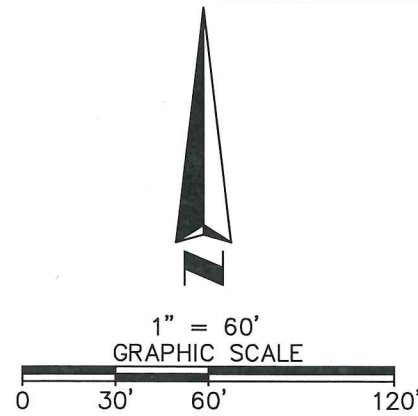


NORTH ARROW & SCALE



BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF LOT 23028, WHICH BEARS N00°02'55"E, PER PLAT VOLUME 27, PAGE 125.

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 10-23-18
INITIAL DATE
KK-310

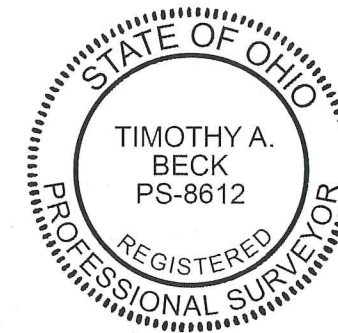
TABLE OF FOUND MONUMENTS

(A)	FND. "X" CUT IN CONCRETE NORTH 0.84' & WEST 0.65'
(B)	FND. 1" IRON ROD (NO I.D.) WEST 0.47'
(C)	FND. 1/2" IRON ROD (NO I.D.)
(D)	FND. 1" IRON PIPE (NO I.D.) NORTH 0.27' & EAST 0.24'
(E)	FND. 1" PINCHED TOP PIPE (NO I.D.) SOUTH 0.13' & EAST 0.21'
(F)	FND. MAGNETIC NAIL (NO I.D.)
(G)	FND. 1/2" IRON PIPE (NO I.D.)
(H)	FND. 5/8" IRON ROD (NO I.D.)
(I)	FND. 1" IRON ROD (NO I.D.)
(J)	1-1/4" IRON ROD (NO I.D.) IN MONUMENT BOX AT STATION 146+00 STATE OF OHIO, DEPARTMENT OF HIGHWAYS, MAP NO. RIC-430-(2.20-2.94)
(K)	1-1/4" IRON ROD (NO I.D.) IN MONUMENT BOX AT STATION 130+00, STATE OF OHIO, DEPARTMENT OF HIGHWAYS, MAP NO. RIC-430-(2.20-2.94)
(L)	1-1/4" IRON ROD (NO I.D.) IN MONUMENT BOX AT STATION 119+10.03, STATE OF OHIO, DEPARTMENT OF HIGHWAYS, MAP NO. RIC-430-(2.20-2.94)

REFERENCE
PLAT
VOL. 12,
PAGE 5

TABLE OF ADJOINERS

(A)	THEODORE A. SELBY ET UX APN: 0270304403000 OR. VOL. 1554, PAGE 0541
(B)	THEODORE A. SELBY ET UX APN: 0270304402000 OR. VOL. 1554, PAGE 0541
(C)	CITY OF MANSFIELD APN: 0270350039000
(D)	SCARLET PROPERTIES LLC APN: 0270312704000 OR. VOL. 2280, PAGE 549



Timothy A. Beck

DATE: 10/22/2018

TIMOTHY A. BECK
OHIO PROFESSIONAL
SURVEYOR NO. 8612

ASMA
AMERICAN SURVEYING & MAPPING, INC.

3191 MACQUIRE BLVD., SUITE 200
ORLANDO, FLORIDA 32803
PHONE (407) 426-7979
WWW.ASMCORPORATE.COM

SURVEY FOR JOYCE BUICK

1400 PARK AVENUE WEST
BEING PART OF LOTS 16168, 16172, 16173,
16174 OF THE CONSECUTIVELY NUMBERED
LOTS IN THE CITY OF MANSFIELD

RICHLAND COUNTY
STATE OF OHIO

APN: 027-03-064-07-000

LOT 16175

LOT 16174

LOT 16173

LOT 16172

G.W. BAHL'S ADDITION HOME ACRES
PLAT BOOK 10,
PAGE 14

145.08' 190
N89°16'56"E
LOT 16168
3,113 S.F.
S89°40'09"W
105.03'
191 LOT 16167
121.26'
S00°59'13"W
30.00'
P.O.B. NORTHEAST CORNER OF LOT 16167

BROOKWOOD
PLAT BOOK 16,
PAGE 20
192 LOT 16166

193 LOT 16165

194 LOT 16164

195 LOT 16163

LOT 16162

LOT 16161

173

172



BROOKWOOD
PLAT BOOK 16,
PAGE 20

N00°58'31"E 286.00'

S00°59'13"W 467.84'

NORTH BROOKWOOD WAY
60' PUBLIC RIGHT-OF-WAY
(PLAT VOLUME 12, PAGE 5)
ASPHALT PAVEMENT

PARCEL 3

JOYCE INVESTMENT CO.
APN: 027-03-064-09-000
OR VOL. 2338, PAGE 721
1.45 ACRES

17,680 S.F.

17,151 S.F.

25,109 S.F.

N87°35'11"W 180.36'

PARK AVENUE WEST

90' PUBLIC RIGHT-OF-WAY
ASPHALT PAVEMENT

TITLE PARCEL 1

SHEET 1
OF 1

1400 PARK AVE WEST – PARCEL 3

LEGAL DESCRIPTION

SITUATED IN THE CITY OF MANSFIELD, COUNTY OF RICHLAND AND THE STATE OF OHIO AND BEING PART OF LOT NUMBER SIXTEEN THOUSAND ONE HUNDRED SIXTY-EIGHT (NUMBER 16,168) (FORMERLY NUMBER 190) AS SHOWN IN VOLUME 16 PAGE 20 OF PLATS AND PART OF LOTS NUMBER SIXTEEN THOUSAND ONE HUNDRED SEVENTY-TWO (NUMBER 16,172) SIXTEEN THOUSAND ONE HUNDRED SEVENTY-THREE (NUMBER 16,173) AND SIXTEEN THOUSAND ONE HUNDRED SEVENTY-FOUR (NUMBER 16,174) (FORMERLY NUMBER 'S 14, 15, AND 16) AS SHOWN AT VOLUME 12 PAGE 5 OF PLATS AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF REFERENCE BY A FOUND ONE INCH IRON ROD WITH NO IDENTIFICATION (POSITION DETERMINED TO BE 0.47' WEST OF TRUE CORNER), BEING THE SOUTHEAST CORNER OF SAID LOT NUMBER 16,168, THE NORTHEAST CORNER OF LOT NUMBER 16,167 AND A POINT ON THE WEST RIGHT-OF-WAY OF NORTH BROOKWOOD WAY;

THENCE DEPARTING SAID WEST RIGHT-OF-WAY SOUTH 89°40'09" WEST ALONG THE SOUTH AND NORTH LINE THEREOF, 105.03 FEET TO A FOUND ONE-HALF INCH IRON ROD WITH NO IDENTIFICATION, BEING THE SOUTHWEST CORNER OF SAID LOT NUMBER 16,168, THE NORTHWEST CORNER OF SAID LOT NUMBER 16,167 AND A POINT ON THE EAST LINE OF LOT NUMBER 16,172;

THENCE SOUTH 00°59'13" WEST ALONG SAID EAST LINE, 467.84 FEET TO A FOUND ONE-HALF INCH IRON ROD WITH NO IDENTIFICATION, BEING A POINT ON THE NORTH RIGHT-OF-WAY OF PARK AVENUE WEST, PASSING A FOUND ONE-HALF INCH IRON PIPE WITH NO IDENTIFICATION AT 121.26 FEET;

THENCE NORTH 87°35'11" WEST ALONG THE NORTH RIGHT-OF-WAY OF SAID PARK AVENUE WEST, 180.36 FEET TO A FOUND ONE-HALF INCH IRON ROD WITH NO IDENTIFICATION, BEING A POINT ON THE WEST LINE OF LOT NUMBER 16,174 AND THE EAST LINE OF LOT NUMBER 16,175;

THENCE DEPARTING SAID NORTH RIGHT-OF-WAY NORTH 00°58'31" EAST ALONG THE WEST LINE OF SAID LOT NUMBER 16,174 AND EAST LINE OF SAID LOT NUMBER 16,175, 286.00 FEET TO A FOUND FIVE-EIGHTHS INCH IRON ROD WITH NO IDENTIFICATION;

THENCE DEPARTING SAID EAST AND WEST LINE SOUTH 87°38'33" EAST, 140.86 FEET TO A FOUND MAGNETIC NAIL WITH NO IDENTIFICATION;

THENCE NORTH 00°51'27" EAST, 208.82 FEET TO A FOUND ONE INCH IRON ROD WITH NO IDENTIFICATION;

THENCE NORTH 89°16'56" EAST, 145.08 FEET TO A POINT REFERENCED BY A FOUND "X" CUT IN CONCRETE (POSITION DETERMINED TO BE 0.84' NORTH AND 0.65' WEST OF TRUE CORNER), BEING THE WEST RIGHT-OF-WAY OF NORTH BROOKWOOD WAY;

THENCE SOUTH 00°59'13" WEST ALONG THE WEST RIGHT-OF-WAY OF SAID NORTH BROOKWOOD WAY, 30.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1.45 ACRES, MORE OR LESS OF WHICH 17,680 SQUARE FEET IN A PART OF LOT 16174, 17,151 SQUARE FEET IN A PART OF LOT 16173, 25,109 SQUARE FEET IN A PART OF LOT 16172 AND 3,113 SQUARE FEET IN A PART OF LOT 16168, MORE OR LESS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE WEST LINE OF LOT 23028, WHICH BEARS N00°02'55"E, PER PLAT VOLUME 27, PAGE 125.

Timothy A. Beck

TIMOTHY A. BECK
PROFESSIONAL SURVEYOR
OHIO NO. 8612

10/22/2018

DATE



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