

# MAP OF SURVEY

LOT 20494 AND PART OF LOT 20493  
IN THE CITY OF MANSFIELD  
RICHLAND COUNTY, OHIO

— LEGEND —

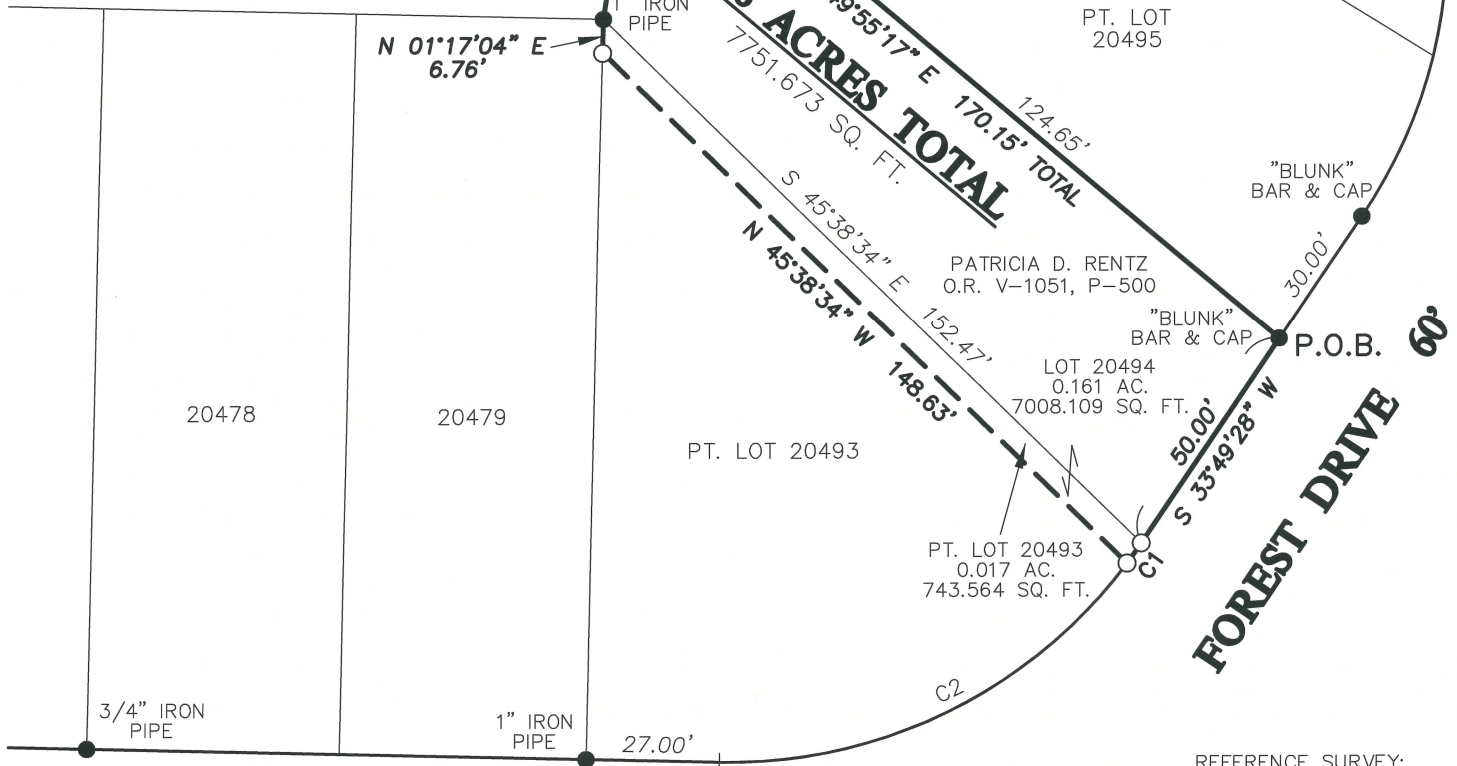
- CAPPED PIN FOUND WITH I.D. CAP MARKED "CRAIG" (UNLESS NOTED)
- 5/8" REBAR SET WITH I.D. CAP MARKED "SJL INC"

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK** 11-16-21  
INITIAL DATE  
**NN-426**



0' 15' 30' 60'  
SCALE: 1" = 30'

DAWSONRIDGE PAR & PUB, LLC.  
AN OHIO LIMITED LIABILITY COMPANY  
O.R. V-2461, P-234



REFERENCE SURVEY:  
PLAT V-13, P-1, PLAT V-14, P-6  
F-4-97, U-221, NN-332

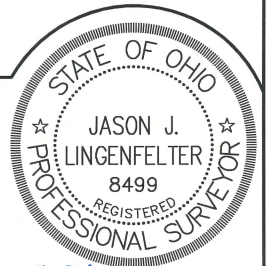
BASIS OF BEARING:  
THE BEARINGS AS SHOWN HEREON  
ARE RELATIVE TO GRID NORTH OF  
THE OHIO STATE PLANE COORDINATE  
SYSTEM, NAD 83 (2011) DATUM

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	5.00'	5.00'	S 35°20'39" W	02°51'54"
C2	100.00'	95.29'	91.73'	N 64°04'31" E	54°35'50"
C3	100.00'	114.92'	108.70'	S 00°56'04" W	65°50'46"



**SHAFFER, JOHNSTON, LICHTENWALTER  
& ASSOCIATES, INC.**  
Consulting Engineers & Surveyors  
909 South Main Street  
Mansfield, Ohio 44907  
TEL (419) 756-7302 FAX (419) 756-0867 EMAIL sjl@sjl-inc.com

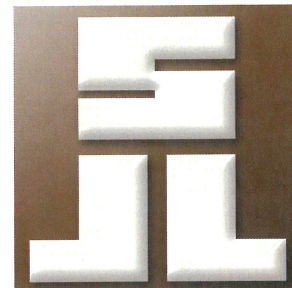
Distances shown hereon are expressed in feet and decimal parts thereof, bearings are used to express angles only, iron pins or monuments were found or set as indicated hereon. All of which I believe to be correct to the best of my knowledge.



DRAWN JUL	CHECKED	1" SCALE = 30'	DATE NOV. 15, 2021
DWG NO: SM-2565	JOB NO: SM-2565	SHEET 1 OF 1	

By: *Jason J. Lingenfelter* 11-15-21  
JASON J. LINGENFELTER, P.S. #8499 DATE

**SHAFFER, JOHNSTON, LICHTENWALTER  
& ASSOCIATES, INC.  
ENGINEERS & SURVEYORS**



Boundary description of a 7751.673 square foot parcel

SM-2565

Situated in the City of Mansfield, County of Richland and State of Ohio:

Known as being the lands conveyed to Patricia D. Rentz in Volume 1051; Page 500 of Richland County Official Records and further bounded and described as follows:

Beginning at a 5/8 inch rebar with I.D. cap "Blunk" found on the northwesterly line of Forest Drive, (60 feet right of way), and known as the northeasterly corner of Lot 20494 of the consecutively numbered lots of the City of Mansfield;

THENCE WITH THE FOLLOWING SIX (6) COURSES:

1. **S 33° 49' 28" W, 50.00** feet along the southeasterly line of Lot 20494 and the northwesterly line of Forest Drive to a capped rebar set, point being the southeasterly corner of Lot 20494 and the northeasterly corner of Lot 20493;
2. Thence along the southeasterly line of Lot 20493, the northwesterly line of Forest Drive and a curve to the right having a radius of **100.00** feet, an arc length of **5.00** feet, delta of **02° 51' 54"**, and a chord bearing of **S 35° 20' 39" W** for a chord distance of **5.00** feet to a capped rebar set;
3. **N 45° 38' 34" W, 148.63** feet along the Grantor's southwesterly line and parallel to the southwesterly line of Lot 20494 to a capped rebar set on the westerly line of Lot 20493 and the easterly line of Lot 20479;
4. **N 01° 17' 04" E, 6.76** feet along the Grantor's westerly line and the westerly line of Lot 20493 to a 1 inch iron pipe found and known as the northerly corner of Lot 20493 and the southwesterly corner of Lot 20494;

Continued on Page 2

*909 South Main Street Mansfield, Ohio 44907  
Ph. (419) 756-7302 Fax (419) 756-0867 Email: sjl@sjl-inc.com*



Page 2 (Description of 7751.673 sq. ft.)


5. **N 08° 30' 35" E, 45.00** feet along the Grantor's westerly line, the westerly line of Lot 20494 and the easterly line of the lands conveyed to Dawsonridge Par & Pub, LLC. an Ohio Limited Liability Company, (O.R. V-2461, P-234), to a 5/8 inch rebar with I.D. cap "Craig" found and known as the northwesterly corner of Lot 20494;
6. **S 49° 55' 17" E, 170.15** feet along the Grantor's northeasterly line and the northeasterly line of Lot 20494 to the principal place of beginning and containing within said bounds **7751.673** square feet of land, more or less, of which 7008.109 square feet are contained in Lot 20494 and 743.564 square feet are contained in Part Lot 20493, but as one, and subject to all legal highways and easements of record.

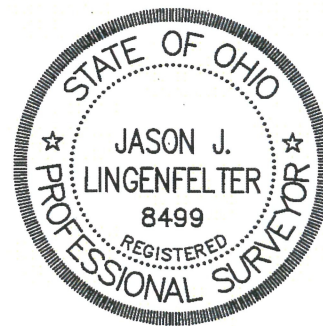
This description was prepared from a survey made by Jason J. Lingenfelter, P.S. #8499 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in November of 2021.

All rebars set are 5/8" diameter by 30" long with plastic cap stamped "SJL-INC".

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) DATUM.

See Richland County Survey Records Volume   NN  ; Page   426   for survey.

  
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Jason J. Lingenfelter, P.S. #8499  
November 15, 2021



NEW SURVEY  
OF EXISTING PARCEL  
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