

PLAT OF BOUNDARY SURVEY

**MILLISSA K. HARTSON**

PART OF LOT 986

COLBY'S ADDITION, PLAT BOOK 2 NO. 3, PAGE 6  
CITY OF MANSFIELD, RICHLAND COUNTY, OHIO

REFERENCE MATERIALS

- DEEDS AS SHOWN
- TAX MAPS
- THE FOLLOWING RICHLAND COUNTY SURVEYS FOUND AT THE RICHLAND COUNTY TAX MAP OFFICE:

SURVEY BOOK	PAGE
J	404
K	31
M	126
N	150

USED FOR LINE

60.00' (REC)  
59.95' (MEAS)

LOT 978

12' ALLEY

LOT 983  
RESIDENTIAL INCOME  
FUND 56, LLC  
ORV 2212/817

**POINT OF BEGINNING**

152.00' (REC)  
151.81' (CALC)

500.00' 0.00" W  
0.25' (E)

30.00'  
(REC/MEAS)

LOT 986  
0.105 ACRE  
(4,555 S.F.)  
M.K. HARTSON  
ORV 425/7

4" "PASSAGEWAY" EASEMENT PER ORV 425/7

152.00'  
(REC/MEAS) 4" "PASSAGEWAY" ESMT.  
PER ORV 425/7

LL TYLER  
ORV 737/261

N00°22'10" W  
30.00'  
(REC/MEAS)

LOT 985  
LL TYLER  
ORV 737/261

RAILROAD SPIKE FOUND  
REPLACED WITH IRON PIN SET

72' (REC)  
72.24' (MEAS)

12' ALLEY

100.15' (REC)  
100.12' (MEAS)

59.93' (MEAS)  
59.90' (REC)

USED FOR LINE

LOT 991

LEGEND

○ IRON PIPE FOUND

△ IRON PIN FOUND

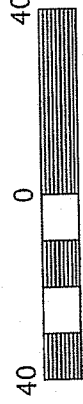
● 5/8" DIAMETER, 30" LONG  
IRON PIN SET WITH CAP STAMPED  
"KROCKA & ASSOC."

LOT 994

12' ALLEY

BEARINGS ARE BASED ON ASSUMING THE WEST  
RIGHT-OF-WAY LINE OF HAMMOND AVENUE AS  
BEING N00°00'00"E.

HAMMOND AVENUE - 60'



PREPARED BY  
**F.E. KROCKA & ASSOCIATES, INC.**

86 WEST MAIN STREET  
SHELBY, OHIO 44875  
(419) 342-4556

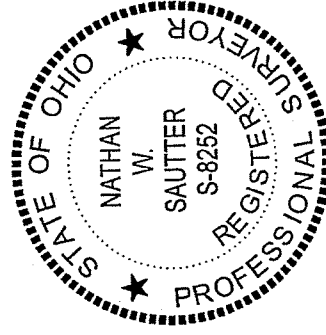
I CERTIFY THIS SURVEY WAS PREPARED FROM ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THAT ALL MONUMENTS WERE FOUND OR SET AS INDICATED.

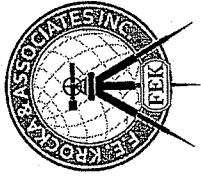
*Nathan W. Sautter*

NATHAN W. SAUTTER  
OHIO REGISTERED SURVEYOR NO. 8252  
DATE: MARCH 24, 2014

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

EWK 4-3-14 DATE  
GG-49





**F. E. Krocka & Associates, Inc.**  
 Engineering and Surveying  
 86 West Main Street  
 Shelby, Ohio 44875  
 Phone: (419) 342-4556  
 Fax: (419) 347-8885

**DESCRIPTION**  
**MILLISSA K. HARTSON**  
**PART OF LOT 986, COLBY'S ADDITION**  
**PLAT BOOK 2 NO. 3, PAGE 6**  
**CITY OF MANSFIELD, RICHLAND COUNTY, OHIO**

**DESCRIPTION:** Being part of Lot 986 in Colby's Addition, Plat Book 2 No. 3, Page 6, in the City of Mansfield, Richland County, Ohio, and being more particularly described as follows:  
 Commencing at the real point of beginning at the northeast corner of Lot 986 (southeast corner of Lot 983) in said Colby's Addition, said point being referenced by an iron pipe found 0.25 feet, East, said point also being on the west right-of-way line of Hammond Avenue (60' feet in width);

- 1) thence S00°00'00"W, along the east line of Lot 986 and the west right-of-way line of Hammond Avenue, a distance of 30.00 feet to an iron pin found;
- 2) thence S88°11'55"W, a distance of 152.00 feet, to an iron pin set;
- 3) thence N00°22'10"E, a distance of 30.00 feet, to an iron pin found on the north line of Lot 986 (south line of Lot 983);
- 4) thence N88°11'55"E, along the north line of Lot 986 (south line of Lot 983), a distance of 151.81 feet, to the real point of beginning,

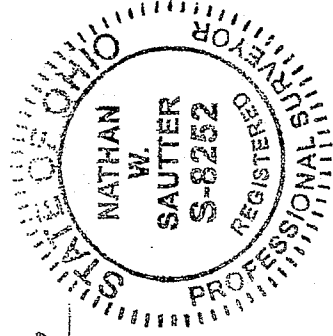
and containing 0.105 acre (4,555 square feet), more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 30" long, 5/8" diameter with caps stamped "KROCKA & ASSOC." Bearings are based on assuming the west right-of-way line of Hammond Avenue as being N00°00'00"E.

**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*

Nathan W. Sautter  
 Ohio Registered Surveyor No. 8252  
 Date: March 24, 2014



30-14 Hartson.doc

NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE

INITIAL EAK DATE 4-3-14  
 INITIAL GG DATE 4-9