANSFIELD, MADISON TOWNSHIP,  
 RICHLAND COUNTY, OHIO

**VINE STREET - 60'**

**VAN BUREN AVENUE - 50'**

**FIFTH AVENUE - 60'**

WEST RIGHT-OF-WAY LINE OF FIFTH AVENUE



- REFERENCE MATERIALS**
- DEEDS AS SHOWN
  - TAX MAPS
  - THE FOLLOWING RICHLAND COUNTY SURVEYS FOUND AT THE RICHLAND COUNTY TAX MAP OFFICE:

SURVEY BOOK	PAGE
G	27
R	245
S	87
Z	67

- SURVEY BY W.E. RUSK DATED FEBRUARY 4, 1930
- SURVEY OF THE HOYT & FORD TRACT BY D.L. BORCHARDT DATED MARCH 1933

NEW SURVEY OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
 INITIAL DATE  
 EAK 1-12-15  
 HH-005

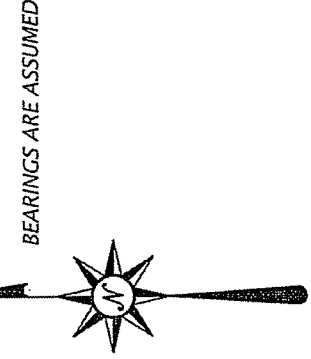
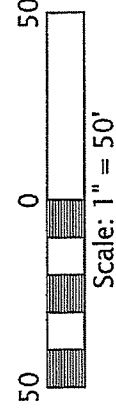


PREPARED BY  
**F.E. KROCKA & ASSOCIATES, INC.**  
 86 WEST MAIN STREET  
 SHELBY, OHIO 44875  
 (419) 342-4556

I CERTIFY THIS SURVEY WAS PREPARED FROM ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THAT ALL MONUMENTS WERE FOUND OR SET AS INDICATED.

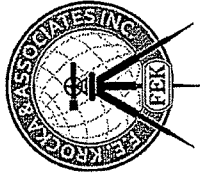
*Nathan W. Sautter*

NATHAN W. SAUTTER  
 OHIO REGISTERED SURVEYOR NO. 8252  
 DATE: JANUARY 6, 2015



**LEGEND**

- △ IRON PIN FOUND
- IRON PIPE FOUND
- 3" SURVEY SPIKE SET
- 5/8" DIAMETER, 30" LONG IRON PIN SET WITH CAP STAMPED "KROCKA & ASSOC."



**F. E. Krocka & Associates, Inc.**

Engineering and Surveying

86 West Main Street

Shelby, Ohio 44875

Phone: (419) 342-4556

Fax: (419) 347-8885

**DESCRIPTION**  
**EXCEL CAPITAL, LLC.**  
**PART OF THE SOUTHEAST QUARTER, SECTION FIFTEEN (15)**  
**TOWNSHIP TWENTY-ONE (21), RANGE EIGHTEEN (18)**  
**CITY OF MANSFIELD, MADISON TOWNSHIP, RICHLAND COUNTY, OHIO**

**DESCRIPTION:** Being part of the Southeast Quarter of Section Fifteen (15), Township Twenty-One (21), Range Eighteen (18) in the City of Mansfield, Madison Township, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at an iron pipe found at the northeast corner of Lot 11731 as shown in Plat Book 16, Page 1, said point also being on the west right-of-way line of Fifth Avenue (60 feet in width); thence N10°28'33"W, along the west right-of-way line of Fifth Avenue, a distance of 685.43 feet to an iron pin set at the northeast corner of a 0.2812 acre parcel described in Official Record Volume 668, Page 848 and on the former southerly right-of-way of an electric railway, said point being the real point of beginning for the parcel herein described;

- 1) thence S56°37'47"W, along the north line of said 0.2812 acre parcel and the former southerly right-of-way line of said electric railway, a distance of 141.52 feet to an iron pin set at the northwest corner of said 0.2812 acre parcel, said point also being on the east right-of-way line of a 15 foot wide alley;
- 2) thence N00°29'58"W, along the east right-of-way line of said alley, a distance of 76.77 feet to an iron pin set at the southwest corner of a 0.21 acre parcel described in Official Record Volume 1926, Page 558;
- 3) thence N67°12'16"E, along the south line of said 0.21 acre parcel, passing for reference an iron pin set at 119.83 feet, a total distance of 150.54 feet to a 3" survey spike set on the centerline of Fifth Avenue;
- 4) thence S10°28'33"E, along the centerline of Fifth Avenue, a distance of 40.00 feet to a 3" survey spike set on the former southerly right-of-way line of said electric railway;
- 5) thence S56°37'47"W, along the former southerly right-of-way line of said electric railway, a distance of 32.57 feet to the real point of beginning,

and containing 0.1964 acre (8,556 square feet), more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 5/8" diameter, 30" long rebar with caps stamped "KROCKA & ASSOC." Bearings are assumed.

**CERTIFICATION:** I hereby certify that a survey was made of the above described parcel and all markers were found or set as indicated.

F. E. KROCKA & ASSOCIATES, INC.

Nathan W. Sautter

Ohio Registered Surveyor No. 8252

Date: January 6, 2015



**NEW SURVEY**  
**OF EXISTING PARCEL**  
**RICHLAND COUNTY**  
**TAX MAP OFFICE**

**EAH** INITIAL  
**1-17-15** DATE  
**HH-005**

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