

SURVEY REFERENCES

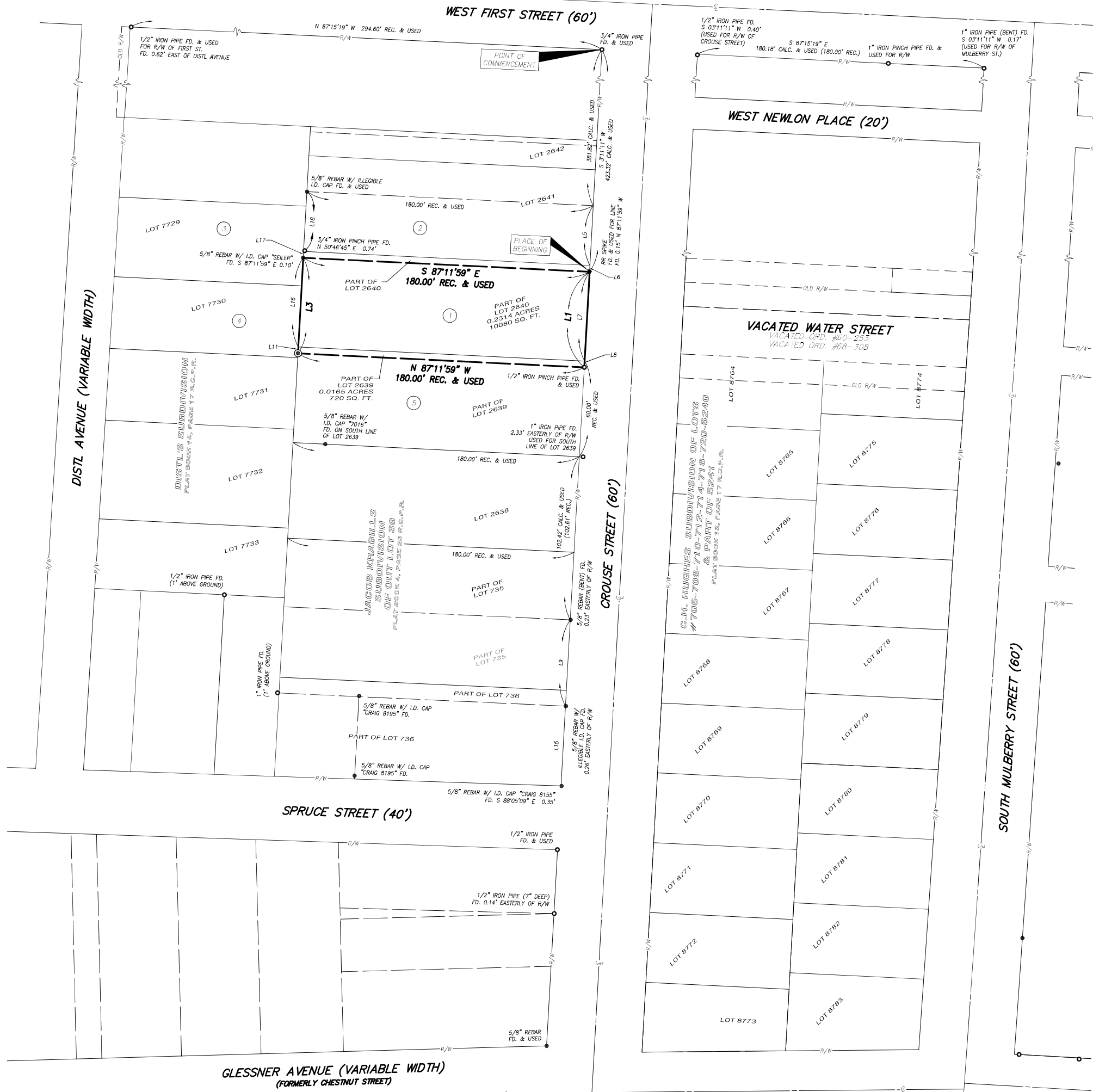
- SURVEY AA-216 R.C.T.M.R.
- SURVEY B-067 R.C.T.M.R.
- SURVEY BB-303 R.C.T.M.R.
- SURVEY DD-069 R.C.T.M.R.
- SURVEY F-1-389 R.C.T.M.R.
- SURVEY GG-117 R.C.T.M.R.
- SURVEY H-078 R.C.T.M.R.
- SURVEY HH-008 R.C.T.M.R.
- SURVEY HH-274 R.C.T.M.R.
- SURVEY I-447 R.C.T.M.R.
- SURVEY K-411 R.C.T.M.R.
- SURVEY LL-037 R.C.T.M.R.
- SURVEY NN-196 R.C.T.M.R.
- SURVEY T-261 R.C.T.M.R.
- SURVEY X-93 R.C.T.M.R.
- SURVEY Z-279 R.C.T.M.R.
- PLAT BOOK 3, PAGE 19 R.C.P.R.
- PLAT BOOK 13, PAGE 17 R.C.P.R.
- PLAT BOOK 15, PAGE 32 R.C.P.R.
- RICHLAND COUNTY DEEDS OF RECORD.
- RICHLAND COUNTY TAX MAP RECORDS.
- O.D.O.T. PROJECT RIC-13-0-0.039
- O.D.O.T. PROJECT RIC-42--11.34
- O.D.O.T. PROJECT RIC-42-9.82-10.66

LEGEND

- ⊙ DRILL HOLE SET
- REBAR FOUND AS NOTED
- ⊙ 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
- ✕ MAG NAIL FOUND AS NOTED
- ⊙ MAG NAIL SET
- PIPE FOUND AS NOTED
- RAILROAD SPIKE FOUND AS NOTED
- ⊕ CENTERLINE
- R/W RIGHT-OF-WAY
- CALC. CALCULATED DISTANCE OR ANGLE
- REC. RECORD DISTANCE OR ANGLE
- FD. FOUND
- R.C.P.R. RICHLAND COUNTY PLAT RECORDS
- R.C.R.R. RICHLAND COUNTY RECORDER'S RECORDS
- R.C.T.M.R. RICHLAND COUNTY TAX MAP RECORDS
- O.D.O.T. OHIO DEPARTMENT OF TRANSPORTATION

AREA SUMMARY

PART OF LOT 2639 0.0165 ACRES (720 SQ. FT.)
 PART OF LOT 2640 0.2314 ACRES (10080 SQ. FT.)
 TOTAL AREA 0.2479 ACRES (10800 SQ. FT.)



BOUNDARY SURVEY FOR MORVILIUS LLC.

KNOWN AS BEING PART OF TOWNSHIP 21, RANGE 18, SECTION 28 OF THE CONGRESS LANDS NORTH OF THE OLD SEVEN RANGES SURVEY, PART OF LOT NOS. 2639 & 2640 OF THE CONSECUTIVELY NUMBERED LOTS OF THE CITY OF MANSFIELD AND JACOB KRABILL'S SUBDIVISION OF OUTLOT 39 AS RECORDED IN PLAT BOOK 4, PAGE 20 OF RICHLAND COUNTY PLAT RECORDS, NOW SITUATED IN THE

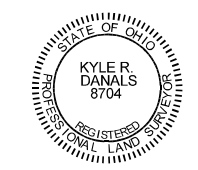
**CITY OF MANSFIELD
 COUNTY OF RICHLAND - STATE OF OHIO**

McSteen
 LAND SURVEYORS

1415 East 28th Street Wickliffe, OH 44092
 Phone: 440.585.9800 www.mcsteen.com

THIS SURVEY IS A BOUNDARY SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. ALL IRON PINS SHOWN AS SET ARE 30" LONG 5/8" REBAR WITH AN IDENTIFICATION CAP STAMPED "MCSTEEN CA 02236".

Kyle R. Danals
 KYLE R. DANALS
 4-6-2023
 REG. PROF. SURV. No. 8704



JOB NO.: 22-208
 FIELD DATE: SEPTEMBER 9, 2022
 SURVEY DATE: NOVEMBER 10, 2022
 DRAWN BY: HKS
 LATEST REVISION: APRIL 3, 2023

Digitally signed by Kyle R. Danals
 Date: 2023-04-06 14:45:04
 Foxit Reader Version: 10.0.0

BASIS OF BEARING

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE (3401), NAD83 (2011), 2010.0 EPOCH, AS DERIVED FROM GNSS OBSERVATIONS PER THE O.D.O.T. RTN (REAL-TIME-NETWORK).

NEW SURVEY OF EXISTING PARCEL RICHLAND COUNTY TAX MAP OFFICE
EAK 4-4-23
 INITIAL & DATE
F5-22

OWNERSHIP TABLE

INITIAL & DATE	OWNER
1	PPN 027-01-083-04-000 MORVILIUS LIMITED LIABILITY COMPANY, AN OHIO LIMITED LIABILITY COMPANY O.R. VOL. 2998, PG. 129 R.C.R.R. 0.2479 ACRES (CALC.) (DEED PARCEL 4)
2	PPN 027-01-026-05-000 HAROLD W. & PHYLLIS A. DRATTON D.V. 308, PG. 204 R.C.R.R.
3	PPN 027-01-024-06-000 JOHN A. MILLER O.R. VOL. 1994, PG. 463 R.C.R.R.
4	PPN 027-01-024-07-000 JOHN A. MILLER O.R. VOL. 1994, PG. 463 R.C.R.R.
5	PPN 027-01-089-10-000 PAWNEE AVENUE DEVELOPMENT LLC, JAY MILLER, MEMBER O.R. VOL. 2675, PG. 418 R.C.R.R.

LINE DATA

LINE	BEARING	DISTANCE
L1	S 3°11'11" W	60.00' REC. & USED
L2	N 87°11'59" W	180.00' REC. & USED
L3	N 3°11'11" E	60.00' REC. & USED
L4	S 87°11'59" E	180.00' REC. & USED
L5	N 3°11'11" E	37.50' REC. & USED
L6	S 3°11'11" W	4.00' REC. & USED
L7	N 3°11'11" E	56.00' REC. & USED
L8	S 3°11'11" W	4.00' REC. & USED
L9	S 3°11'11" W	54.11' CALC. & USED (54.00' REC.)
L10	S 3°11'11" W	50.13' CALC. & USED (50.00' REC.)
L11	S 3°11'11" W	4.00' REC. & USED
L12	N 3°11'11" E	56.00' REC. & USED
L13	S 3°11'11" W	4.00' REC. & USED
L14	S 3°11'11" W	37.50' REC. & USED
L15	S 3°11'11" W	50.13' CALC. & USED (50.00' REC.)
L16	N 3°11'11" E	56.00' REC. & USED
L17	S 3°11'11" W	4.00' REC. & USED
L18	S 3°11'11" W	37.50' REC. & USED

