

BASES OF BEARING

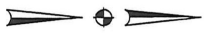
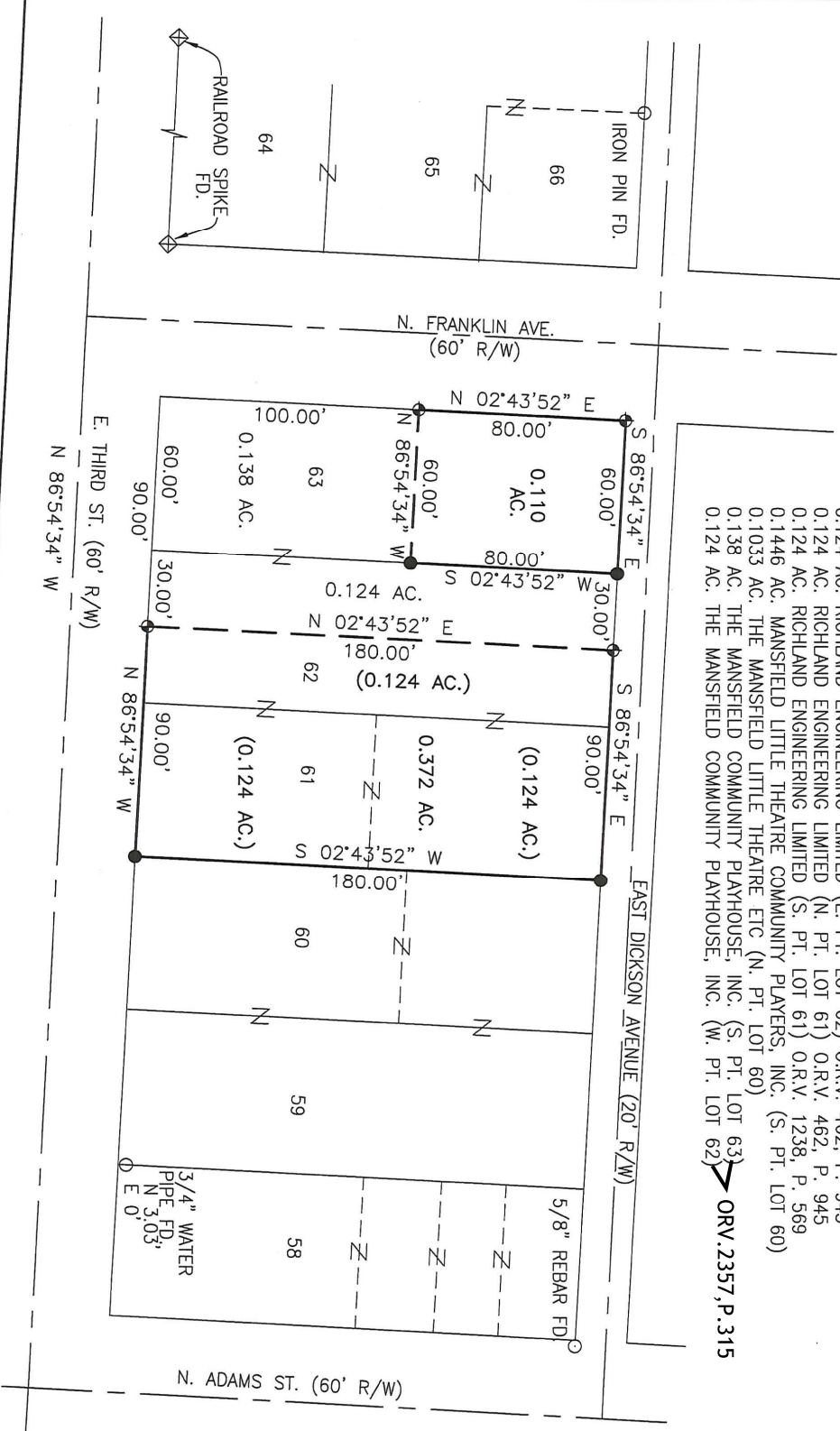
BEARINGS WERE TRANSFERRED BY GLOBAL POSITIONING TRAVERSE ORIGINATING ON NGS SURVEY CONTROL MONUMENT ARP MFD AND ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, AND THE NORTH AMERICAN DATUM OF 1983 (1995).

LEGEND

- - 5/8" REBAR SET WITH CAP STAMPED "RICHLAND ENG. RLS 7209"
- ◆ - MAG NAIL SET

OWNER INFORMATION

- 0.110 AC. RICHLAND ENGINEERING LIMITED (N. PT. LOT 63) O.R.V. 462, P. 945
  - 0.124 AC. RICHLAND ENGINEERING LIMITED (E. PT. LOT 62) O.R.V. 462, P. 945
  - 0.124 AC. RICHLAND ENGINEERING LIMITED (N. PT. LOT 61) O.R.V. 462, P. 945
  - 0.124 AC. RICHLAND ENGINEERING LIMITED (S. PT. LOT 61) O.R.V. 1238, P. 569
  - 0.1446 AC. MANSFIELD LITTLE THEATRE COMMUNITY PLAYERS, INC. (S. PT. LOT 60)
  - 0.1033 AC. THE MANSFIELD LITTLE THEATRE ETC. (N. PT. LOT 60)
  - 0.138 AC. THE MANSFIELD COMMUNITY PLAYHOUSE, INC. (S. PT. LOT 63)
  - 0.124 AC. THE MANSFIELD COMMUNITY PLAYHOUSE, INC. (W. PT. LOT 62)
- ORV 2357, P. 315

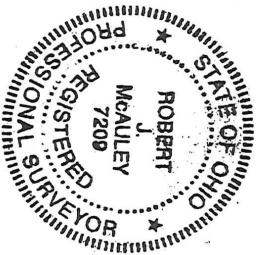


NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

EAR 8-19-19  
INITIAL DATE  
LL-218

Dwg Only

LEGALS ADDED 4-12-22



*Robert J. McAuley*  
ROBERT J. MCAULEY  
RLS 7209

*16 August 2019*  
DATE

**REI** RICHLAND ENGINEERING LIMITED  
29 NORTH PARK STREET MANSFIELD, OHIO 44902  
PH. 419-524-0074 FAX. 419-524-1812

**RICHLAND ENGINEERING LIMITED**  
SURVEY FOR

SITUATED IN THE CITY OF MANSFIELD,  
COUNTY OF RICHLAND, STATE OF OHIO,  
AND BEING ALL OF LOT NO. 61, AND PART  
OF LOT NO. 62, AND 63  
OF THE CONSECUTIVELY  
NUMBERED LOTS OF THE  
CITY OF MANSFIELD

Since 1968



## **RICHLAND ENGINEERING LIMITED**

29 North Park Street, Mansfield, Ohio 44902-1769 • 419/524-0074 • FAX 419/524-1812

**Celebrating 50 Years of Engineering Excellence**

### **Description of Part Lot 63**

Situated in the City of Mansfield, County of Richland and State of Ohio and being the north part of Lot 63 of the consecutively numbered Lots in the City of Mansfield and being lands now or formerly owned by Richland Engineering Limited as recorded in Official Record Volume 462, Page 945 of the Richland County Recorder's records and being more particularly described as follows:

**Beginning** at a Mag Nail found at the northwest corner of Lot 63, said Nail also being the intersection of the east right of way line of North Franklin Avenue (60' R/W) and the south right of way line of East Dickson Avenue (20' R/W);

1. Thence **South 86 degrees 54 minutes 34 seconds East** with the Owner's north property line, also being the south right of way line of East Dickson Avenue (20' R/W), a distance of **60.00 feet** to a survey marker found at the northeast corner of Lot 63;
2. Thence **South 02 degrees 43 minutes 52 seconds West** with the Owners east property line, also being the east line of Lot 63 and the west line of Lot 62, a distance of **80.00 feet** to survey marker found;
3. Thence **North 86 degrees 54 minutes 34 seconds West** with the Owner's south property line, also the north property line of lands now or formerly owned by The Mansfield Community Playhouse as recorded in Official Record Volume 2357, Page 315 of the Richland County Recorder's records, a distance of **60 feet** to a MAG Nail found on the Owner's west property line also being the west line of Lot 63 and the east right of way line of North Franklin Avenue (60' R/W);
4. Thence **North 02 degrees 43 minutes 52 seconds East** with Owner's west property line, also being the west line of Lot 63 and the east right of way line of North Franklin Avenue (60' R/W), a distance of **80.00 feet** to the MAG Nail found at the **Point of Beginning**, containing **0.110 acres** of land, more or less, subject to all highways, easements and use restrictions of record.

North part Lot 63 continued.

This description is based on an actual field survey made in 2019 by Richland Engineering Limited. All bearings are based on the Ohio State Plane Coordinate System, North Zone, and the North American Datum 1983(1995).

Survey markers found are 5/8 inch rebar with cap stamped "RICHLAND ENG. RLS 7209"

PP# 0270504501000



 6 April 2022  
Brian Besecker Date  
P.S. No. 7375

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK 4-12-22  
INITIAL DATE  
LL-218



Since 1968



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**Celebrating 50 Years of Engineering Excellence**

### **Description of Lot 61 and Part Lot 62**

Situated in the City of Mansfield, County of Richland and State of Ohio and being Lot 61 and the east part of Lot 62 of the consecutively numbered Lots in the City of Mansfield and being lands now or formerly owned by Richland Engineering Limited as recorded in Official Record Volume 462, Page 945 and Official Record Volume 1238, Page 569 of the Richland County Recorder's records and being more particularly described as follows:

Commencing at a Mag Nail found at the northwest corner of Lot 63, said Nail also being the intersection of the east right of way line of North Franklin Avenue (60' R/W) and the south right of way line of East Dickson Avenue (20' R/W);

Thence South 86 degrees 54 minutes 34 seconds East with the north line of Lots 63 and 62, also being the south right of way line of East Dickson Avenue (20' R/W), passing through a survey marker found at a distance of 60 feet, a total distance of 90.00 feet to a MAG Nail found at the **Point of Beginning** of the parcel herein described;

Thence **South 86 degrees 54 minutes 34 seconds East** with the Owner's north property line, also being the north line of Lots 61 and 62, and the south right of way line of East Dickson Avenue (20' R/W), a distance of 90.00 feet to a survey marker found at the Owner's northeast property corner and the northeast corner of Lot 61;

Thence **South 02 degrees 43 minutes 52 seconds West** with the Owners east property line, also being the east line of Lot 61 and the west line of Lot 60, a distance of **180.00 feet** to survey marker found at the Owner's southeast property corner, also being on the north right of way line of East Third Street (60' R/W);

Thence **North 86 degrees 54 minutes 34 seconds West** with the Owner's south property line, also the north right of way line of East Third Street (60' R/W), a distance of **90.00 feet** to a MAG Nail found at the Owner's southwest property corner also being the southeast property corner of lands now or formerly owned by The Mansfield Community Playhouse as recorded in Official Record Volume 2357, Page 315 of the Richland County Recorder's records;

Thence **North 02 degrees 43 minutes 52 seconds East** with Owner's west property line, also being the east property line of said The Mansfield Community Playhouse lands, a distance of **180.00 feet** to the MAG Nail found at the **Point of Beginning**, containing **0.372 acres** of land, more or less, of which 0.124 acres are in the south part of Lot 61, 0.124 acres are in the north part of Lot 61, and 0.124 acres are in the east part of Lot 62 subject to all highways, easements and use restrictions of record.

Lot 61 and East part Lot 62 continued.

This description is based on an actual field survey made in 2019 by Richland Engineering Limited. All bearings are based on the Ohio State Plane Coordinate System, North Zone and the North American Datum 1983(1995).

Survey markers found are 5/8 inch rebar with cap stamped "RICHLAND ENG. RLS 7209"

PP# 027050071000, 0270500714000, 0270507712000



*Brian Besecker* 6 April 2022  
\_\_\_\_\_  
Brian Besecker Date  
P.S. No. 7375

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