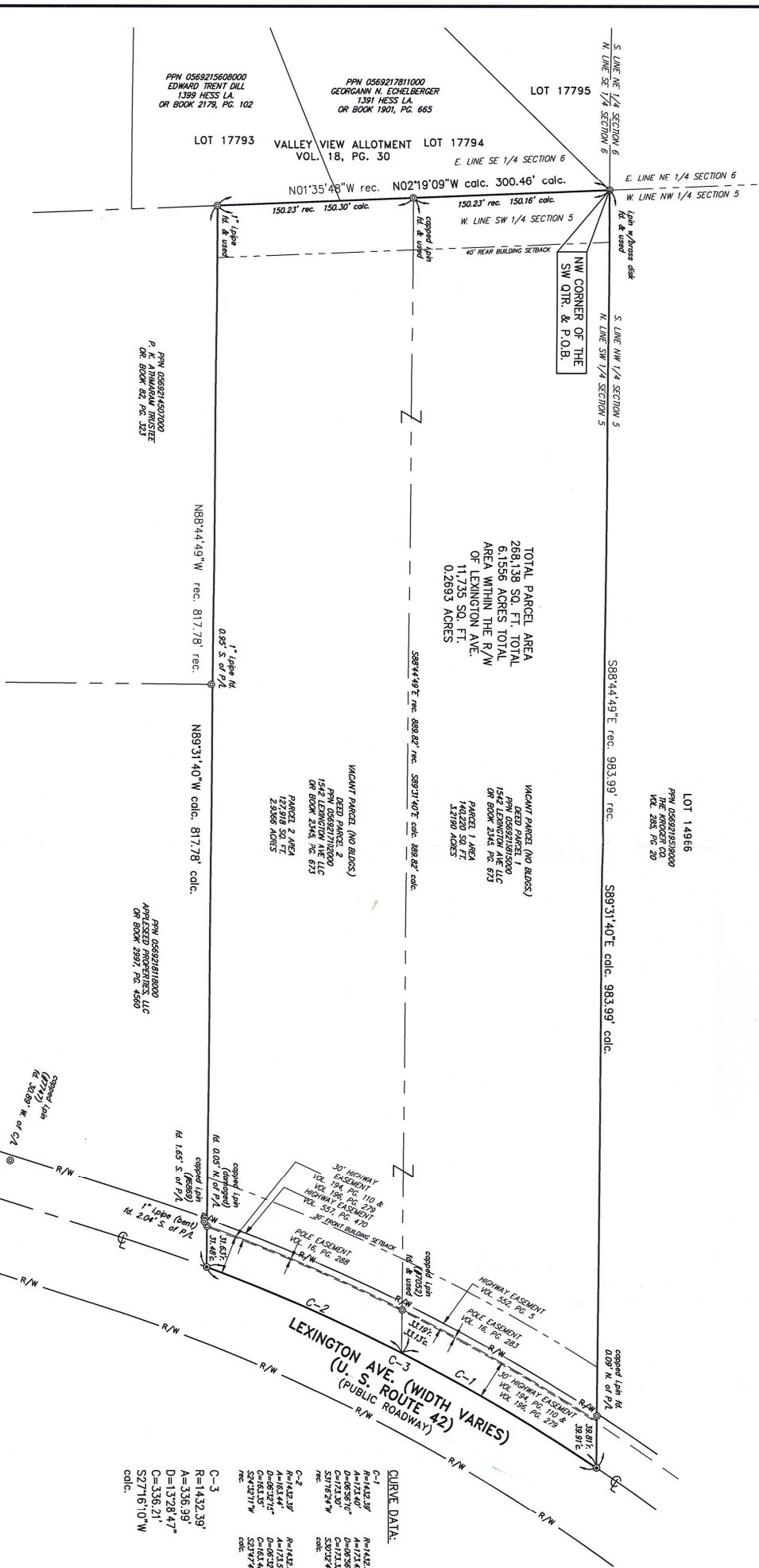


**LOT CONSOLIDATION PLAT FOR 1542 LEXINGTON AVENUE**  
 SITUATED IN THE CITY OF MANSFIELD, TOWNSHIP OF WASHINGTON, COUNTY OF RICHLAND,  
 STATE OF OHIO AND KNOWN AS BEING PART OF THE SOUTHWEST QUARTER SECTION 5,  
 TOWNSHIP 20, RANGE 18.

THE INTENT OF THIS PLAT IS TO CONSOLIDATE  
 P.P.N. 0569215815000 & P.P.N. 0569217102000  
 INTO ONE PARCEL FOR REDEVELOPMENT.



TOTAL PARCEL AREA  
 268,138 SQ. FT. TOTAL  
 6.1556 ACRES TOTAL  
 AREA WITHIN THE R/W  
 OF LEXINGTON AVE.  
 1,7735 SQ. FT.  
 0.2693 ACRES

VACANT PARCEL (NO BLDGS)  
 DEED PARCEL 1  
 PPN 0569217102000  
 150.00 ACRES  
 OR BOOK 2344, PG. 673

VACANT PARCEL (NO BLDGS)  
 DEED PARCEL 2  
 PPN 0569217102000  
 150.00 ACRES  
 OR BOOK 2344, PG. 673

VACANT PARCEL (NO BLDGS)  
 DEED PARCEL 3  
 PPN 0569217102000  
 150.00 ACRES  
 OR BOOK 2344, PG. 673

VACANT PARCEL (NO BLDGS)  
 DEED PARCEL 4  
 PPN 0569217102000  
 150.00 ACRES  
 OR BOOK 2344, PG. 673

VACANT PARCEL (NO BLDGS)  
 DEED PARCEL 5  
 PPN 0569217102000  
 150.00 ACRES  
 OR BOOK 2344, PG. 673

VACANT PARCEL (NO BLDGS)  
 DEED PARCEL 6  
 PPN 0569217102000  
 150.00 ACRES  
 OR BOOK 2344, PG. 673

**Pertinent Documents and Sources of Data Used:**

- Deed: O.R. Book 2345, Page 673-675
- Plans and Surveys: Survey for Myra L. Sorafin, Trustee, File GS-254 in R.C.M.R.
- A.I.A./ASCM Land Title Survey for The Kroger Co., File F-3-302 R.C.M.R.
- Valley View Alignment Plat Book 16 Page 30 R.C.P.R.
- Sandy Hill Alignment Plat Book 17 Page 112 R.C.P.R.

**ABBREVIATIONS:**

- f: rec. found
- fd: found & used
- d: used
- u: used
- ob: observed
- mon: monument
- pg: page
- Aut: Automatic Filing Number
- R.C.P.R.: Richland County Plat Records
- R.C.M.R.: Richland County Map Records
- Original Plat: Original Plat
- L/A: Limited Access

**BASIS OF BEARING:**

The basis of bearings for this survey is Grid North of NAD83 (CONSP) Ohio State Plane Coordinate System, North Zone (S40) and the bearings shown hereon are used to denote angles only.

**SURVEY CERTIFICATION:**

This plat and the survey on which it is based was prepared in accordance with and satisfy the minimum standards for boundary surveys in the State of Ohio, as codified in Chapter 4733-37 of the Ohio Administrative Code in effect at the time.

Distances shown hereon are given in feet and decimal parts thereof. I hereby state to the best of my professional knowledge, information and belief, all to be correct as of the date of this work, October 24, 2022.

Surveyor: *Steven J. Neff*  
 Registered Surveyor No. 8822-Ohio



DATE: 01-23-23

NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK 1-25-23**  
 INITIAL & DATE  
**F5-019**

SYMBOL	DESCRIPTION
3	01-23-23 Survey to County for Recording
2	01-20-23 County Review Comments
1	01-08-23 To County for Review
12-29-22	Submit to Client for Review
5/8/20	Drawn by CHENBEI
4/7/20	Checked by SAM

SHEET NO.  
**1 OF 1**

**NEFF & ASSOCIATES**  
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 www.neff-assoc.com

1542 LEXINGTON AVENUE  
**LOT CONSOLIDATION PLAT**  
 CITY OF MANSFIELD, COUNTY OF RICHLAND, STATE OF OHIO

