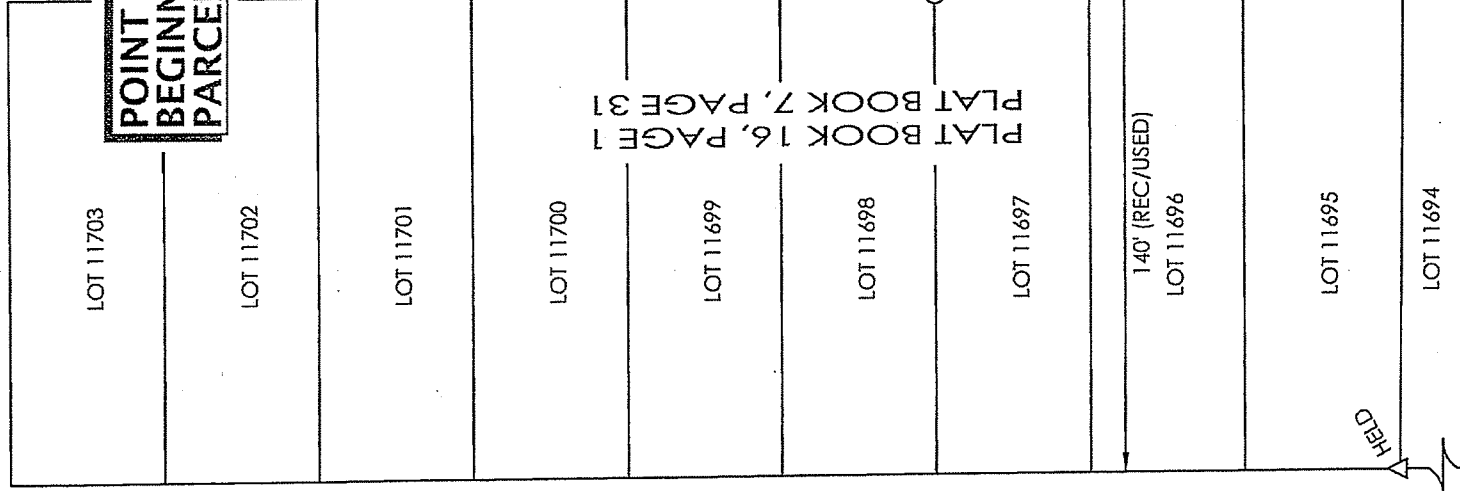


DETAIL

D.E., JR. & M.C. CROSE
ORV 668/848
0.37"
WEST OF
PIPE FD
(REC/FND)

PLAT OF BOUNDARY SURVEY
DONALD E., JR. & MARY C. CROSE
& **MANSFIELD PROPERTIES, 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'

PLAT BOOK 16, PAGE 31
PLAT BOOK 7, PAGE 31

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 SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EAX 162315
INITIAL DATE
HH-144



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: JUNE 15, 2015

POINT OF COMMENCEMENT

POINT OF BEGINNING PARCEL 1

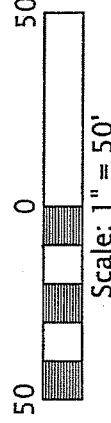
POINT OF BEGINNING PARCEL 2

FIFTH AVENUE - 60'

WEST RIGHT-OF-WAY LINE OF FIFTH AVENUE

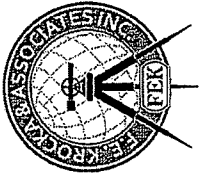
NOTE: GRANTEES, THEIR HEIRS, AND ASSIGNS DO HEREBY COVENANT AND AGREE THAT THE PARCEL OF LAND SHOWN ON THIS INSTRUMENT SHALL NOT BE CONVEYED BY SAID GRANTEES, THEIR HEIRS, AND ASSIGNS, UNLESS SAID PARCEL IS SOLD TOGETHER WITH LAND FRONTING ON A PUBLIC HIGHWAY OR DEDICATED STREET AND THAT SAID PARCEL DOES NOT CONSTITUTE A PRINCIPLE BUILDING SITE.

BEARINGS ARE ASSUMED



LEGEND

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



F.E. Krocka & Associates, Inc.

Engineering and Surveying
44 East Main Street
Shelby, Ohio 44875
Phone: (419) 342-4556
Fax: (419) 347-8885

DESCRIPTION

DONALD E., JR., & MARY C. CROSE
PART OF THE SOUTHEAST QUARTER, SECTION FIFTEEN (15)
TOWNSHIP TWENTY-ONE (21), RANGE EIGHTEEN (18)
CITY OF MANSFIELD, MADISON TOWNSHIP, RICHLAND COUNTY, OHIO
PARCEL 1

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 665.43 feet to an iron pin set on the east line of a parcel in the name of Donald E., Jr. and Mary C. Crose and being described in Official Record Volume 668, Page 848, said point being the real point of beginning for the parcel herein described;

- 1) thence S72°37'26"W, a distance of 66.87 feet to an iron pin set on the north line of said Crose parcel, said point also being on the south line of a 0.1964 acre parcel described in Official Record Volume 2361, Page 485 and on the former southerly right-of-way of an electric railway;
 - 2) thence N56°37'47"E, along the north line of said Crose parcel, the south line of said 0.1964 acre parcel, and the former south right-of-way line of said electric railway, a distance of 72.06 feet to an iron pin found on the west right-of-way line Fifth Avenue at the northeast corner of said Crose parcel;
 - 3) thence S10°28'33"E, along the west right-of-way line of Fifth Avenue, a distance of 20.00 feet to the real point of beginning,
- and containing 0.0152 acre (664 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.

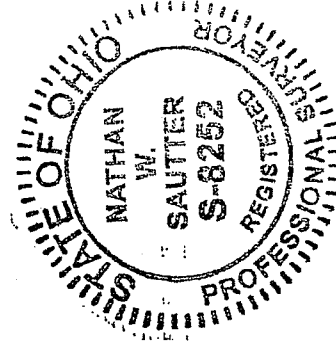
Grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument will not be conveyed by said grantees, their heirs, and assigns, unless said parcel is sold together with land fronting on a public highway or dedicated street and that said parcel does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

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.



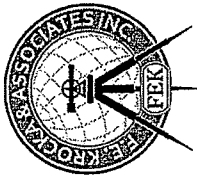
Nathan W. Sautter
Ohio Registered Surveyor No. 8252
Date: June 15, 2015



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RICHLAND COUNTY
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PAK 6-23-15
INITIAL DATE
HH-144

Crosey parcel 1.doc



F.E. Krocka & Associates, Inc.

Engineering and Surveying
44 East Main Street
Shelby, Ohio 44875
Phone: (419) 342-4556
Fax: (419) 347-8885

DESCRIPTION

**MANSFIELD PROPERTIES, LLC.
PART OF THE SOUTHEAST QUARTER, SECTION FIFTEEN (15)
TOWNSHIP TWENTY-ONE (21), RANGE EIGHTEEN (18)
CITY OF MANSFIELD, MADISON TOWNSHIP, RICHLAND COUNTY, OHIO
PARCEL 2**

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 665.43 feet to an iron pin set on the east line of a parcel in the name of Donald E., Jr. and Mary C. Crose and being described in Official Record Volume 668, Page 848; thence S72°37'26"W, a distance of 66.87 feet to an iron pin set on the north line of said Crose parcel, said point also being on the south line of a 0.1964 acre parcel described in Official Record Volume 2361, Page 485 and on the former southerly right-of-way of an electric railway and said point being the real point of beginning for the parcel herein described;

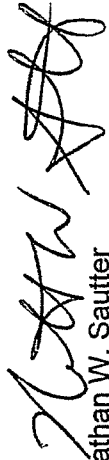
- 1) thence S56°37'47"W, along the north line of said Crose parcel, the south line of said 0.1964 acre parcel, and the former south right-of-way line of said electric railway, a distance of 69.46 feet to an iron pin found at the southwest corner of said 0.1964 acre parcel, said point also being on the east line of an alley (15 feet in width);
- 2) thence N00°29'58"W, along the west line of said 0.1964 acre parcel and the east line of said alley, a distance of 20.00 feet to an iron pin set;
- 3) thence N72°37'26"E, a distance of 60.96 feet to the real point of beginning,

and containing 0.0134 acre (583 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.

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 and that said parcel does not constitute a principle building site.

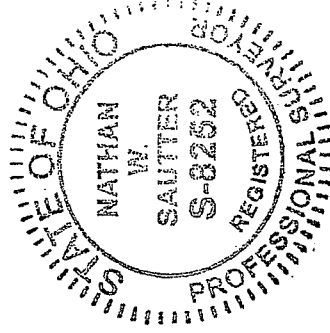
CERTIFICATION: I hereby certify that a survey was made of the above described parcel and all markers were found or set as indicated.

F. E. KROCKA & ASSOCIATES, INC.


Nathan W. Sautter

Ohio Registered Surveyor No. 8252

Date: June 15, 2015



**NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE**

FAK **6-23-15**
INITIAL **DATE**
HH-144

Mans props Parcel 2.doc