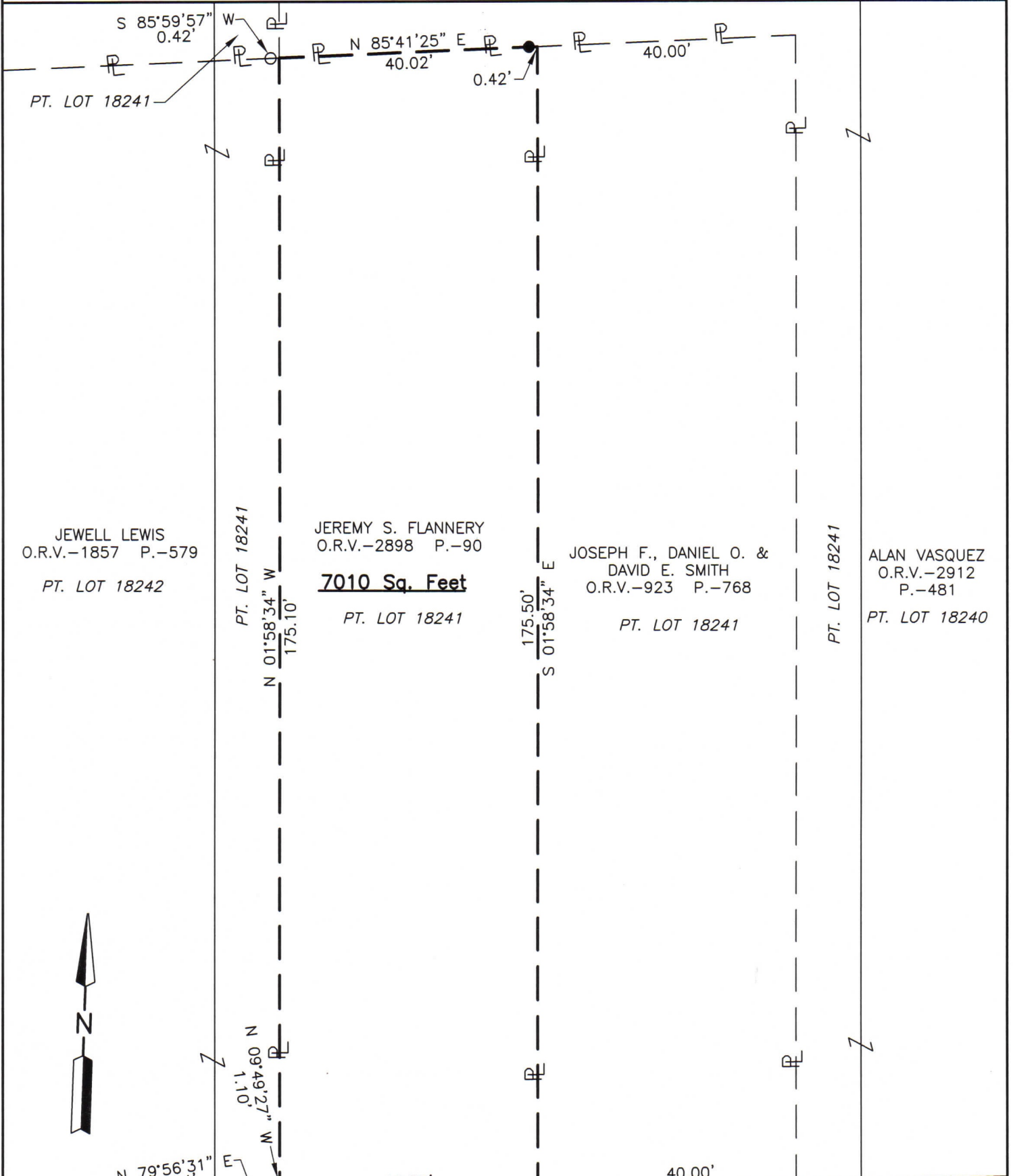


SURVEY FOR: JEREMY FLANNERY

DATE: AUGUST 18, 2021

JOB NUMBER: MANSFIELD 18241

LOCATION: PART OF LOT 18241 IN THE CITY OF MANSFIELD, RICHLAND CO., STATE OF OHIO.



JEWELL LEWIS
O.R.V.-1857 P.-579
PT. LOT 18242

JEREMY S. FLANNERY
O.R.V.-2898 P.-90
7010 Sq. Feet
PT. LOT 18241

JOSEPH F., DANIEL O. &
DAVID E. SMITH
O.R.V.-923 P.-768
PT. LOT 18241

ALAN VASQUEZ
O.R.V.-2912
P.-481
PT. LOT 18240



P.O.C. N 86°15'47" E 10.00' **P.O.B.**

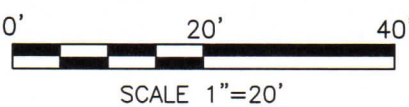
LEGEND

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

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

Basis of bearings: Survey X-80.

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.



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 9-1-21
INITIAL DATE
NN-326

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

**SURVEYOR'S DESCRIPTION FOR
JEREMY FLANNERY**

7,010 sq. ft.

Situated in the City of Mansfield, County of Richland, State of Ohio, being part of Lot 18241 of the consecutively numbered Lots in said City and being more particularly described as follows:

Commencing at a point being the southwest corner of said Lot 18241, said point also being in the north right of way line of Empire Road (60') and being referenced by a railroad spike found N 79° 56' 31" E, 9.94 feet from said point;

Thence N 86° 15' 47" E, 10.00 feet along the south line of said Lot 18241 also being along said north right of way line of Empire Road (60') to a point being the southeast corner of a parcel of land conveyed to Jewell Lewis by official records volume 1857, page 579, said point being referenced by a railroad spike found N 09° 49' 27" W, 1.10 feet from said point and being the **true place of beginning**;

Thence with the following **FOUR** courses:

- 1) **N 01° 58' 34" W, 175.10 feet** along the east line of said land of Jewell Lewis to a point being the northeast corner of said land, said point also being in a southwest corner of a parcel of land conveyed to Alan Vasquez by official records volume 2912, page 481 and being referenced by an iron pin found S 85° 59' 57" W, 0.42 feet from said point;
- 2) **N 85° 41' 25" E, 40.02 feet** along a south line of said land of Alan Vasquez to a point being the northwest corner of a parcel of land conveyed to Joseph F., Daniel O. and David E. Smith by official records volume 923, page 768 and passing through an iron pin set at 39.60 feet;
- 3) **S 01° 58' 34" E, 175.50 feet** along the west line of said land of Joseph F., Daniel O. and David E. Smith to an iron pin set in the southwest corner of said land, said iron pin also being in the south line of said Lot 18241 and being in said north right of way line of Empire Road (60');
- 4) **S 86° 15' 47" W, 40.00 feet** along said south line of said Lot 18241 and along said north right of way line of Empire Road (60') to the **true place of beginning** and containing **7,010 square feet**, more or less, and subject to all legal highways and easements of record.

Basis of bearings: Survey X-80.

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

According to a survey made in August 2021 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK **9-1-21**
 INITIAL DATE
NN-326



Roger L. Stevens

 Roger L. Stevens
 Registered Surveyor No. 7052
 MANSFIELD 18241