

STURGIS AVENUE (60' R/W)

GLESSNER AVENUE (60' R/W)

R/W

PART LOT 1571

N85°33'43"E
58.00'(D)

P.O.B.

PART LOT 1573

PART LOT 1572

0.1329 acres
5,789.81 sq. ft.

S01°08'37"E
100.00'(D)

VACATED 16' ALLEY

1/2"
2.75' S
0.17' W

N01°08'37"W
100.00'(D)

8.00'
8.00'

S85°33'43"W
58.00'(D)

PART LOT 1573

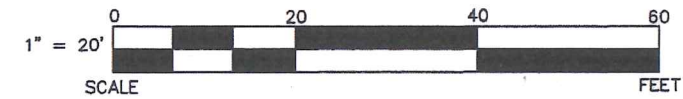
PART LOT 1572

PART LOT 1571

R/W

R/W

HEMLOCK AVENUE (16' R/W)



LEGEND

SET	FOUND	DESCRIPTION
⊕	⊕	MONUMENT
⊕	⊕	RAILROAD SPIKE
⊙	⊙	P.K. NAIL
○	●	IRON PIPE
○	●	DRILL HOLE
○	○	5/8"Øx30" IRON ROD CAPPED "JD BARNES, PS 8411"
●	●	IRON ROD
■	■	FENCE POST
▲	▲	STONE
□	□	MONUMENT BOX
D		DEED
P		PLAT
M		MEASURED
C		CALCULATED
Ø		OUTSIDE DIAMETER
SR		SURVEY RECORD



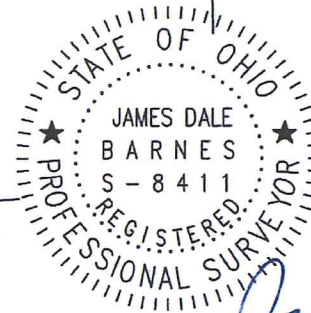
NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK **5-26-21**
INITIAL DATE
NN-196

REFERENCES

DEED VOLUMES AND PAGES AS SHOWN
PLAT OF CARPENTERS ADDITION TO THE CITY OF MANSFIELD

THIS SURVEY DOES NOT INCLUDE A TITLE SEARCH. ALL EASEMENTS OR OTHER ENCUMBRANCES ON OR OVER THE LAND ARE NOT SHOWN ON THIS SURVEY. PLEASE FURNISH ALL INFORMATION IF THESE ARE REQUIRED ON THIS PLAT. ALL FOUND SURVEY MONUMENTS WERE AT GRADE OR PAVEMENT SURFACE AND IN GOOD CONDITION, UNLESS OTHERWISE NOTED.

I HEREBY DECLARE THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY DURING MAY, 2021 AS PER LEGAL DESCRIPTION FURNISHED TO ME. THIS SURVEY IS SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, RESTRICTIONS, LEASES OF RECORD AND OF RECORDS IN RESPECTIVE UTILITY OFFICES. THE BEARINGS REFERRED TO HEREON ARE BASED ON THE OHIO NORTH STATE PLANE COORDINATE SYSTEM.



James Dale Barnes 5/26/21
JAMES DALE BARNES, P.S. 8411 DATE

BARNES SURVEYING

10312 MASON ROAD, CASTALIA, OHIO 44824-9218
OFFICE: (419) 684-7742 CELL: (419) 871-1780

SURVEY FOR: FRED BEARE

SITUATED IN PART OF LOT 1572 OF THE CITY OF MANSFIELD,
RICHLAND COUNTY, OHIO

LEGAL DESCRIPTION OF A 0.1329-ACRE PARCEL

Being a parcel of land situated in part of Lot 1572 of the City of Mansfield, Richland County, Ohio being more particularly described as follows:

BEGINNING at a set 5/8" iron bar marking the northwesterly corner of Part Lot 1573 and the southerly right-of-way of Glessner Avenue (60' R/W).

- 1) Thence, South 01° 08' 37" East, along the westerly line of Part Lot 1573, a distance of 100.00 feet, to a set 5/8" iron bar;
- 2) Thence, South 85° 33' 43" West, a distance of 58.00 feet, to a set 5/8" iron bar marking the centerline of a vacated 16' wide alley;
- 3) Thence, North 01° 08' 37" West, along the centerline of said vacated 16' wide alley, a distance of 100.00 feet, to a point marking the southerly right-of-way of said Glessner Avenue, said point referenced by a found 1/2" iron pipe being 2.75' South and 0.17' West of the true corner;
- 4) Thence, North 85° 33' 43" East, along the southerly right-of-way of said Glessner Avenue, a distance of 58.00 feet, to the POINT OF BEGINNING.

Containing in all, 0.1329 acres of land (5,789.81 sq. ft.) more or less. The bearings referred to hereon are based on the Ohio North State Plane Coordinate System.

All set 30" long 5/8" iron bars are capped "JD BARNES, PS 8411".

This legal description is based upon an actual field survey performed for Fred Beare by James Dale Barnes, P.S. 8411, of Barnes Surveying in May, 2021.

May 16th, 2021
Job No. 21058
JDB/jdb



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 5-26-21
INITIAL DATE
NN-196