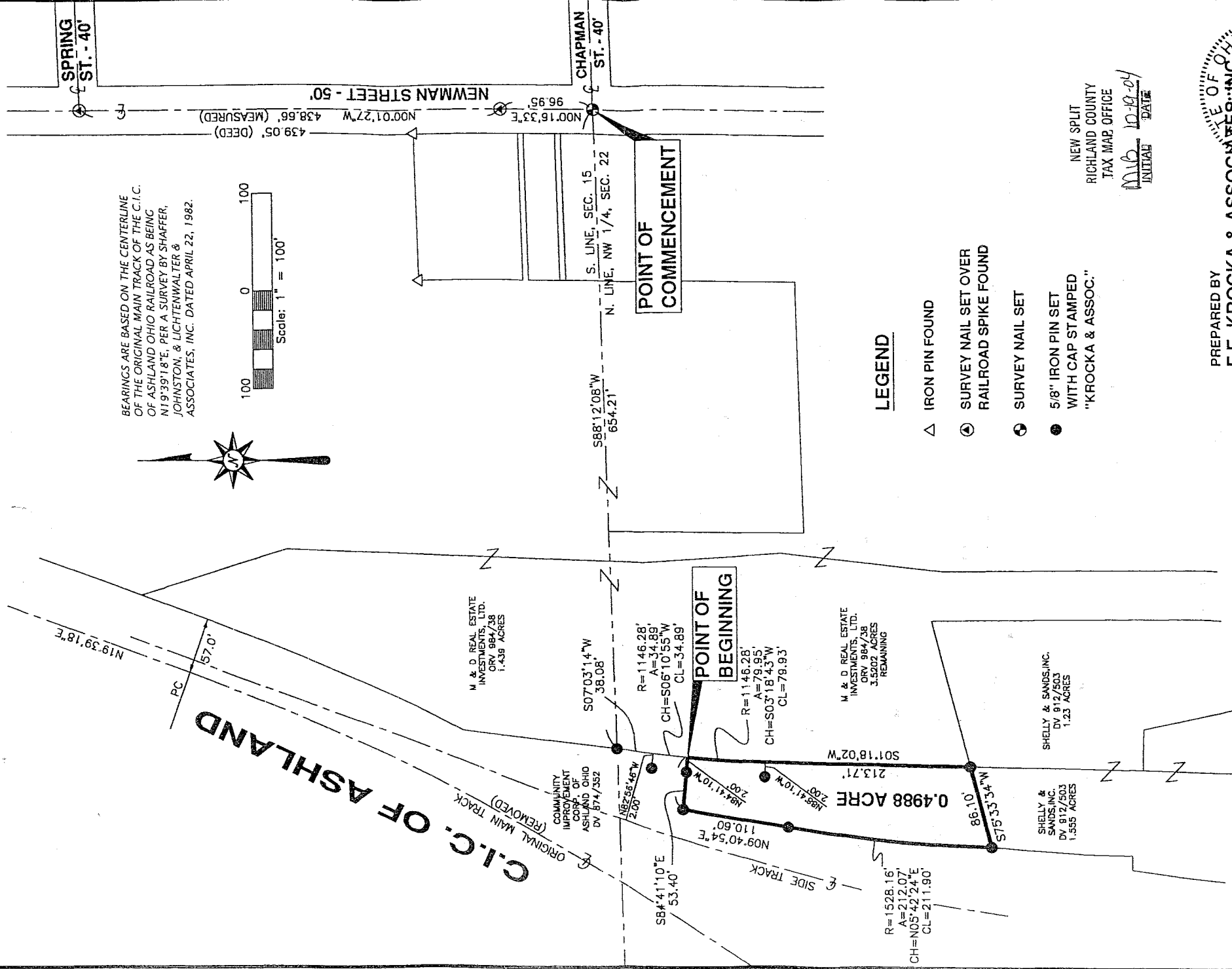


PLAT OF PROPERTY SURVEY
M & D REAL ESTATE INVESTMENTS, LTD.

PART OF THE NORTHWEST QUARTER, SECTION TWENTY-TWO (22)
 TOWNSHIP TWENTY-ONE (21), RANGE EIGHTEEN (18)
 CITY OF MANSFIELD, RICHLAND COUNTY, OHIO



BEARINGS ARE BASED ON THE CENTERLINE OF THE ORIGINAL MAIN TRACK OF THE C.I.C. OF ASHLAND OHIO RAILROAD AS BEING N19°39'18"E, PER A SURVEY BY SHAFER, JOHNSTON, & LICHTENWALTER & ASSOCIATES, INC. DATED APRIL 22, 1982.

LEGEND

- △ IRON PIN FOUND
- ⊙ SURVEY NAIL SET OVER RAILROAD SPIKE FOUND
- ⊕ SURVEY NAIL SET
- 5/8" IRON PIN SET WITH CAP STAMPED "KROCKA & ASSOC."

NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
 INITIAL DATE
 MMB 10-19-04



PREPARED BY

F.E. KROCKA & ASSOCIATES, INC.

Raymond G. Lenczowski
 RAYMOND G. LENCZOWSKI
 OHIO REGISTERED SURVEYOR NO. 6687
 DATE: OCTOBER 6, 2004

U-32

F. E. KROCKA & ASSOCIATES, INC.
ENGINEERING AND SURVEYING
102 WEST MAIN STREET
SHELBY, OHIO 44875
PHONE: (419) 342-4556

DESCRIPTION
M & D. REAL ESTATE INVESTMENTS, LTD.
PART OF THE NORTHWEST QUARTER, SECTION TWENTY-TWO (22)
TOWNSHIP TWENTY-ONE (21), RANGE EIGHTEEN (18)
CITY OF MANSFIELD, RICHLAND COUNTY, OHIO

DESCRIPTION: Being part of the Northwest Quarter of Section Twenty-Two (22), Township Twenty-One (21), Range Eighteen (18), City of Mansfield, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at a survey nail set at the intersection of the north line of the Northwest Quarter of Section 22, the centerline of Newnan Street (50 feet in width), and the centerline of Chapman Street (40 feet in width); thence S88°12'08"W, a distance of 654.21 feet, along the north line of the Northwest quarter of Section 22, to an iron pin set on the easterly right-of-way line of Community Improvement Corporation of Ashland, Ohio, as described in Deed Volume 874, Page 352; thence S07°03'14"W, a distance of 38.08 feet, along said right-of-way line, to a point referenced by an iron pin set N82°56'46"W, 2.00 feet; thence on a curve to the left having a radius of 1146.28 feet and an arc length of 34.89 feet (chord bearing S06°10'55"W, 34.89 feet), continuing along said right-of-way line, to a point referenced by an iron pin set N84°41'10"W, 2.00 feet, said point being the real point of beginning for the parcel herein described;

- 1) thence continuing along said curve to the left having a radius of 1146.28 feet and an arc length of 79.95 feet (chord bearing S03°18'43"W, 79.93 feet), to a point referenced by an iron pin set N88°41'10"W, 2.00 feet;
- 2) thence S01°18'02"W, a distance of 213.71 feet, to an iron pin set;
- 3) thence S75°33'34"W, a distance of 86.10 feet, along the north line of a 1.555 acre parcel described in Deed Volume 912, Page 503, to an iron pin set on the easterly right-of-way line of Community Improvement Corporation of Ashland, Ohio;
- 4) thence on a curve to the right having a radius of 1528.16 feet and an arc length of 212.07 feet (chord bearing N05°42'24"E, 211.90 feet), along said right-of-way line, to an iron pin set;
- 5) thence N09°40'54"E, a distance of 110.60 feet, along said right-of-way line, to an iron pin set;
- 6) thence S84°41'10"E, a distance of 53.40 feet, passing for reference an iron pin set at 51.40 feet, to the real point of beginning,

and containing 0.4988 acre, 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 with caps stamped "KROCKA & ASSOC." Bearings are based on the centerline of the original main track (now removed) of the Community Improvement Corporation of Ashland, Ohio railroad as being N19°39'18"E, per a survey by Shaffer, Johnston, & Lichtenwalter & Associates, Inc. dated April 22, 1982.

Grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument will not be conveyed by said grantees, their heirs, and assigns, unless said parcel is sold together with land fronting on a public highway or dedicated street.

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
Raymond G. Lenczowski
RAYMOND G.
LENCZOWSKI
Ohio Registered Surveyor No. 96687
Date: October 6, 2004
REGISTERED SURVEYOR

railroad.doc

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

MB 10 10 21
INITIAL DATE