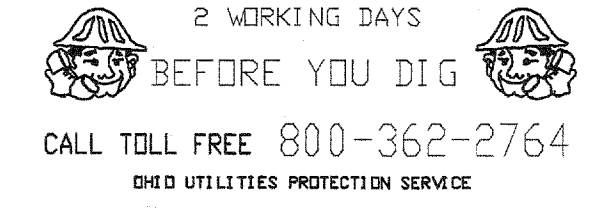


**LEGEND**

|  |                             |
|--|-----------------------------|
|  | PROPERTY LINE               |
|  | RIGHT-OF-WAY LINE           |
|  | LOT LINE (ADJOINING PARCEL) |
|  | NEW PARCEL LINE             |
|  | SECTION LINE                |
|  | CENTERLINE                  |
|  | IRON REBAR FOUND            |
|  | PK NAIL FOUND               |
|  | DRILL HOLE FOUND            |
|  | IRON REBAR SET & CAPPED     |
|  | PK NAIL SET                 |
|  | RAILROAD SPIKE FOUND        |
|  | POINT OF COMMENCEMENT       |
|  | POINT OF BEGINNING          |

# PARCEL SPLIT MECURIO & WEST COOK DEVELOPMENT

0.8267 ACRE PARCEL  
BEING PART OF A 0.7118 ACRE PARCEL & PART OF A 36.7818 ACRE PARCEL  
CITY OF MANSFIELD (PREVIOUSLY WASHINGTON TOWNSHIP)  
RICHLAND COUNTY, STATE OF OHIO  
BEING PART OF THE NORTHWEST QUARTER OF SECTION 6,  
TOWNSHIP 20, RANGE 18  
CONGRESS LANDS BY GREENVILLE TREATY



|              |                           |  |  |
|--------------|---------------------------|--|--|
| PLAT VOLUME: | DATE: MAY 09              | <b>F</b> <b>FREDERICK &amp; ASSOCIATES</b><br>ENGINEERS - SURVEYORS - PLANNERS | SHEET<br><b>1</b><br><b>1</b>                                      |
|              | DRAWN BY: DRF             |  | 4645 NORTH SUMMIT STREET<br>TOLEDO, OHIO 43611<br>fax 419.726.1995 |
| PAGE:        | SCALE: 1"=100'            |  |  |
|              | REVISION<br>JUNE 15, 2015 |  |  |

**SURVEY NOTES:**  
1) SURVEY INFORMATION BASED ON A FIELD SURVEY PERFORMED BY PARSELL SURVEYING COMPANY COMMENCING NOVEMBER 28, 2006 - DECEMBER 1, 2006 UNDER THE DIRECT SUPERVISION OF DEAN R. FREDERICK, OHIO PROFESSIONAL SURVEYOR No. 5-8131. ALSO, A FIELD SURVEY PERFORMED BY D.R. FREDERICK & ASSOCIATES COMMENCING AUGUST 15, 2005 - OCTOBER 15, 2005 UNDER THE DIRECT SUPERVISION OF DEAN R. FREDERICK, OHIO PROFESSIONAL SURVEYOR No. 5-8131. SURVEY WAS UPDATED IN JUNE 2015 FOR THE PURPOSE OF THE PARCEL SPLIT.  
2) ALL RECORD INFORMATION REFERS TO THE RECORDS OF THE RICHLAND COUNTY RECORDER'S OFFICE AND THE RICHLAND COUNTY ENGINEER'S OFFICE.  
3) BASIS OF BEARING FOR THE HEREIN SURVEY BEING THE WGS84 COORDINATE SYSTEM (GPS).  
4) UTILITIES AND/OR PROPERTY IMPROVEMENTS ARE NOT INDICATED ON THIS SURVEY.

**PARCEL SUMMARY**  
**COMBINED HOUSE PARCEL**  
0.8267 ACRE PARCEL  
PART OF TWO (2) PARCELS  
- 0.6552 ACRES OF THE ORIGINAL 0.7118 ACRE PARCEL (LESS SPLIT 'B')  
DAWNIEL L. MECURIO  
OR BOOK 1575, PAGE 197  
- 0.1715 ACRES OF THE ORIGINAL 36.7818 ACRE PARCEL (SPLIT 'A')  
WEST COOK DEVELOPMENT, LLC  
(BRIDGEWATER CONDOMINIUM  
VOL 1727, PAGE 16 & 19-23  
EXCLUDES HIGHWAY EASEMENT OF 80 FOOT RIGHT-OF-WAY OF WEST COOK ROAD OF RECORD IN PLAT VOL 30 PG 139

**PERTINENT PRIOR SUBDIVISION PLATS OF RECORD:**  
(REFER TO THE RECORDS OF THE RICHLAND COUNTY RECORDER'S OFFICE)  
- ROYAL OAK ESTATES (PLAT VOLUME 22, PAGE 1)  
- ROYAL OAK ESTATES NUMBER 2 (PLAT VOLUME 22, PAGE 110)  
- ROYAL OAK ESTATES NUMBER 3 (PLAT VOLUME 23, PAGE 84)  
- ROYAL OAK ESTATES NUMBER 7 (PLAT VOLUME 25, PAGE 37)  
- ROYAL OAK ESTATES NUMBER 8 (PLAT VOLUME 25, PAGE 69)  
- WOODALE 1ST ALLOTMENT (PLAT VOLUME 18, PAGE 264)  
- WOODALE 2ND ALLOTMENT (PLAT VOLUME 19, PAGE 25)

**PERTINENT PRIOR BOUNDARY SURVEYS OF RECORD:**  
- BOUNDARY SURVEY, 119.651 ACRES (BLACK, 1979)  
- BOUNDARY SURVEY, 8.87 ACRES (KROCKA, 1970)  
- BOUNDARY SURVEY, 8.842 ACRES (VANCE, 1994)  
- BOUNDARY SURVEY, 2.46 ACRES (SILER, 1990)  
- BOUNDARY SURVEY, CR #134 (VINSON, 1995)  
- BOUNDARY SURVEY, 10.00 ACRES (SILER, 1990)  
- PARCEL SPLITS - WEST COOK DEVELOPMENT (DRFA 2007)

**SPLIT PARCEL 'A'**  
0.1715 ACRE PARCEL  
PART OF ONE (1) PARCEL  
- 0.1715 ACRES OF THE ORIGINAL 36.7818 ACRE PARCEL  
WEST COOK DEVELOPMENT, LLC  
(BRIDGEWATER CONDOMINIUM  
VOL 1727, PAGE 16 & 19-23  
EXCLUDES HIGHWAY EASEMENT OF 80 FOOT RIGHT-OF-WAY OF WEST COOK ROAD OF RECORD IN PLAT VOL 30 PG 139

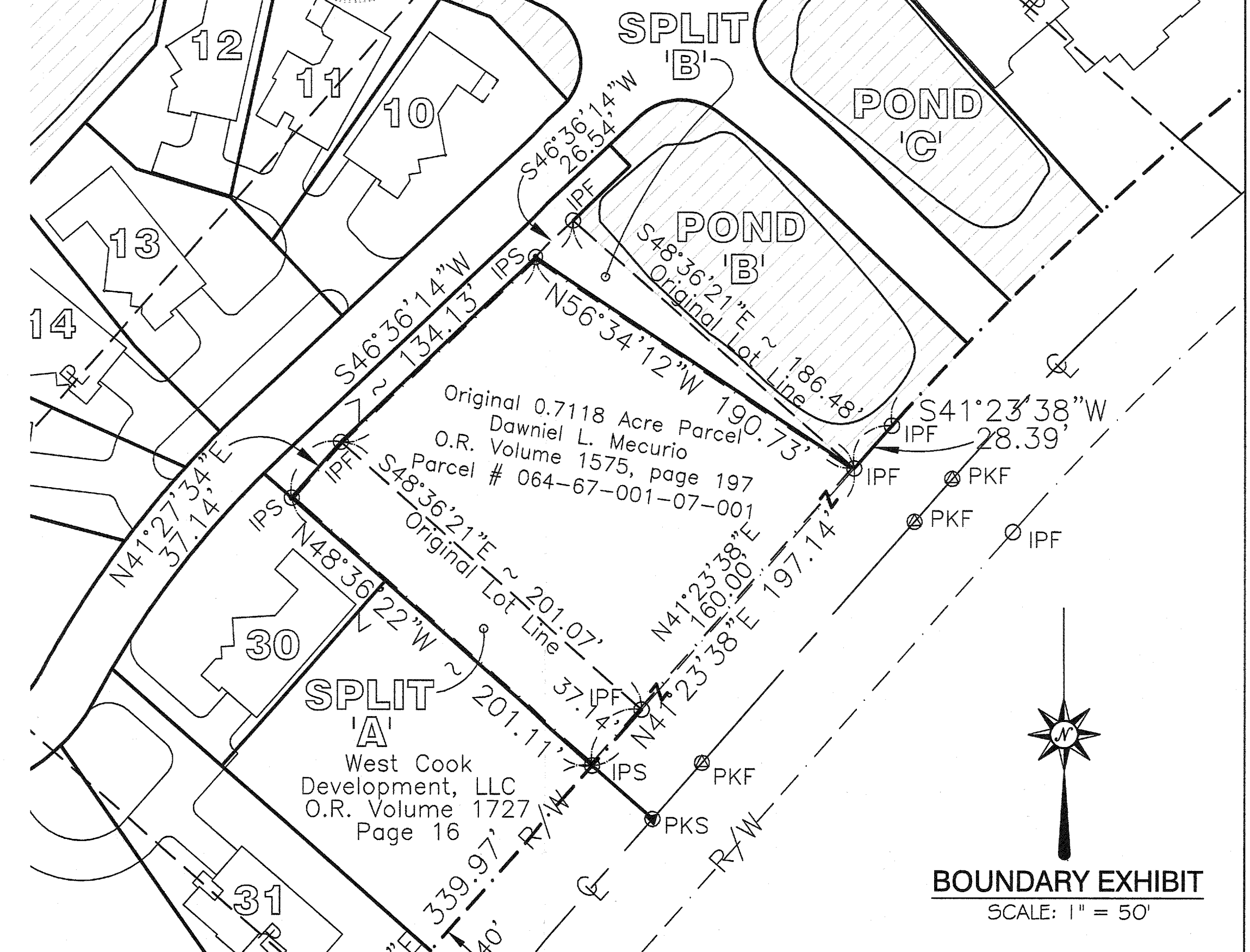
**SPLIT PARCEL 'B'**  
0.0566 ACRE PARCEL  
PART OF ONE (1) PARCEL  
- 0.0566 ACRES OF THE ORIGINAL 0.7118 ACRE PARCEL  
DAWNIEL L. MECURIO  
OR BOOK 1575, PAGE 197  
EXCLUDES HIGHWAY EASEMENT OF 80 FOOT RIGHT-OF-WAY OF WEST COOK ROAD OF RECORD IN PLAT VOL 30 PG 139

**SURVEYOR CERTIFICATION:**  
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCEL OF LAND DESCRIBED AND DELINEATED HEREON; THAT THE RATIO OF CLOSURE COMPLIES WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO PURSUANT TO CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE.

DEAN R. FREDERICK  
OHIO PROFESSIONAL SURVEYOR #6131  
DATE: 6/24/15



**LOCATION PLAN**  
SCALE: 1" = 100'



**BOUNDARY EXHIBIT**  
SCALE: 1" = 50'