



Evans, Mechwarl, Hambleton & Tilton, Inc.  
 Engineers • Surveyors • Planners • Scientists  
 5500 New Albany Road, Columbus, OH 43054  
 Phone: 614.775.4500 Toll Free: 888.775.3648  
 emht.com

# SURVEY OF ACREAGE PARCEL

## NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 21 NORTH, RANGE 18 WEST

### CONGRESS LANDS

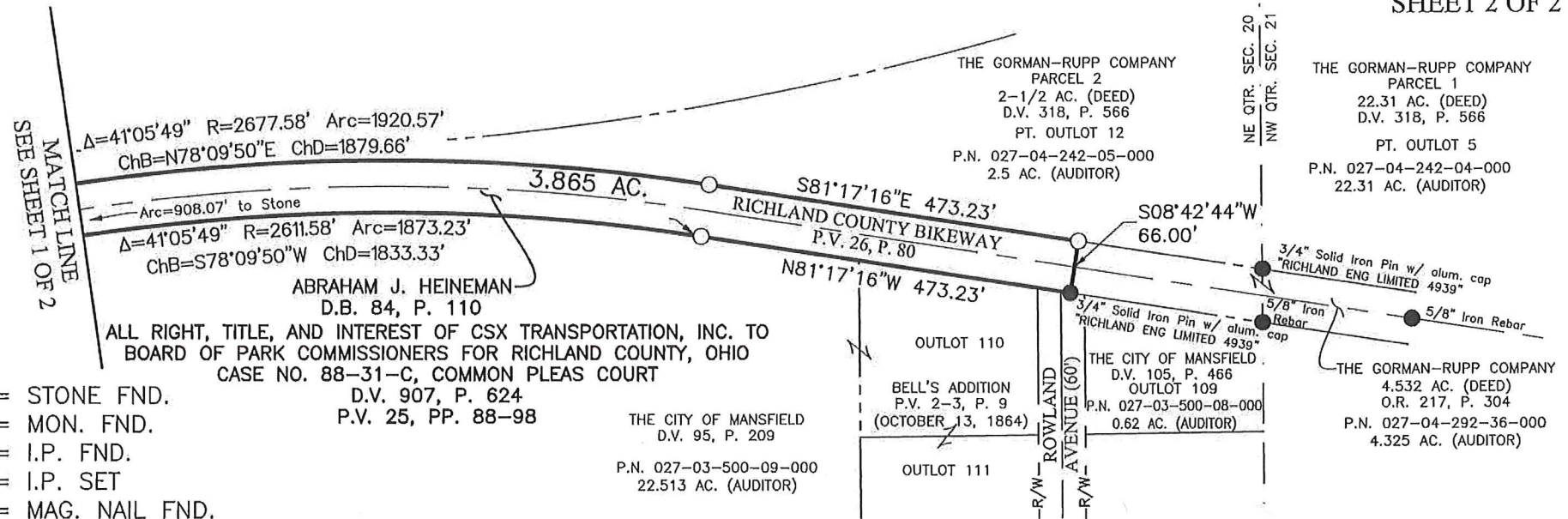
### CITY OF MANSFIELD, COUNTY OF RICHLAND, STATE OF OHIO

Date: October 16, 2018  
 Revised: August 7, 2019

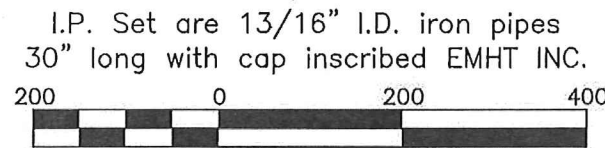
Scale: 1" = 200'

Job No: 2018-0566

SHEET 2 OF 2



- = 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.



GRAPHIC SCALE (in feet)

ALL RIGHT, TITLE, AND INTEREST OF CSX TRANSPORTATION, INC. TO BOARD OF PARK COMMISSIONERS FOR RICHLAND COUNTY, OHIO  
 CASE NO. 88-31-C, COMMON PLEAS COURT  
 D.V. 907, P. 624  
 P.V. 25, PP. 88-98

**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.

NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE

JE 8-12-19  
 INITIAL DATE  
LL-205



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### CONGRESS LANDS

### CITY OF MANSFIELD, COUNTY OF RICHLAND, STATE OF OHIO

Date: October 16, 2018  
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Scale: 1" = 200'

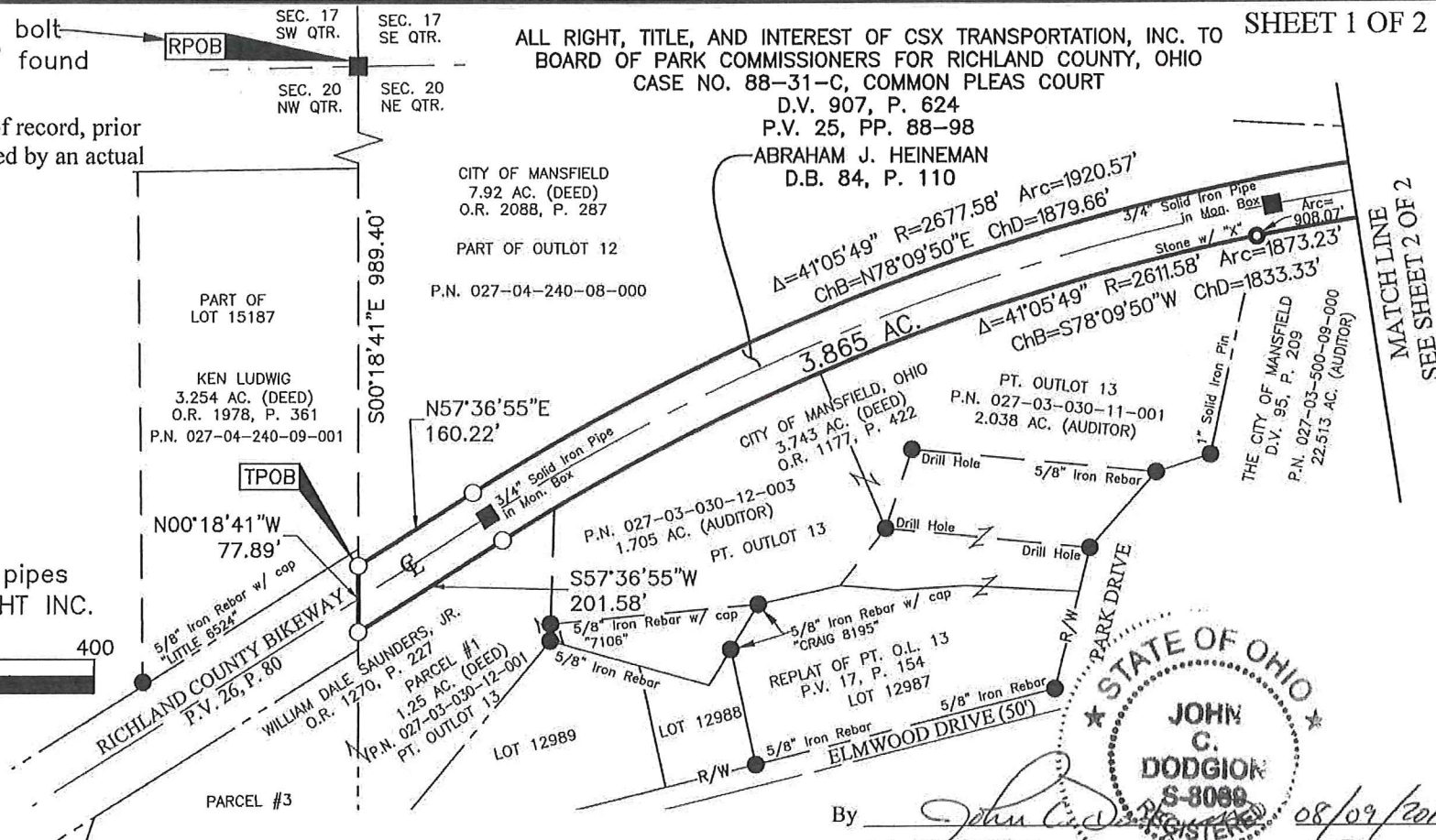
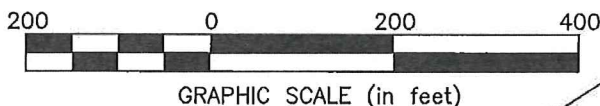
Job No: 2018-0566

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

**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.

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- = MON. FND.
- = I.P. FND.
- = I.P. SET
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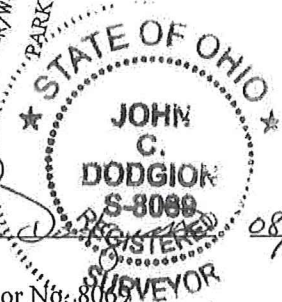
I.P. Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.



SHEET 1 OF 2

MATCH LINE  
SEE SHEET 2 OF 2

By John C. Dodgion Date 08/09/2019  
 John C. Dodgion  
 Professional Surveyor No. 8065



### 3.865 ACRES

Situated in the State of Ohio, County of Richland, City of Mansfield, lying in the northeast 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 Abraham J. Heineman by deed of record in Deed Volume 84, Page 110 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 northwest corner of said northeast quarter;

Thence South 00° 18' 41" East, with the westerly line of said northeast quarter, a distance of 989.40 feet to an iron pipe set at the southwesterly corner 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 with the northerly line of said remainder tract, the southerly line of said 7.92 acre tract, and the southerly line of the 2-1/2 acre tract conveyed as Parcel 2 to The Gorman Rupp Company by deed of record in Deed Volume 318, Page 566, the following courses and distances:

North 57° 36' 55" East, a distance of 160.22 feet to an iron pipe set at a point of curvature;

with the arc of a curve to the right, having a central angle of 41° 05' 49", a radius of 2677.58 feet, an arc length of 1920.57 feet, a chord bearing of North 78° 09' 50" East and chord distance of 1879.66 feet to an iron pipe set at a point of tangency;

South 81° 17' 16" East, a distance of 473.23 feet to an iron pipe set at the northwesterly corner of the 4.532 acre tract conveyed to The Gorman-Rupp Company by deed of record in Official Record 217, Page 304;

Thence South 08° 42' 44" West, with the westerly line of said 4.532 acre tract, a distance of 66.00 feet to a 3/4 inch solid iron pin with a "RICHLAND ENG LIMITED 4939" aluminum cap found at the southwesterly corner thereof in the northerly terminus of Rowland Avenue (60 foot right-of-way width, Plat Volume 2-3, Page 9);

Thence with the southerly line of said remainder tract, said northerly terminus, the northerly line of Outlot 10 of Bell's Addition as demonstrated in Plat Volume 2-3, Page 9, the northerly line of the tract conveyed to The City of Mansfield by deed of record in Deed Volume 95, Page 209, the northerly line of the 3.743 acre tract conveyed to the City of Mansfield, Ohio by deed of record in Official Record 1177, Page 422, and the northerly 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, the following courses and distances:

North 81° 17' 16" West, a distance of 473.23 feet to an iron pipe set at a point of curvature;

with the arc of a curve to the left, having a central angle of 41° 05' 49", a radius of 2611.58 feet, an arc length of 1873.23 feet, a chord bearing of South 78° 09' 50" West and chord distance of 1833.33 feet to an iron pipe set at a point of tangency (passing a stone with an "X" found at an arc distance of 908.07 feet);

South 57° 36' 55" West, a distance of 201.58 feet to an iron pipe set at a northwesterly corner of said 1.25 acre tract and in the westerly line of said northeast quarter;

Thence North 00° 18' 41" West, with said westerly line, a distance of 77.89 feet to the TRUE POINT OF BEGINNING, containing 3.865 acres, more or less.

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

3.865 ACRES

-2-

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

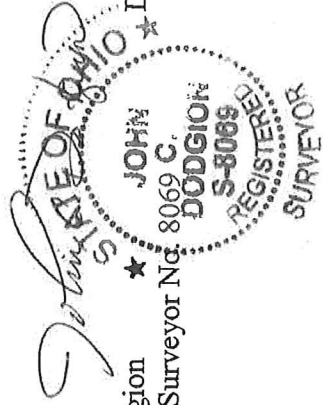
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This description is based on an actual field survey performed by or under the direct supervision of John C. Dodgion, Registered Surveyor Number 8069 in June and August 2018.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

LL 8-12-19  
INITIAL DATE  
LL-205



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Professional Surveyor No. 8069  
★ JOHN C. DODGION  
S-8069 REGISTERED SURVEYOR  
Date 08/09/2019