BOUNDARY SURVEY
OF
124 ARTHUR AVENUE
MANSFIELD, OHIO
(PARCEL NO. 027-01-077-16-000)

Situated in the City of Mansfield, County of Richland and State of Ohio and known as being part of City Lot No. 1893 of the consecutively numbered lots in the City of Mansfield, as shown by the plat recorded in Volume 2, No. 3 Page 28 of Richland County Plat Records.

SURVEYS OF REFERENCE

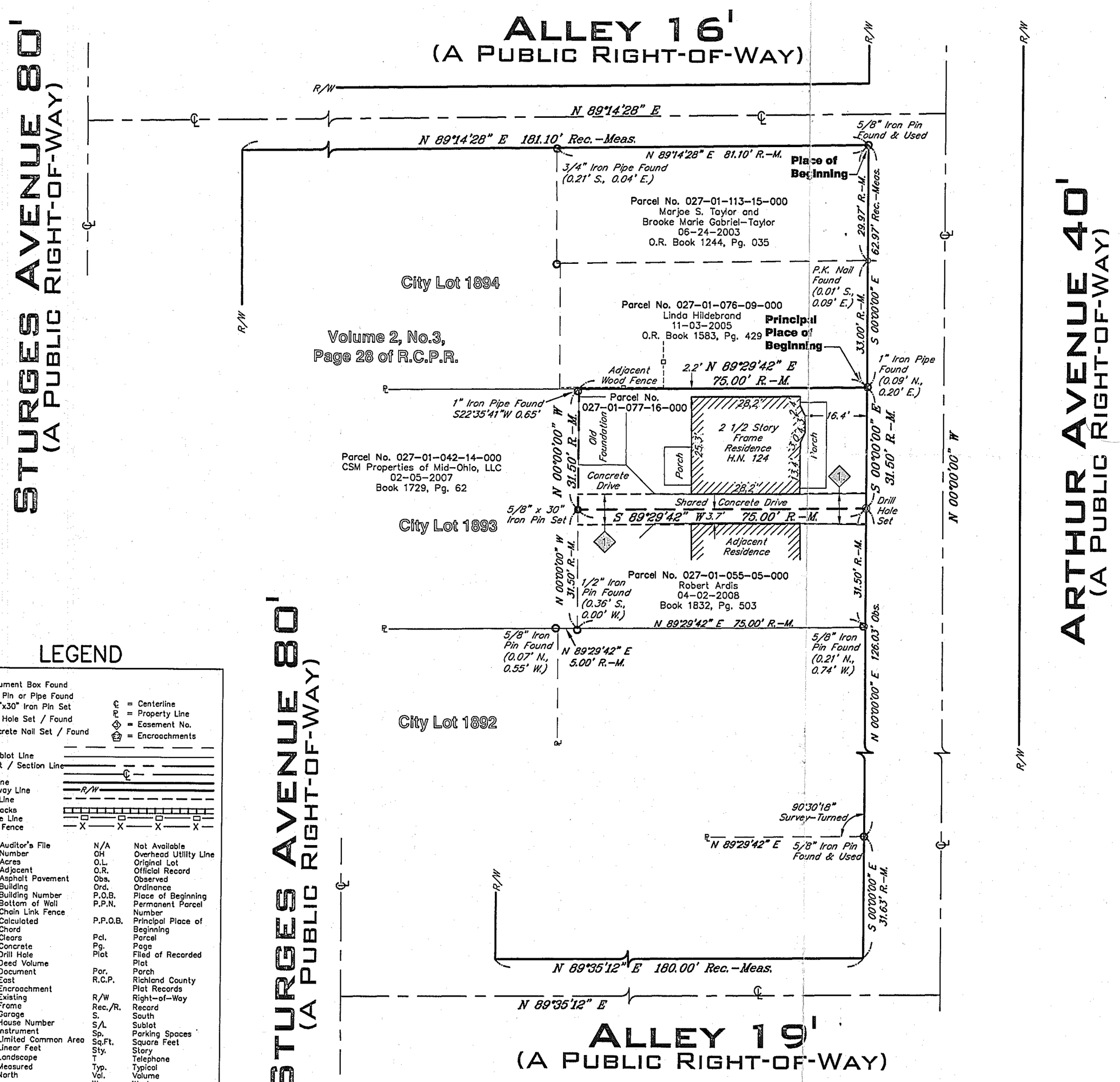
1.) Plat of City Lots, recorded in Volume 2, No. 3 Page 28 of Richland County Plat Records.

2.) Plat Survey for Property Transfer by Douglas Seiler, P.S. No. 6869, dated 05-20-2003

3.) Survey Plat of Part of Lot 1891 by Warne Clancy, P.S. No. 7178, dated 05-27-2008

EASEMENT

1. 8' Private driveway easement (Established in Deed Volume 152, Page 420 and Deed Volume 177, Page 569 of Richland County Deed Records)



BASIS OF BEARINGS

The westerly right of way of Arthur Avenue as North 00°00'00" West as shown on the Survey Plat of part of Lot 1891 by Warne Clancy, P.S. 7178, dated 5-27-2008.

DEED OF REFERENCE

Land conveyed to the Federal National Mortgage Association by the deed dated November 16, 2009 and recorded in Book 1886, Page 325 of Richland County Deed Records.

PROPERTY AREA

2,362 Square Feet, 0.0542 Acres

SURVEYOR'S CERTIFICATION

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in Accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

Edward B. Dudley P.S. No. 6747 03-25-2009 Date

Note: ● All 5/8"x30" iron pins set and capped "Riverstone Company-Dudley PS6747"

STATE OF OHIO
EDWARD B. DUDLEY
6747
REGISTERED
PROFESSIONAL SURVEYOR

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
MB 3-27-09
INITIAL DATE

LEGEND

- M = Monument Box Found
- = Iron Pin or Pipe Found
- = 5/8"x30" Iron Pin Set
- = Drill Hole Set / Found
- = Concrete Nail Set / Found
- ℄ = Centerline
- ℙ = Property Line
- = Easement No.
- = Encroachments

Parcel line
Original Sublot Line
Original Lot / Section Line
Centerline
Property Line
Right-of-way Line
Easement Line
Railroad Tracks
Wood Fence Line
Chain Link Fence

A.F.N.	Auditor's File Number	N/A	Not Available
Ac.	Acres	OH	Overhead Utility Line
Adj.	Adjacent	O.L.	Original Lot
Asph.	Asphalt Pavement	O.R.	Official Record
Bldg.	Building	Obs.	Observed
B.N.	Building Number	Ord.	Ordinance
BW	Bottom of Wall	P.O.B.	Place of Beginning
C.L.F.	Chain Link Fence	P.P.N.	Permanent Parcel Number
Calc./C.	Calculated	P.P.O.B.	Principal Place of Beginning
CH	Chord		
Clr.	Clears	Pcl.	Parcel
Conc.	Concrete	Pg.	Page
D.H.	Drill Hole	Plat	Filed of Recorded Plat
D.V.	Deed Volume		
Doc.	Document	Por.	Porch
E.	East	R.C.P.	Richland County Plat Records
Encr.	Encroachment		
Ex.	Existing	R/W	Right-of-Way
Frm.	Frame	Rec./R.	Record
Gar.	Garage	S.	South
H.N.	House Number	S/L	Sublot
Inst.	Instrument	Sp.	Parking Spaces
L.C.A.	Limited Common Area	Sq.Ft.	Square Feet
L.F.	Linear Feet	Sty.	Story
L/S	Landscape	T	Telephone
Meas./M.	Measured	Typ.	Typical
N.	North	Vol.	Volume
		W.	West

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
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