

MAP OF SURVEY OF A 0.823 ACRE PARCEL

PART OF LOT 14381 &
PART OF LOT 14964 OF THE
CONSECUTIVELY NUMBERED LOTS
IN THE CITY OF MANSFIELD
RICHLAND COUNTY, OHIO

JOHNNY APPLESEED CENTER, LTD.,
AN OHIO LIMITED PARTNERSHIP
DV. 891, PG. 307
DV. 887, PG. 82

PART OF LOT #14381
PLAT VOLUME 19, PG. 66

PART OF
LOT #14381
0.773 AC.
(33,687.95 SF)

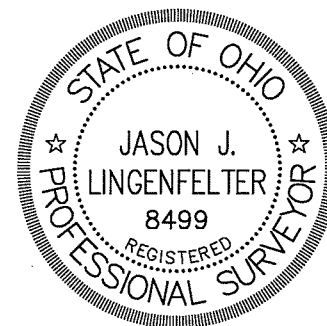
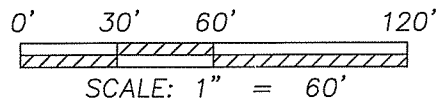
0.823 ACRES
(35,845.77 SF)
TOTAL

MAIC FOOD CHOICES III, LLC.
ORV. 2193, PG. 665

McDONALD'S CORPORATION
ORV. 328, PG. 860

PART OF
LOT #14964
0.050 AC.
(2157.82 SF)

CURVE "A"
A=212.84'
R=3244.05'
D=03°45'33"
B=S 37°50'56" W
C=212.80'



Distances shown hereon are expressed in feet and decimal parts thereof.

Bearings are based on survey "F-3-303" on file at the Richland County Taxmap Office and are used to express angles only.

CERTIFICATION: I hereby state that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code.

By: *Jason J. Lingenfelter* 1-29-15
Jason J. Lingenfelter, P.S. #8499 Date
for Shaffer, Johnston, Lichtenwalter,
& Associates, Inc.

NOTE: No additional access points to Lexington Avenue will be permitted without the approval of the City Engineer. Also being Subject to and Together with a Reciprocal Easement Agreement as recorded in ORV 285, PG. 24-56, amended in ORV 1570, PG. 125, and ORV. 1705, PG. 413

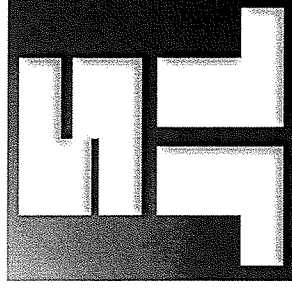
NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 1-29-15
INITIAL DATE
HH-15

Zoning Approved
By: *Jayford Rice*
Date 1-29-2015

SHAFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC.
Consulting Engineers & Surveyors
909 South Main Street
Mansfield, Ohio 44907
TEL (419) 756-7302 FAX (419) 756-0867 EMAIL sjl@sjl-inc.com

DRAWN JUL	CHECKED	1" SCALE = 60'	DATE JAN. 29, 2015
DWG NO: EM-967 CAR WASH SPLIT 2014		JOB NO: EM-967 SHEET 1 OF 1	

**SHAFFER, JOHNSTON, LICHTENWALTER
& ASSOCIATES, INC.
ENGINEERS & SURVEYORS**



January 29, 2015

**LEGAL DESCRIPTION
0.823 ACRE
PART OF LOT NO.'S 14381 & 14964
CITY OF MANSFIELD
RICHLAND COUNTY, OHIO**

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot Numbers 14381 & 14964 of the consecutively numbered lots in the city of Mansfield as recorded in the Richland County Recorder's Plat Book 19, page 66 and Plat Book 20, page 4 and being more particularly described as follows:

Commencing for the same at an iron pin found in the southeasterly corner of said lot #14381;

Thence, Southwesterly with the southerly line of said lot and along a curve to the right, having an arc length of 212.84 feet, a radius of 3244.05 feet, a delta angle of 03° 45' 33", a chord bearing of S 37° 50' 56" W, and a chord distance of 212.80 feet to the point of tangency, said point being referenced by an iron pin found N 32° 58' 49" E, 0.16 feet from said point;

Thence, S 39° 43' 42" W, 93.70 feet with said southerly line of said lot #14381 to a railroad spike found,

Thence, N 50° 06' 24" W, 189.48 feet to a railroad spike found,

Thence, S 39° 53' 36" W, 196.50 feet to a 2 inch MAG nail set and being **the place of beginning** of the parcel herein described;

Thence the following **FOUR** courses:

1. **S 39° 53' 36" W, 245.89** feet along the Grantors' southerly line and the northerly line of the lands of McDonald's Corporation, (O.R. V-328, P-860), to a 2 inch MAG nail set,
2. **N 67° 22' 57" W, 109.53** feet to a 2 inch MAG nail set,

- 3. N 19° 43' 56" E, 236.80 feet to a 2 inch MAG nail set,
- 4. S 66° 52' 54" E, 194.48 feet to a 2 inch MAG nail set and the place of beginning, containing 0.823 acre, more or less, of which 0.773 of an acre is situated in part of Lot 14381 and 0.050 of an acre is situated in part of Lot 14964, but as one, and subject to all legal highways, easements, and use restrictions of record.

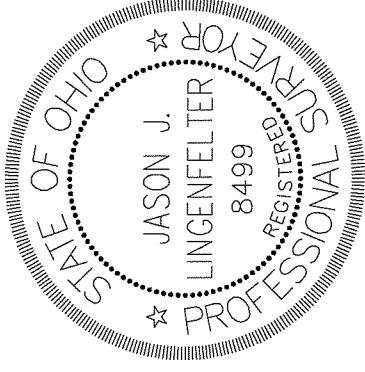
Bearings are based on survey "F-3-303" on file at the Richland County Tax Map Office and are used to express angles only.

According to a survey made in January 2015 by Jason J. Lingenfelter, Ohio Registered Professional Surveyor No. 8499.

NOTE: No additional access points to Lexington Avenue will be permitted without the approval of the City Engineer.

Subject to and Together with a Reciprocal Easement Agreement as recorded in ORV 285, PG. 24-56, amended in ORV 1570, PG. 125, and ORV. 1705, PG. 413


 Jason J. Lingenfelter
 Professional Surveyor No. 8499



NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE

EAK 1-29-15
 INITIAL DATE
 HH-15

Zoning Approved
 By Jason J. Lingenfelter
 Date 1-29-2015