



Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
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emht.com

SURVEY OF ACREAGE PARCEL

NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 21 NORTH, RANGE 18 WEST CONGRESS LANDS CITY OF MANSFIELD, COUNTY OF RICHLAND, STATE OF OHIO

Date: September 8, 2018
 Revised: August 7, 2019

Scale: 1" = 200'

Job No: 2018-0566

SHEET 2 OF 2

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE

INITIAL DATE
 JL 8-12-19

LL-204

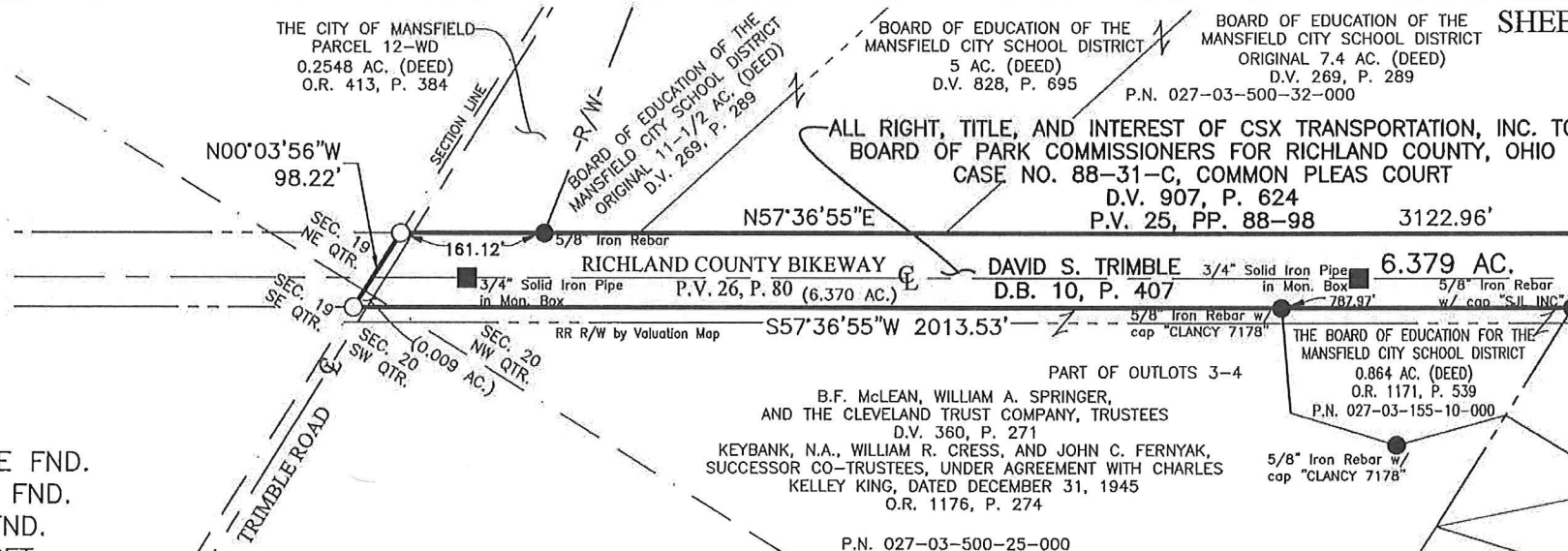


- = STONE FND.
- = MON. FND.
- = I.P. FND.
- = I.P. SET
- ◆ = MAG. NAIL FND.
- ◇ = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- △ = R.R. SPK. SET
- ◆ = P.K. NAIL FND.

I.P. Set are 13/16" I.D. iron pipes
 30" long with cap inscribed EMHT INC.



GRAPHIC SCALE (in feet)



BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by positional solutions derived by the National Geodetic Survey's Online Positioning Users Service software using GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Richland County Bikeway, having a bearing of N 57°36'55" E, is as designated the "basis of bearings" for this survey.

STATE OF OHIO
 JOHN C. DODGION
 REGISTERED SURVEYOR
 No. 8069

By John C. Dodgion
 John C. Dodgion
 Professional Surveyor No. 8069

08/09/2019
 Date

MATCHLINE
 SEE SHEET 1 OF 2



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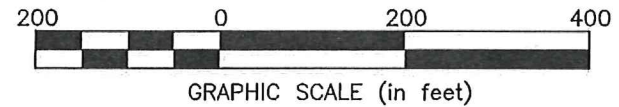
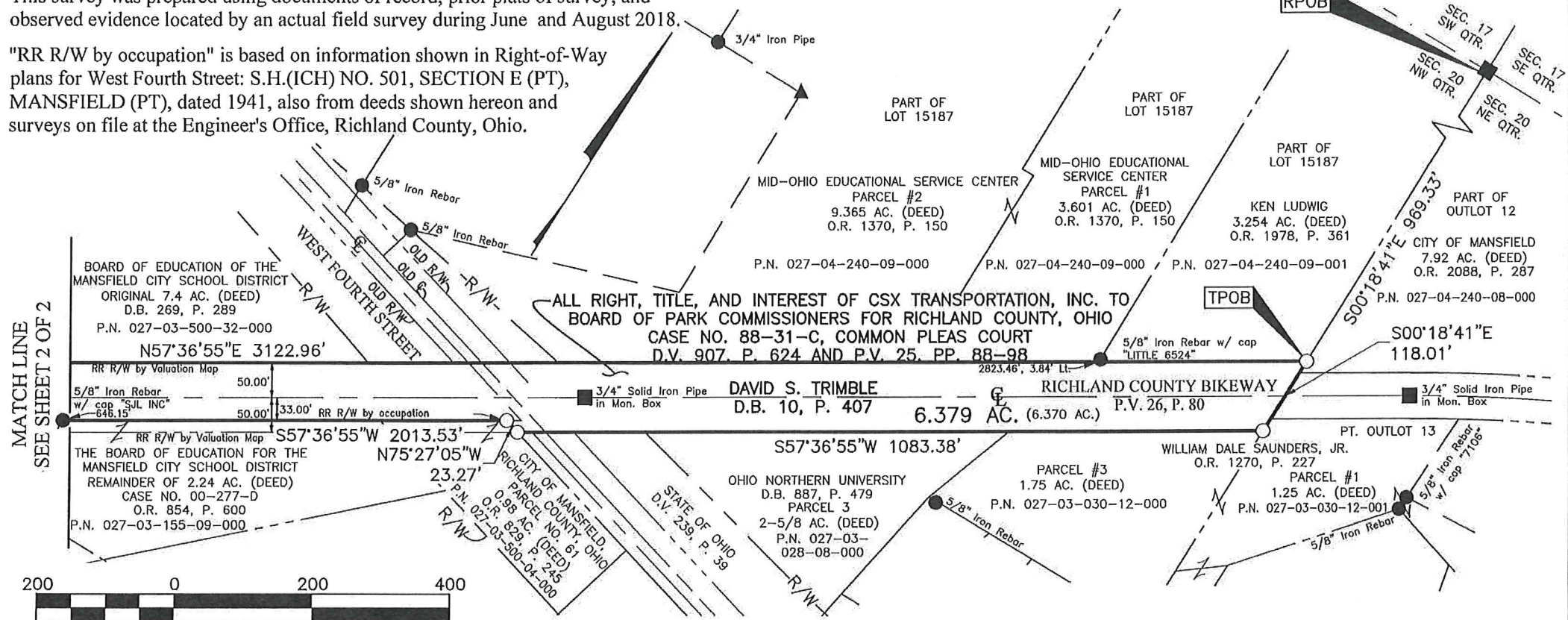
SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey during June and August 2018.

"RR R/W by occupation" is based on information shown in Right-of-Way plans for West Fourth Street: S.H.(ICH) NO. 501, SECTION E (PT), MANSFIELD (PT), dated 1941, also from deeds shown hereon and surveys on file at the Engineer's Office, Richland County, Ohio.

RPOB: Concrete monument with a bolt marked with a chiseled "X" found

SHEET 1 OF 2



6.379 ACRES

Situated in the State of Ohio, County of Richland, City of Mansfield, lying in the northwest quarter and southwest quarter of Section 20, Township 21 North, Range 18 West of the Congress Lands, and being part of the remainder of the tract conveyed to David S. Trimble by deed of record in Deed Volume 10, Page 407 and being part of the tract conveyed as all right, title, and interest by CSX Transportation, Inc. to the Board of Park Commissioners for Richland County, Ohio of record as Case No. 88-31-C with the Common Pleas Court, Richland County, Ohio, by deed of record in Deed Volume 907, Page 624, and in Plat Volume 25, Pages 88-98, and the centerline of the Richland County Bikeway as shown in Plat Volume 26, Page 80 (all references are to the records of the Recorder's Office, Richland County, Ohio, unless stated otherwise) and being more particularly described as follows:

Beginning, for reference, at a concrete monument with a bolt marked with a chiseled "X" found marking the northeast corner of said northwest quarter;

Thence South 00° 18' 41" East, with the easterly line of said northwest quarter, a distance of 969.33 feet to an iron pipe set at the southeasterly corner of the 3.254 acre tract conveyed to Ken Ludwig by deed of record in Official Record 1978, Page 361 and in the westerly line of the 7.92 acre tract conveyed to the City of Mansfield by deed of record in Official Record 2088, Page 287, being the TRUE POINT OF BEGINNING;

Thence South 00° 18' 41" East, continuing with the easterly line of said northwest quarter, with said westerly line and the westerly line of the 1.25 acre tract conveyed as Parcel #1 to William Dale Saunders, Jr. by deed of record in Official Record 1270, Page 227, a distance of 118.01 feet to an iron pipe set at the northeasterly corner of the 1.75 acre tract conveyed as Parcel #3 to William Dale Saunders, Jr. by deed of record in Official Record 1270, Page 227;

Thence South 57° 36' 55" West, with a southeasterly line of said remainder tract, partly with a northerly line of said 1.75 acre tract, and partly with the northwesterly line of the 2-5/8 acre tract conveyed as Parcel 3 to Ohio Northern University by deed of record in Deed Volume 887, Page 479, a distance of 1083.38 feet to an iron pipe set in the old southerly right-of-way line of West Fourth Street and in the northerly line of the 0.98 acre tract conveyed to the City of Mansfield, Richland County, Ohio by deed of record in Official Record 829, Page 245;

Thence North 75° 27' 05" West, continuing with said southeasterly line, with said southerly right-of-way line and said northerly line, a distance of 23.27 feet to an iron pipe set to a northwesterly corner of said 0.98 acre tract;

Thence South 57° 36' 55" West, continuing with said southeasterly line, with a northwesterly line of said 0.98 acre tract, a northwesterly line of the remainder of the 2.24 acre tract conveyed as Parcel II to The Board of Education for the Mansfield City School District of record as Case No. 00-277-D with the Common Pleas Court, Richland County, Ohio and by deed of record in Official Record 854, Page 600, a northwesterly line of the 0.864 acre tract conveyed to The Board of Education for the Mansfield City School District by deed of record in Official Record 1171, Page 539, a northwesterly line of the tract conveyed to B.F. McLean, William A. Springer, and The Cleveland Trust Company, Trustees by deed of record in Deed Volume 360, Page 271 and successors by affidavit Keybank, N.A., William R. Cress, and John C. Fernyak, Successor Co-Trustees, Under Agreement With Charles Kelley King, dated December 31, 1945 of record in Official Record 1176, Page 274, (passing a 5/8 inch iron rebar with a "SJL INC" cap found at a distance of 646.15 feet and a 5/8 inch iron rebar with a "CLANCY 7178" cap found at a distance of 787.97 feet) a total distance of 2013.53 feet to an iron pipe set in the westerly line of said southwest quarter;

Thence North 00° 03' 56" West, with the westerly line of said southwest quarter and said northwest quarter, a distance of 98.22 feet to an iron pipe set;

6.379 ACRES

-2-

Thence North 57° 36' 55" East, with the northwesterly line of said remainder tract, the southerly line of the 0.2548 acre tract conveyed as Parcel 12-WD to The City of Mansfield by deed of record in Official Record 413, Page 384, the southerly line of 11-1/2 acre, 7.4 acre, and 5 acre tracts conveyed to the Board of Education of the Mansfield City School District by deeds of record in Deed Volume 269, Page 289 and Deed Volume 828, Page 695, the southerly line of the 9.365 acre tract conveyed as Parcel #2 and the 3.601 acre tract conveyed as Parcel #1 to Mid-Ohio Educational Service Center by deed of record in Official Record 1370, Page 150, and the southerly line of said 3.254 acre tract, (passing a 5/8 inch iron rebar at a distance of 161.12 feet and a 5/8 inch iron rebar with a "LITTLE 6524" cap found at a distance of 2823.46 and 3.84 feet left) a total distance of 3122.96 feet to the TRUE POINT OF BEGINNING, containing 6.379 acres, more or less.

Of the above described 6.379 acres, 6.370 acres are from said Northwest Quarter and 0.009 acre is from said Southwest Quarter.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by positional solutions derived by the National Geodetic Survey's Online Positioning Users Service software using GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Richland County Bikeway, having a bearing of N 57°36'55" E, is as designated the "basis of bearings" for this survey.

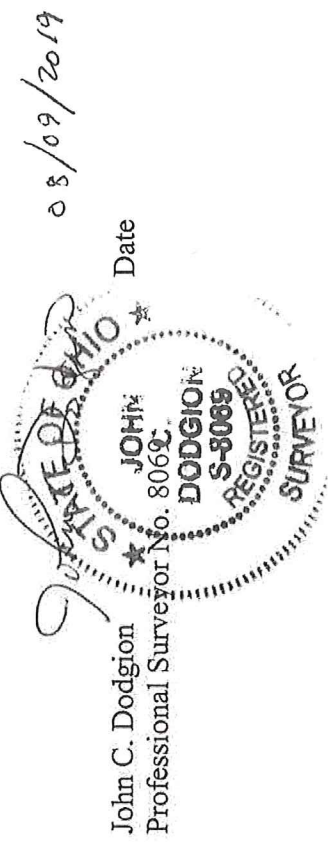
This description is based on an actual field survey performed by or under the direct supervision of John C. Dodgion, Registered Surveyor Number 8069 in June and August 2018.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

2C 8-12-19
INITIAL DATE

LL-204



John C. Dodgion
Professional Surveyor No. 8069
Date