

**SURVEYOR'S DESCRIPTION FOR
VOITURE #20**

7.577 Acres

Situated in the Township of Madison, City of Mansfield, County of Richland, State of Ohio, being part of the Southeast Quarter of Section 22, Township 21, Range 18, and being more particularly described as follows:

Commencing at a point being the northerly corner of Lot 12108 of the consecutively number Lots in said City, said point also being in the southeasterly right of way line of U.S.R. 42 (Ashland Road) and being referenced by an iron pin found N 43° 56' 02" W, 1.10 feet from said point;

Thence N 43° 56' 02" W, 30.00 feet to a point being in the centerline of said U.S.R. 42 (Ashland Road) said point being referenced by an iron pin found S 43° 56' 02" E, 28.90 feet from said point;

Thence N 46° 03' 58" E 1,117.14 feet along said centerline of said U.S.R. 42 (Ashland Road) to a point of curve, said point being referenced by an iron pin set S 43° 56' 02" E, 30.00 feet from said point;

Thence Northeasterly and continuing along said centerline of U.S.R. 42 (Ashland Road) on a curve to the right having a radius of 3,437.75 feet, an arc length of 248.72 feet, a delta angle of 04° 08' 43", a chord length of 248.66 feet and a chord bearing of N 48° 08' 19" E to a point, said point being referenced by an iron pin set N 79° 53' 24" E, 70.91 feet from said point;

Thence S 39° 47' 19" E, 40.00 feet to a point being in the southeasterly right of way line of U.S.R. 42 (Ashland Road), being in the Rocky Fork, being in the easterly right of way line of Fifth Avenue as conveyed to the City of Mansfield by deed volume 181, page 184, being referenced by an iron pin set N 45° 40' 29" E, 61.80 feet from said point and being the **true place of beginning**;

Thence with the following **SEVEN** courses:

- 1) **Northeasterly** along said southeasterly right of way line of U.S.R. 42 (Ashland Road) on a curve to the right having a radius of **3,397.75 feet**, an arc length of **319.78 feet**, a delta angle of **05° 23' 33"**, a chord length of **319.66 feet** and a chord bearing of **N 52° 54' 27" E** to an iron pin set in the westerly line of a parcel of land conveyed to T. & M. Pizza, Inc. by official records volume 875, page 758;
- 2) **S 30° 37' 22" E, 202.44 feet** along said westerly line of said land of T. & M. Pizza, Inc. to a point being the southwest corner of said land and passing through an iron pin found at 201.44 feet;
- 3) **S 74° 07' 29" E, 324.04 feet** along the southerly line of said land of T. & M. Pizza, Inc. and along the southerly line of parcels of land conveyed to Bernard Swack by deed volume 816, page 652 to a concrete monument found in a southeasterly corner of said land of Bernard Swank, said concrete monument also being in the west line of a parcel of land conveyed to Anton M. and Eleonore H. Brenner, Trustees by official records volume 711, page 343;
- 4) **S 03° 59' 15" W, 537.06 feet** along said west line of said land of Anton M. and Eleonore H. Brenner, Trustees to an iron pin found in the northerly line of a parcel of land conveyed to Myron A. Brenner by official records volume 2379, page 812;
- 5) **S 60° 14' 42" W, 248.00 feet** along said northerly line of said land of Myron A. Brenner to a point being in the Rocky Fork, said point also being in said easterly right of way line of Fifth Street as conveyed to the City of Mansfield by deed volume 181, page 184 and passing through an iron pin set at 199.86 feet;
- 6) **N 28° 35' 08" W, 747.28 feet** along said Rocky Fork also being along said easterly right of way line of Fifth Avenue to a point, said point being referenced by an iron pin set N 56° 00' 45" E, 36.86 feet from said point;

7.577 Acres (continued)

- 7) N 39° 19' 56" W, 94.00 feet and continuing along said Rocky Fork and along said easterly right of way line of Fifth Avenue to the **True Place of Beginning** and containing 7.577 acres, more or less, and subject to all legal highways and easements of record.

Basis of Bearings: Survey GG-233.

All iron pins set are 5/8" diameter reinforcing rod with plastic cap stamped "STEVENS 7052".

According to a survey made in November 2016 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.



Roger L. Stevens
Roger L. Stevens
Registered Surveyor No. 7052
MADISON 22

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 12-1-16
INITIAL DATE
II-335