



Evans, Mechwart, Hamblen & Tilton, Inc.  
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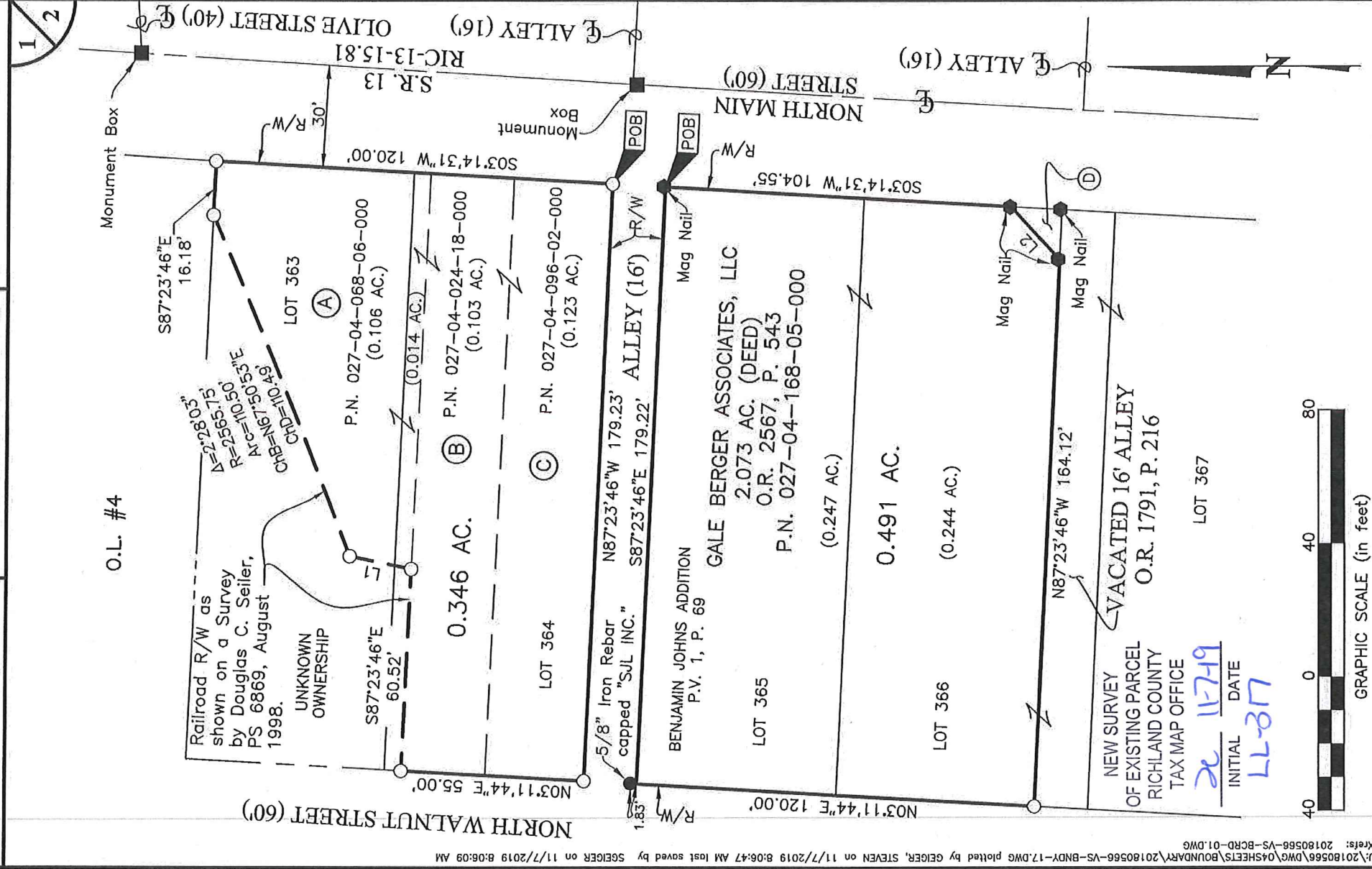
# SURVEY OF ACREAGE PARCELS

SECTION 21, TOWNSHIP 21, RANGE 18,  
 CONGRESS LANDS  
 CITY OF MANSFIELD, COUNTY OF RICHLAND, STATE OF OHIO

Date: November 7, 2019

Job No: 2018-0566

Scale: 1" = 40'



Xrefs: 20180566-VS-BCRD-01.DWG  
 J:\20180566\DWG\04SHEETS\BOUNDARY\20180566-VS-BNDY-17.DWG plotted by GEIGER, STEVEN on 11/7/2019 8:06:47 AM last saved by SEIGER on 11/7/2019 8:06:09 AM



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# SURVEY OF ACREAGE PARCELS

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 CONGRESS LANDS  
 CITY OF MANSFIELD, COUNTY OF RICHLAND, STATE OF OHIO

Date: November 7, 2019

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Scale: 1" = 40'

2/2

### 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.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N11°34'28"E	18.96'
L2	S47°05'08"W	21.65'

### 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.

- = STONE FND.
- = MON. FND.
- = I.P. FND.
- = I.P. SET
- ◆ = MAG. NAIL FND.
- ◊ = MAG. NAIL SET (2")
- ▲ = 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.

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- (A) GALE BERGER ASSOCIATES, LLC  
 PARCEL 11 (DEED)  
 O.R. 2401, P. 732
- (B) GALE BERGER ASSOCIATES, LLC  
 PARCEL 5 (DEED)  
 O.R. 2401, P. 732
- (C) GALE BERGER ASSOCIATES, LLC  
 PARCEL 7 (DEED)  
 O.R. 2401, P. 732
- (D) CITY OF MANSFIELD  
 115.88 SQ. FT. (DEED)  
 O.R. 91, P. 396

NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE

Initial: *LL* Date: *11-7-19*  
 Initial: *LL* Date: *11-7-19*



By: *John C. Dodgion* Date: *11/07/2019*  
 John C. Dodgion  
 Professional Surveyor No. 8069

**0.346 ACRE**

Situated in the State of Ohio, County of Richland, City of Mansfield, Section 21, Township 21, Range 18, Congress Lands, part of Lots 363 and 364 in the re-numbering of Benjamin Johns Additions (Plat Volume 1, Page 69), being all of those tracts of land conveyed as Parcels 5, 7, and 11 to Gale Berger Associates, LLC by deed of record in Official Record 2401, Page 732, (all references refer to the records of the Recorder's Office, Richland County, Ohio) and described as follows:

BEGINNING at an iron pipe set at the southeasterly corner of said Parcel 7, the same being the southeasterly corner of said Lot 364 and the intersection of the westerly right-of-way line of North Main Street (60') with the northerly right-right-of-way line of an Alley (16');

Thence North 87° 23' 46" West, with said northerly right-of-way line and the southerly line of said Lot 364, a distance of 179.23 feet to an iron pipe set at the southwesterly corner of said Parcel 7, the same being the southwesterly corner of said Lot 364, and at the intersection of said northerly right-of-way line with the easterly right-of-way line of North Walnut Street (60');

Thence North 03° 11' 44" East, with said easterly right-of-way line, a distance of 55.00 feet to an iron pipe set at the northwesterly corner of said Parcel 5;

Thence with the northerly perimeter of said Parcels 5 and 11, the following courses and distances:

South 87° 23' 46" East, a distance of 60.52 feet to an iron pipe set;

North 11° 34' 28" East, a distance of 18.96 feet to an iron pipe set;

With the arc of a curve to the left, having a central angle of 02° 28' 03", a radius of 2565.75 feet, an arc length of 110.50 feet, a chord bearing of North 67° 50' 53" East and chord distance of 110.49 feet to an iron pipe set in the northerly line of said Lot 363;

Thence South 87° 23' 46" East, with the northerly line of said Lot 363, a distance of 16.18 feet to an iron pipe set at the northeasterly corner of said Parcel 11, the same being the northeasterly corner of said Lot 363, and in said westerly right-of-way line;

Thence South 03° 14' 31" West, with said westerly right-of-way line and the easterly line of said Lots 363 and 364, a distance of 120.00 feet to the POINT OF BEGINNING, containing 0.346 acre, more or less.

Of the above described 0.346 acre, 0.120 acre is from Parcel Number 027-04-068-06-000, 0.103 acre is from Parcel Number 027-04-024-18-000, and 0.123 acre is from Parcel Number 027-04-096-02-000

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

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.

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.

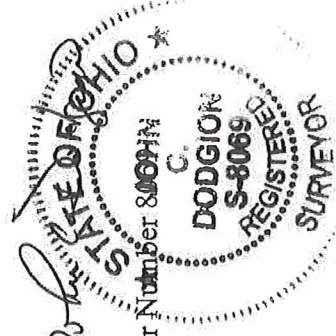
This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey during June and August 2018.

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

INITIAL DATE  
JC LL-317 11-7-19

JCD:sy  
0\_346 ac 20180566-VS-BNDY-17.docx

EVANS, MECHWART, HAMBLETON & TILTON, INC.



John C. Dodgion  
Professional Surveyor Number 8009H

**0.491 ACRE**

Situated in the State of Ohio, County of Richland, City of Mansfield, Section 21, Township 21, Range 18, Congress Lands, all of Lot 365 and part of Lot 366 in the re-numbering of Benjamin Johns Additions (Plat Volume 1, Page 69), being out of that 2.073 acre tract conveyed to Gale Berger Associates, LLC by deed of record in Official Record 2567, Page 543, (all references refer to the records of the Recorder's Office, Richland County, Ohio) and described as follows:

BEGINNING at a mag nail found at the northeasterly corner of said 2.073 acre tract, the same being the northeasterly corner of said Lot 365 and the right-of-way intersection of the southerly right-of-way line of an Alley (16') and the westerly right-of-way line of North Main Street (60');

Thence South 03° 14' 31" West, with said westerly right-of-way line, a distance of 104.55 feet to a mag nail found at the northerly corner of that 115.88 square foot tract conveyed to City of Mansfield by deed of record in Official Record 91, Page 396;

Thence South 47° 05' 08" West, with the westerly line of said 115.88 square foot tract, a distance of 21.65 feet to a mag nail found at the westerly corner thereof, in the northerly right-of-way line of an Alley (16') and vacated by Ordinance Number 07-192 in Official Record 1791, Page 216;

Thence North 87° 23' 46" West, across said 2.073 acre tract with said vacated northerly right-of-way line, a distance of 164.12 feet to an iron pipe set at the southwesterly corner of said Lot 366 and in the easterly right-of-way line of North Walnut Street (60');

Thence North 03° 11' 44" East, with said easterly right-of-way line, a distance of 120.00 feet to the northwesterly corner of said 2.073 acre tract, the same being the northwesterly corner of said Lot 365 and in said southerly right-of-way line (reference a 5/8 inch iron rebar with a "SJL INC." cap found North 03° 11' 44" East, a distance of 1.83 feet);

Thence South 87° 23' 46" East, with said southerly right-of-way line, a distance of 179.22 feet to the POINT OF BEGINNING, containing 0.491 acre, more or less, and all out of Parcel Number 027-04-168-05-000.

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

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.

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.

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

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

INITIAL JC DATE 11-7-19

INITIAL JC DATE 11-7-19

*For auditor's  
Purpose only*

*LL-317*

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion  
Professional Surveyor Number 8069 C.

