

SURVEY FOR: JUSTIN & DOROTHY SIMS

DATE: 10-13-19

JOB NUMBER: MANS OL 248

LOCATION: PART OF OUTLOT 248, KNOWN AS THE S. PART OF S.D. 5 IN THE CITY OF MANSFIELD, COUNTY OF RICHLAND, STATE OF OHIO.

PT. O.L. 248
PT. SD. 5

DALLAS L. & SHIRLEY J. BIGELOW
D.V.-596 P.-478

S 87°47'16" E
184.13'

TRACY STREET (60')

N 02°10'02" E 86.00'

PT. O.L. 248
PT. SD. 5

0.364 Acre

JUSTIN F. & DOROTHY A. SIMS
O.R.V.-1349 P.-348

S 02°10'02" W 86.00'

P.V.-4 P.-27

184.13'

N 87°47'16" W

ALLEY (16')

S 87°47'16" E

184.13'

PT. O.L. 249

N 02°10'02" E 60.00'

5.00'

S 00°30'07" W 10.02'

S 02°10'02" W 60.00'

S 01°31'33" W 26.02'

184.13'

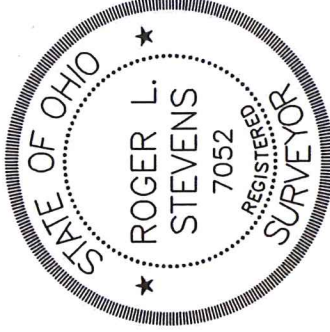
N 87°47'16" W



SCALE 1"=30'

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 10-25-19
INITIAL DATE
LL-304



LEGEND

- IRON PIN FOUND
- IRON PIN SET, 5/8" DIA. ROD WITH PLASTIC CAP STAMPED "STEVENS 7052"

Roger L. Stevens
Roger L. Stevens, P.S. #7052

Distances shown hereon are expressed in feet and decimal parts thereof.

Basis of bearings: Survey HH-180.

CERTIFICATION: I hereby certify that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code and is correct to the best of my knowledge.

**SURVEYOR'S DESCRIPTION FOR
JUSTIN & DOROTHY SIMS**

Part Outlot 248

Situated in the City of Mansfield, County of Richland, State of Ohio, being part of Outlot 248 and being part of SD 5 of said Outlot 248 of the consecutively numbered Outlots in said City as recorded in plat volume 4, page 27 and being more particularly described as follow:

Beginning at an iron pin set in the southwest corner of said Outlot 248, said iron pin also being in the intersection of the east right of way line of Tracy Street (60') and the north right of way line of an Alley (16');

Thence with the following **FOUR** courses:

- 1) **N 02° 10' 02" E, 86.00 feet** along the west line of said Outlot 248, also being along said east right of way line of Tracy Street (60') to a point being the southwest corner of a parcel of land conveyed to Dallas L. and Shirley J. Bigelow by deed volume 596, page 478 and passing through an iron pin set at 60.00 feet;
- 2) **S 87° 47' 16" E, 184.13 feet** along the south line of said land of Dallas L. and Shirley J. Bigelow to an iron pin set in the southeast corner of said land, said iron pin also being in the east line of said Outlot 248 and being in the west right of way line of Parnell Drive (16');
- 3) **S 02° 10' 02" W, 86.00 feet** along said east line of said Outlot 248 also being along said west right of way line of Parnell Drive (16') to a point being the southeast corner of said Outlot 248, said point also being in said north right of way line of said Alley (16') and being referenced by an iron pin found S 01° 31' 33" W, 26.02 feet from said point;
- 4) **N 87° 47' 16" W, 184.13 feet** along the south line of said Outlot 248, also being along said north right of way line of said Alley (16') to the **place of beginning**, and containing **0.364 acre**, more or less, and subject to all legal highways and easements of record.

Basis of bearings: Survey HH-180.

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

According to a survey made in October 2019 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.



Roger L. Stevens

Roger L. Stevens
Registered Surveyor No. 7052
MANS-OL 248

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK **10-25-19**
INITIAL DATE
LL-304