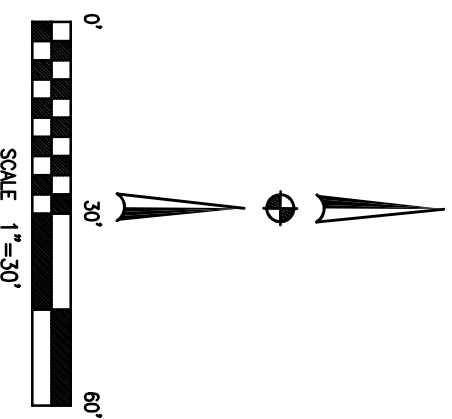


PLAT OF SUBDIVISION OF LOTS FOR
PARKER STREET, LLC
 CITY OF MANSFIELD
 RICHLAND COUNTY, OHIO

LOTS 5530 TO 5533 AND PART OF LOTS 5527 TO 5529



BASIS OF BEARINGS
 BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY
 LINE OF BALDWIN BEING SOUTH 0°00'00" EAST AS
 INDICATED ON SURVEY FILE DD-155 OF THE
 RICHLAND COUNTY TAX MAP SURVEY RECORDS
 AND ARE USED TO EXPRESS ANGLES ONLY.

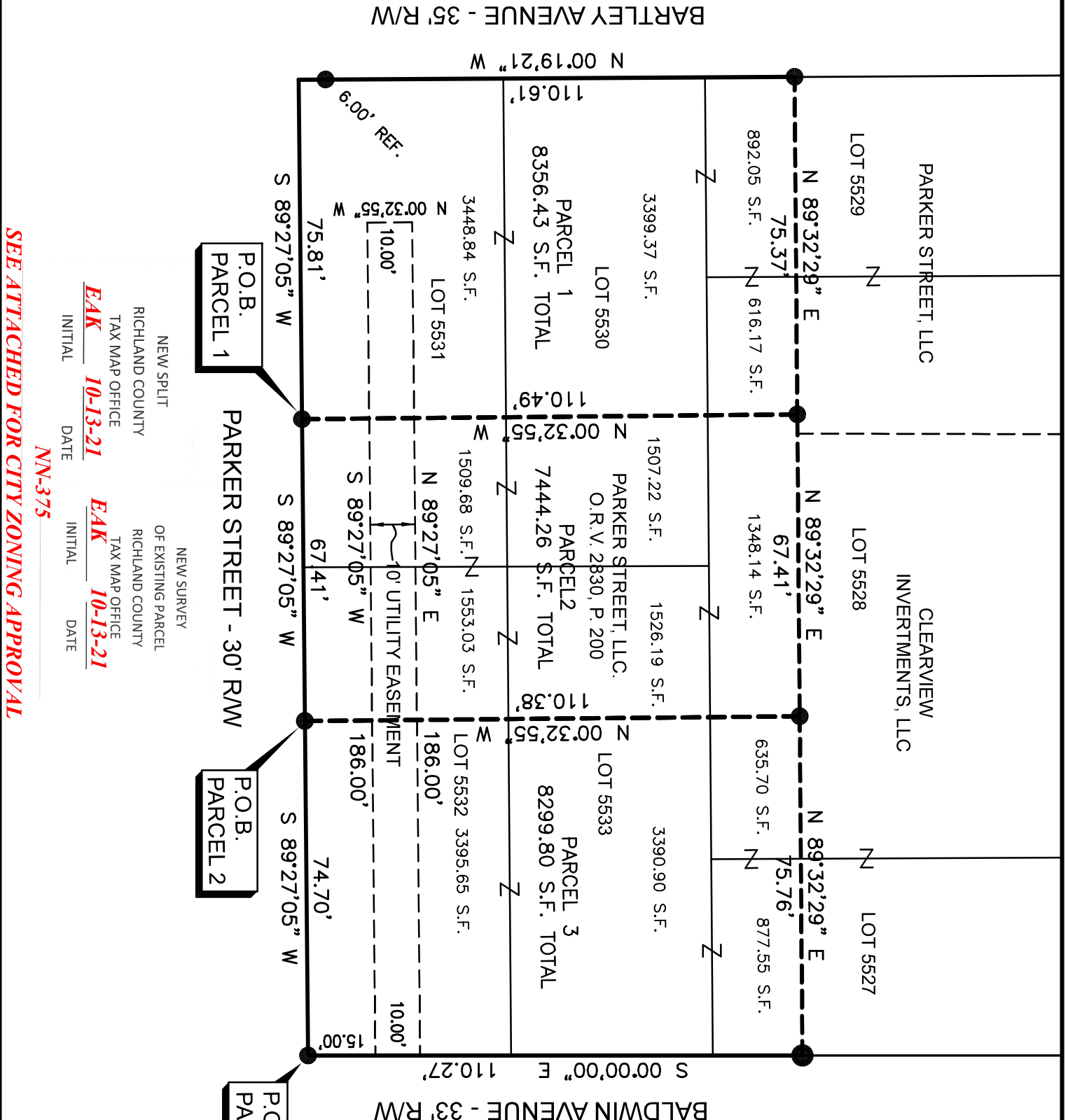
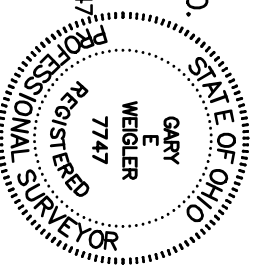
REFERENCE MATERIAL
 TAX MAP
 SURVEY FILE DD-155, EE-37

CERTIFICATION: I HEREBY CERTIFY THAT THE
 FOREGOING SURVEY WAS PREPARED FROM ACTUAL
 FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER
 4733-37, OHIO ADMINISTRATIVE CODE.

PREPARED BY
WEIGLER LAND SURVEYING, LTD.

[Signature]
GARY E. WEIGLER
 OHIO REGISTERED SURVEYOR NO. 7747

DATE: SEPTEMBER 16, 2021
 FILE NO. 20025



SEE ATTACHED FOR CITY ZONING APPROVAL

NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 10-13-21
 INITIAL DATE

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 10-13-21
 INITIAL DATE

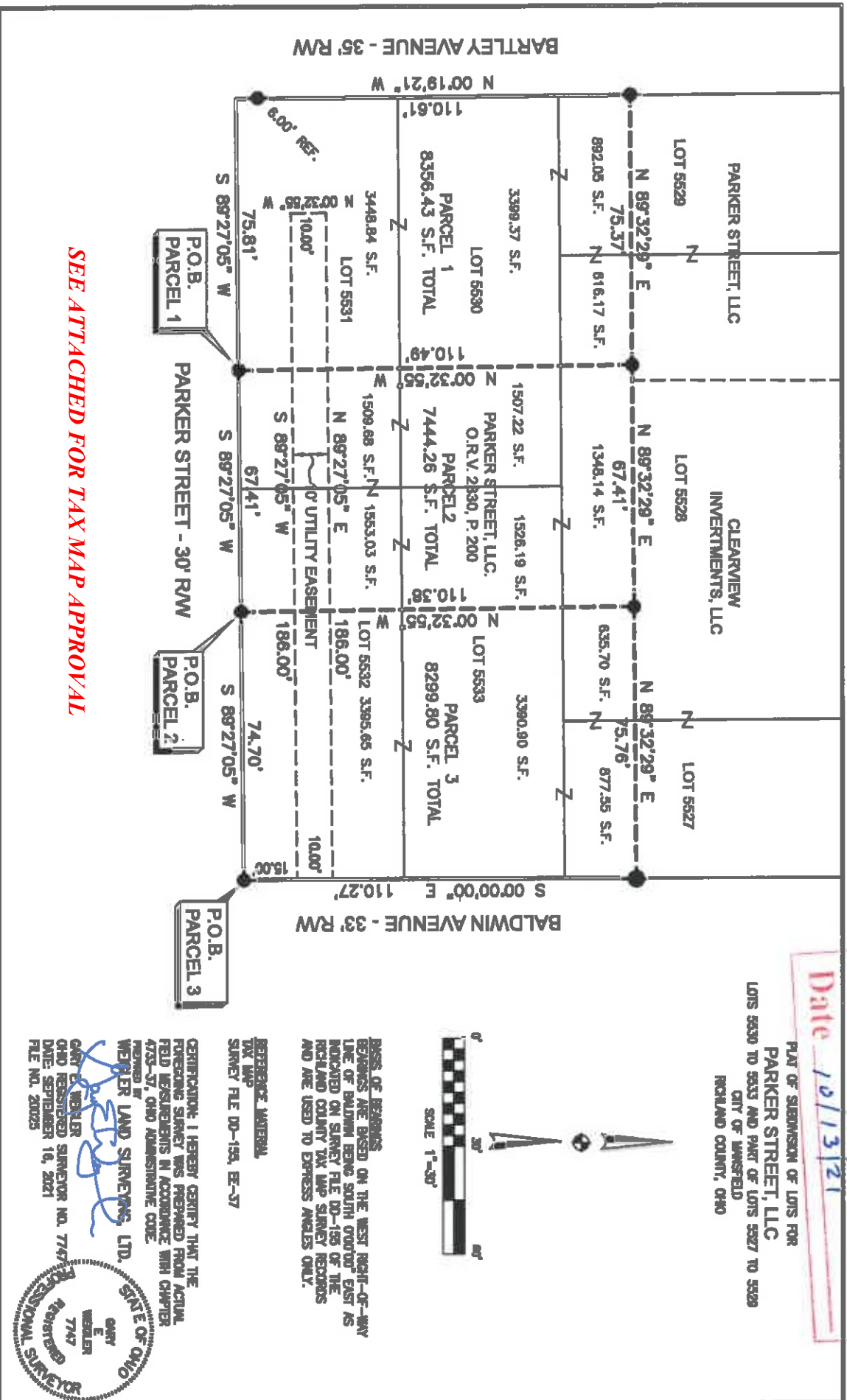
FILE NO. **NN-375**

Zoning Approved

City of Mansfield

Date 10/13/21

PLAN OF SUBDIVISION OF LOTS FOR
PARKER STREET, LLC
LOTS 5529 TO 5533 AND PART OF LOTS 5527 TO 5528
CITY OF MANSFIELD
RICHLAND COUNTY, OHIO



BASES OF BEARINGS
BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY
LINE OF BALDWIN BEING SOUTH 07°00' EAST AS
INDICATED ON SURVEY FILE DD-155 OF THE
RICHLAND COUNTY TAX MAP SURVEY RECORDS
AND ARE USED TO EXPRESS ANGLES ONLY.

REFERENCE MATERIAL
TAX MAP
SURVEY FILE DD-155, EE-57

CERTIFICATION: I HEREBY CERTIFY THAT THE
FOREGOING SURVEY WAS PREPARED FROM ACTUAL
FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER
4733-57, OHIO ADMINISTRATIVE CODE.

PREPARED BY
WEILER LAND SURVEYING, LTD.
GARY E. WEILER
OHIO REGISTERED SURVEYOR NO. 7747
DATE: SEPTEMBER 16, 2021
FILE NO. 20025



SEE ATTACHED FOR TAX MAP APPROVAL



Weigler Land Surveying, Ltd.

513 Amoy East Road, Mansfield, Ohio 44903

Phone and Fax (419) 747-7155

20025

PARCEL1 DESCRIPTION PART OF LOTS 5528, 5529, 5530 AND 5531 CITY OF MANSFIELD, OHIO

Situated in the State of Ohio, County of Richland, City of Mansfield, being part of Lot 5528, 5529, 5530 and 5531, and being more particularly described as follows;

Commencing at 5/8" rebar with cap stamped "Weigler 7747" set marking the southeast corner of Lot 5532 and also marking the intersection of the north right-of-way line of Parker Street (30 foot in width) and the west right-of-way line of Baldwin Avenue (33 foot in width);

Thence South 89°27'05" West, 142.11 feet with the north right-of-way line of Parker Street to a 5/8" rebar with cap stamped "Weigler 7747" set marking the point of beginning for the parcel herein described;

Thence with the following Four (4) courses;

1. South 89°27'05" West, 75.81 feet with the north line of said Parker Street to the intersection of the north right-of-way line of said Parker Street and the east right-of-way line of Bartley Avenue (35 feet in width) being referenced by a 5/8" rebar with cap stamped "Weigler 7747" set North 00°19'21" West, 6.00 feet;
2. North 00°19'21" West, 110.61 feet with the east right-of-way line of Bartley Ave to a 5/8" rebar with cap stamped "Weigler 7747" set;
3. North 89°32'29" East, 75.37 feet to a 5/8" rebar with cap stamped "Weigler 7747" set;
4. South 00°32'55" East, 110.49 feet to the point of beginning for the parcel herein described, containing 8356.43 square feet, of which 616.17 square feet is in Part Lot 5528, 892.05 square feet are in Part Lot 5529, 3399.37 square feet are in Part Lot 5530, 3448.84 square feet are in Part Lot 5531, being subject to all legal easements, restrictions and rights-of-way now on record.

Together with and subject to a 10 foot wide utility easement more fully described as follows;

Situated in the State of Ohio, County of Richland, City of Mansfield, being part of Lot 5531 and 5532, and being more particularly described as follows;

BEGINNING at the southeast corner of Lot 5532 and also being the intersection of the north right-of-way line of Parker Street (30 foot in width) and the west right-of-way line of Baldwin Avenue (33 foot in width);

Thence North 00°00'00" West, 15.00 feet with the west right-of-way line of said Baldwin Avenue to the point of beginning for the easement herein described;

Thence with the following Four (4) courses;

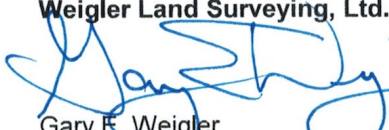
1. South 89°27'05" West, 186.00 feet parallel with the north line of said Parker Street to a point;
2. North 00°32'55" West, 10.00 feet to a point;
3. North 89°27'05" East, 186.00 feet to a point in the west right-of-way line of said Baldwin Avenue;
4. South 00°00'00" East, 10.00 feet with the west right-of-way line of said Baldwin Avenue to the point of beginning.

Bearings are based on the west right-of-way line of Baldwin Avenue being South 00°00'00" East as indicated on Survey File DD-155 of the Richland County Tax Map Survey Records, and are used to express angles only.

I hereby certify that this description is based upon an actual field survey made by Gary E. Weigler, Registered Surveyor No. 7747 and all monumentation was set or found as indicated.

Prior Deed Reference: Official Record Volume 2830, Page 200

prepared by:
Weigler Land Surveying, Ltd.


Gary E. Weigler
Registered Surveyor No. 7747
Date: September 16, 2021



NEW SPLIT	
RICHLAND COUNTY	
TAX MAP OFFICE	
EAK	10-13-21
INITIAL	DATE
NN-375	



Weigler Land Surveying, Ltd.

513 Amoy East Road, Mansfield, Ohio 44903

Phone and Fax (419) 747-7155

20025

PARCEL 2 DESCRIPTION PART OF LOTS 5528, 5530, 5531, 5532 AND 5533 CITY OF MANSFIELD, OHIO

Situated in the State of Ohio, County of Richland, City of Mansfield, being part of Lot 5528, 5530, 5531, 5532 and 5533, and being more particularly described as follows;

Commencing at 5/8" rebar with cap stamped "Weigler 7747" set marking the southeast corner of Lot 5532 and also marking the intersection of the north right-of-way line of Parker Street (30 foot in width) and the west right-of-way line of Baldwin Avenue (33 foot in width);

Thence South 89°27'05" West, 74.70 feet with the north right-of-way line of Parker Street to a 5/8" rebar with cap stamped "Weigler 7747" set marking the point of beginning for the parcel herein described;

Thence with the following Four (4) courses;

1. South 89°27'05" West, 67.41 feet with the north line of said Parker Street to a 5/8" rebar with cap stamped "Weigler 7747" set;
2. North 00°32'55" West, 110.49 feet to a 5/8" rebar with cap stamped "Weigler 7747" set;
3. North 89°32'29" East, 67.41 feet to a 5/8" rebar with cap stamped "Weigler 7747" set;
4. South 00°32'55" East, 110.38 feet to the point of beginning for the parcel herein described, containing 7444.26 square feet, of which 1348.14 square feet is in Part Lot 5528, 1507.22 square feet are in Part Lot 5530, 1509.68 square feet are in Part Lot 5531, 1553.03 square feet are in Part Lot 5532 and 1526.19 square feet are in Part Lot 5533, being subject to all legal easements, restrictions and rights-of-way now on record.

Together with and subject to a 10 foot wide utility easement more fully described as follows;

Situated in the State of Ohio, County of Richland, City of Mansfield, being part of Lot 5531 and 5532, and being more particularly described as follows;

BEGINNING at the southeast corner of Lot 5532 and also being the intersection of the north right-of-way line of Parker Street (30 foot in width) and the west right-of-way line of Baldwin Avenue (33 foot in width);

Thence North 00°00'00" West, 15.00 feet with the west right-of-way line of said Baldwin Avenue to the point of beginning for the easement herein described;

Thence with the following Four (4) courses;

1. South 89°27'05" West, 186.00 feet parallel with the north line of said Parker Street to a point;
2. North 00°32'55" West, 10.00 feet to a point;
3. North 89°27'05" East, 186.00 feet to a point in the west right-of-way line of said Baldwin Avenue;
4. South 00°00'00" East, 10.00 feet with the west right-of-way line of said Baldwin Avenue to the point of beginning.

Bearings are based on the west right-of-way line of Baldwin Avenue being South 00°00'00" East as indicated on Survey File DD-155 of the Richland County Tax Map Survey Records, and are used to express angles only.

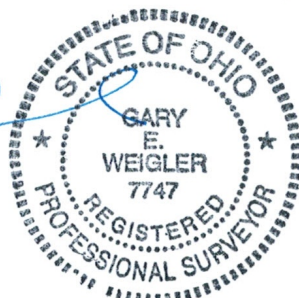
Bearings are based on the west right-of-way line of Baldwin Avenue being South 00°00'00" East as indicated on Survey File DD-155 of the Richland County Tax Map Survey Records, and are used to express angles only.

I hereby certify that this description is based upon an actual field survey made by Gary E. Weigler, Registered Surveyor No. 7747 and all monumentation was set or found as indicated.

Prior Deed Reference: Official Record Volume 2830, Page 200

prepared by:
Weigler Land Surveying, Ltd.

Gary E. Weigler
Registered Surveyor No. 7747
Date: September 16, 2021



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EAK **10-13-21**

INITIAL DATE

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK **10-13-21**

INITIAL DATE

NN-375



Weigler Land Surveying, Ltd.

513 Amoy East Road, Mansfield, Ohio 44903

Phone and Fax (419) 747-7155

20025

PARCEL 3 DESCRIPTION PART OF LOTS 5527, 5528, 5532 AND 5533 CITY OF MANSFIELD, OHIO

Situated in the State of Ohio, County of Richland, City of Mansfield, being part of Lot 5527, 5528, 5532, 5533, and being more particularly described as follows;

BEGINNING at 5/8" rebar with cap stamped "Weigler 7747" set marking the southeast corner of Lot 5532 and also marking the intersection of the north right-of-way line of Parker Street (30 foot in width) and the west right-of-way line of Baldwin Avenue (33 foot in width);

Thence with the following Four (4) courses;

1. South 89°27'05" West, 74.70 feet with the north right-of-way line of said Parker Street to a 5/8" rebar with cap stamped "Weigler 7747" set;
2. North 00°32'55" West, 110.38 feet to a 5/8" rebar with cap stamped "Weigler 7747" set;
3. North 89°32'29" East, 75.76 feet to a 5/8" rebar with cap stamped "Weigler 7747" set the east right-of-way line of Baldwin Avenue (33 feet in width);
4. South 00°00'00" East, 110.27 feet with the west right-of-way line of said Baldwin Avenue to the point of beginning for the parcel herein described, containing 8299.80 square feet, of which 635.70 square feet is in Part Lot 5528, 877.55 square feet are in Part Lot 5527, 3390.90 square feet are in Part Lot 5533, and 3395.65 square feet are in Part Lot 5532, being subject to all legal easements, restrictions and rights-of-way now on record.

Together with and subject to a 10 foot wide utility easement more fully described as follows;

Situated in the State of Ohio, County of Richland, City of Mansfield, being part of Lot 5531 and 5532, and being more particularly described as follows;

BEGINNING at the southeast corner of Lot 5532 and also being the intersection of the north right-of-way line of Parker Street (30 foot in width) and the west right-of-way line of Baldwin Avenue (33 foot in width);

Thence North 00°00'00" West, 15.00 feet with the west right-of-way line of said Baldwin Avenue to the point of beginning for the easement herein described;

Thence with the following Four (4) courses;

1. South 89°27'05" West, 186.00 feet parallel with the north line of said Parker Street to a point;
2. North 00°32'55" West, 10.00 feet to a point;
3. North 89°27'05" East, 186.00 feet to a point in the west right-of-way line of said Baldwin Avenue;
4. South 00°00'00" East, 10.00 feet with the west right-of-way line of said Baldwin Avenue to the point of beginning.

Bearings are based on the west right-of-way line of Baldwin Avenue being South 00°00'00" East as indicated on Survey File DD-155 of the Richland County Tax Map Survey Records, and are used to express angles only.

I hereby certify that this description is based upon an actual field survey made by Gary E. Weigler, Registered Surveyor No. 7747 and all monumentation was set or found as indicated.

Prior Deed Reference: Official Record Volume 2830, Page 200

prepared by:
Weigler Land Surveying, Ltd.

Gary E. Weigler
Registered Surveyor No. 7747
Date: September 16, 2021



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK **10-13-21**
INITIAL DATE
NN-375