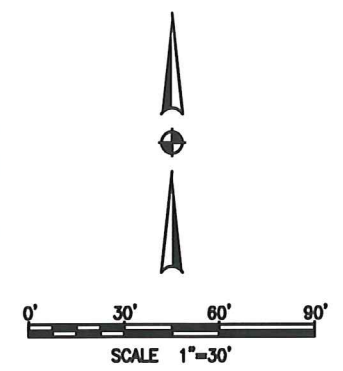


# LEGEND

- SIGN
- ◆ 2" MAG NAIL FOUND
- STEEL POST
- ROUND CATCH BASIN
- CATCH BASIN
- GUY POLE
- POWER TELEPHONE TV POLE
- ⊕ LIGHT POLE METAL
- ⊙ WATER MAIN VALVE
- ⊕ HYDRANT
- ⊕ GAS TEST VALVE
- BC BACK OF CONCRETE CURB
- EP EDGE OF PAVEMENT
- OHP OVERHEAD POWER
- SS — ○ SANITARY SEWER MANHOLE
- W — ○ WATER MAIN VALVE
- T — ○ TELEPHONE MANHOLE
- IRON PIN FOUND
- ⊙ 5/8"x30" REBAR WITH CAP STAMPED "RICHLAND ENG. RLS 7209" FOUND
- PL-USED PLAT AND USED
- FD. FOUND
- BENDER TYPICAL FOR IRON PIN WITH CAP
- \* ENCROACHMENT ONTO SUBJECT PARCEL BY ADJOINER
- \*\* ENCROACHMENT BY SUBJECT PARCEL ONTO ADJOINER
- \*\*\* ENCROACHMENT BY SUBJECT PARCEL ONTO ROW



BEARINGS ARE GRID BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NAD83(2011), NORTH ZONE

- ① 3' SPLIT RAIL FENCE
- ② 6' CHAIN LINK FENCE
- ③ 4' WOVEN WIRE FENCE
- ④ 6' CHAIN LINK FENCE OWNERSHIP NOT KNOWN

8' DRIVEWAY EASEMENT AFFECTS LOT 9738 AS PER D.V. 374 P. 393

THE SPITZER HARDWARE AND SUPPLY COMPANY

LOT 9737 D.V. 397 P. 61-62  
LOT 9741 D.V. 397 P. 65-66

THE SPITZER HARDWARE & SUPPLY COMPANY

LOT 9742 D.V. 396 P. 397-398  
PART LOT 9743 D.V. 397 P. 128-129

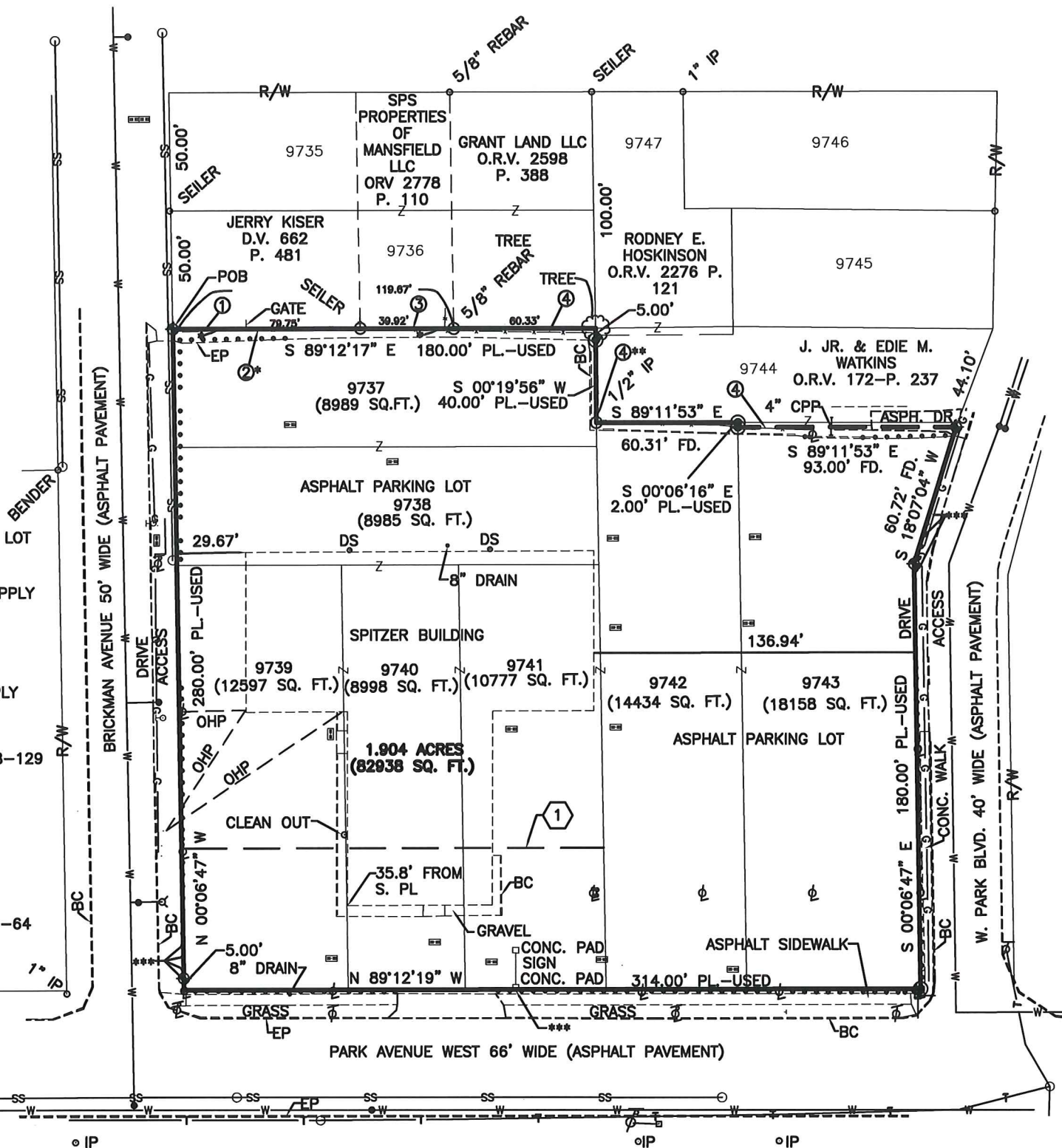
SPITZER HARDWARE AND SUPPLY COMPANY

LOT 9738 D.V. 395 P.333-334

SPITZER HARDWARE & SUPPLY

LOT 9739, 9740 D.V. 397 P. 63-64

PLAT BOOK VOLUME 14 PAGE 4



① 60' BUILDING SETBACK DEED RESTRICTION PER:  
D.V. 141, P. 236  
D.V. 146, P. 334  
D.V. 178, P. 415  
D.V. 185, P. 13

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 2-19-21**  
INITIAL DATE  
**NN-59**



### UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.

THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

THE OHIO UTILITIES PROTECTION SERVICE WAS CONTACTED FOR DESIGN AND PHYSICAL MARKINGS. UNDERGROUND TELEPHONE SERVICE WAS MARKED IN THE FIELD.

NOTE: TREES, SHRUBS AND BRUSH WERE NOT LOCATED.

STEEL POSTS AND LIGHT POLES ALONG THE SOUTH AND EAST PROPERTY LINE ENCROACH INTO THE RIGHT OF WAY  
NO DRIVES ARE SHOWN ON THE SOUTH SIDE OF P.A.W.

TO: BUCKEYE INVESTMENTS  
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO STATE THAT THIS SURVEY PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY THE ALTA AND NSPS, AND DOES NOT INCLUDE ANY ITEMS FROM TABLE A. THE FIELDWORK WAS COMPLETED ON JANUARY 25, 2016, UPDATED NOVEMBER 30, 2020.

*Brian Besecker* 18-FEB-2021  
BRIAN BESECKER DATE:  
REG. SURVEYOR NO. 7375

1 / 2

**REL** **RICHLAND ENGINEERING LIMITED**  
MANSFIELD, OHIO

A.L.T.A./N.S.P.S SURVEY  
FOR  
BUCKEYE INVESTMENTS

PARK AVENUE WEST

SITUATED IN THE CITY OF MANSFIELD, TOWNSHIP OF MADISON COUNTY OF RICHLAND AND STATE OF OHIO AND BEING ALL OF LOTS 9737, 9738, 9739, 9740, 9741, 9742 AND PART OF 9743 OF THE CONSECUTIVELY NUMBERED LOTS IN SAID CITY AS RECORDED IN PLAT BOOK VOLUME 14, PAGE 4

DESIGNED	DRAWN	TRACED	CHECKED	REVIEWED	DATE	REVISED
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REL F:\2020\21576 Mansfield update\21576 update grid.dwg User:besecker Feb 19, 2021 - 7:45am



ISSUED BY:

FIRST AMERICAN TITLE INSURANCE COMPANY

EFFECTIVE DATE: SEPTEMBER 08, 2020 AT 8:00 A.M.

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

SITUATED IN THE CITY OF MANSFIELD, COUNTY OF RICHLAND AND STATE OF OHIO:

AND KNOWN AS BEING LOT NUMBER 9737 OF THE CONSECUTIVELY NUMBERED LOTS IN SAID CITY OF MANSFIELD, AS SHOWN BY THE RECORDED PLAT IN VOLUME 14 OF MAPS, PAGE 4 OF RICHLAND COUNTY RECORDS, AS APPEARS BY SAID PLAT, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL HIGHWAYS

PARCEL 2:

SITUATED IN THE CITY OF MANSFIELD, COUNTY OF RICHLAND AND STATE OF OHIO:

AND KNOWN AS BEING LOT NUMBER 9741 OF THE CONSECUTIVELY NUMBERED LOTS IN SAID CITY OF MANSFIELD, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

PARCEL 3:

SITUATED IN THE CITY OF MANSFIELD, COUNTY OF RICHLAND AND STATE OF OHIO:

AND KNOWN AS BEING LOT NUMBERS 9739 AND 9740 OF THE CONSECUTIVELY NUMBERED LOTS IN SAID CITY OF MANSFIELD, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

PARCEL 4:

SITUATED IN THE CITY OF MANSFIELD, COUNTY OF RICHLAND AND STATE OF OHIO:

AND KNOWN AS BEING LOT NUMBER 9742 OF THE CONSECUTIVELY NUMBERED LOTS IN SAID CITY OF MANSFIELD, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

PARCEL 5:

SITUATED IN THE CITY OF MANSFIELD, COUNTY OF RICHLAND AND STATE OF OHIO:

AND KNOWN AS BEING LOT NUMBER 9738 OF THE CONSECUTIVELY NUMBERED LOTS IN SAID CITY OF MANSFIELD, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

PARCEL 6:

SITUATED IN THE CITY OF MANSFIELD, COUNTY OF RICHLAND AND STATE OF OHIO:

AND KNOWN AS BEING LOT NUMBER 9743 OF THE CONSECUTIVELY NUMBERED LOTS IN SAID CITY OF MANSFIELD, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

SAVE AND EXCEPT THEREFROM THE NORTHERLY 2 FEET THEREOF GRANTED BY DEED DATED SEPTEMBER 16, 1953 TO ARTHUR FLETCHER AND RECORDED IN VOLUME 375, PAGE 210 OF THE RICHLAND COUNTY RECORDS.

SURVEY LEGAL DESCRIPTION

SITUATED IN THE CITY OF MANSFIELD, COUNTY OF RICHLAND AND STATE OF OHIO AND BEING ALL OF LOT NUMBERS 9737, 9738, 9739, 9740, 9741, 9742 AND PART OF 9743 OF THE CONSECUTIVELY NUMBERED LOTS OF THE CITY OF MANSFIELD AS SHOWN ON PLAT BOOK VOLUME 14, PAGE 4 OF THE RICHLAND COUNTY RECORDER'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2" MAG NAIL FOUND AT THE NORTHWEST CORNER OF LOT NUMBER 9737.

1. THENCE SOUTH 89°12'17" EAST ALONG THE LINE COMMON TO LOT NUMBER 9736 AND 9737, PASSING THRU A "SEILER" SURVEY MARKER FOUND AT A DISTANCE OF 79.75 FEET AND A 5/8" REBAR AT A DISTANCE OF 119.67 FEET, A TOTAL DISTANCE OF 180.00 FEET TO A POINT AT THE NORTHEAST CORNER OF LOT NUMBER 9737, SAID POINT REFERENCED BY A SURVEY MARKER FOUND SOUTH 00°19'56" WEST AT A DISTANCE OF 5.00 FEET;

2. THENCE SOUTH 00°19'56" WEST ALONG THE LINE COMMON TO LOT NUMBER 9737 AND 9744, PASSING THROUGH A SURVEY MARKER FOUND AT 5.00 FEET, A TOTAL DISTANCE OF 40.00 FEET TO A 1/2" IRON PIN FOUND AT THE NORTHWEST CORNER OF LOT NUMBER 9742;

3. THENCE SOUTH 89°11'53" EAST ALONG THE LINE COMMON TO LOT NUMBER 9742 AND 9744, A DISTANCE OF 60.31 FEET TO A SURVEY MARKER FOUND;

4. THENCE SOUTH 00°06'16" EAST ALONG THE LINE COMMON TO LOT NUMBER 9742 AND 9743, A DISTANCE OF 2.00 FEET TO A SURVEY MARKER FOUND;

5. THENCE SOUTH 89°11'53" EAST A DISTANCE OF 93.00 FEET TO A 2" MAG NAIL FOUND;

6. THENCE SOUTH 18°07'04" WEST ALONG THE EAST LINE OF LOT NUMBER 9743 AND THE WEST RIGHT OF WAY LINE OF WEST PARK BOULEVARD (40' WIDE), A DISTANCE OF 60.72 FEET TO A 2" MAG NAIL FOUND;

7. THENCE SOUTH 00°06'47" EAST ALONG THE EAST LINE OF LOT NUMBER 9743 AND THE WEST RIGHT OF WAY LINE OF WEST PARK BOULEVARD (40' WIDE), A DISTANCE OF 180.00 FEET TO A SURVEY MARKER FOUND AT THE SOUTHEAST CORNER OF LOT NUMBER 9743;

8. THENCE NORTH 89°12'19" WEST ALONG THE NORTH RIGHT OF WAY LINE OF PARK AVENUE WEST (66' WIDE), A DISTANCE OF 314.00 FEET TO A POINT AT THE SOUTHWEST CORNER OF LOT NUMBER 9739, SAID POINT REFERENCED BY A 2" MAG NAIL FOUND NORTH 00°06'47" WEST AT A DISTANCE OF 5.00 FEET;

9. THENCE NORTH 00°06'47" WEST ALONG THE EAST RIGHT OF WAY LINE OF BRICKMAN AVENUE (50' WIDE) AND THE WEST LINE OF LOT NUMBERS 9739, 9738 AND 9737, PASSING THROUGH A 2" MAG NAIL FOUND AT 5.00 FEET. A TOTAL DISTANCE OF 280.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.904 ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL HIGHWAYS, EASEMENTS AND USE RESTRICTIONS OF RECORD.

THIS DESCRIPTION IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY RICHLAND ENGINEERING LIMITED IN JANUARY 2016 AND NOVEMBER 2020. ALL BEARINGS ARE GRID BASED ON RTK GLOBAL POSITIONING TRAVERSE ORIGINATING ON THE OHIO STATE PLANE COORDINATE SYSTEM, NAD83(2011), NORTH ZONE.

SURVEY MARKERS FOUND ARE 5/8" X 30" REBAR WITH PLASTIC CAP STAMPED "RICHLAND ENG. RLS 7209".

DEED REFERENCES:

THE SPITZER HARDWARE AND SUPPLY COMPANY

LOT NUMBER 9737 DEED VOLUME 397 PAGE 61-62  
LOT NUMBER 9741 DEED VOLUME 397 PAGE 65-66

THE SPITZER HARDWARE & SUPPLY COMPANY

LOT NUMBER 9742 DEED VOLUME 396 PAGE 397-398  
PART LOT NUMBER 9743 DEED VOLUME 397 PAGE 128-129

SPITZER HARDWARE & SUPPLY

LOT NUMBER 9739 & 9740 DEED VOLUME 397 PAGE 63-64

SPITZER HARDWARE AND SUPPLY COMPANY

LOT NUMBER 9738 DEED VOLUME 395 PAGE 333-334

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

EAK 2-19-21  
INITIAL DATE  
NN-59

ISSUED BY:

FIRST AMERICAN TITLE INSURANCE COMPANY

EFFECTIVE DATE: SEPTEMBER 08, 2020 AT 8:00 A.M.

SCHEDULE B SECTION 7 ITEMS

16. RESTRICTIONS DISCLOSED BY DOCUMENT RECORDED JUNE 03, 1916 IN/AS VOLUME 146, PAGE 334 OF RICHLAND COUNTY RECORDS. AFFECTS LOT NO. 9741.

60 FOOT BUILDING SETBACK DOES AFFECT THE SUBJECT PARCEL.

17. RESTRICTIONS DISCLOSED BY DOCUMENT RECORDED NOVEMBER 04, 1925 IN/AS VOLUME 178, PAGE 415 OF RICHLAND COUNTY RECORDS. AFFECTS LOT NO. 9739.

60 FOOT BUILDING SETBACK DOES AFFECT THE SUBJECT PARCEL.

18. RESTRICTIONS DISCLOSED BY DOCUMENT RECORDED MAY 18, 1927 IN/AS VOLUME 185, PAGE 13 AND BY RECORDED MAY 21, 1913 IN/AS VOLUME 141, PAGE 236 OF RICHLAND COUNTY RECORDS. AFFECTS LOT NO. 9740.

60 FOOT BUILDING SETBACK DOES AFFECT THE SUBJECT PARCEL.

19. MATTERS DISCLOSED BY THE PLAT RECORDED JANUARY 16, 1928 IN/AS PLAT VOLUME 14, PAGE 4 OF RICHLAND COUNTY RECORDS.

THE PLAT DOES AFFECT THE SUBJECT PARCEL.

20. RESTRICTIONS DISCLOSED BY DOCUMENT RECORDED MAY 18, 1945 IN/AS VOLUME 258, PAGE 545 OF RICHLAND COUNTY RECORDS. AFFECTS LOT NO. 9738.

DEED RESTRICTION NO BUILDING SHALL BE PLACED THERE ON NEARER THE WEST LINE THERE OF THAN THE WEST LINE OF THE BUILDING ON THE LOT NEXT ADJOINING ON THE NORTH (NO EXISTING BUILDING), DOES AFFECT THE SUBJECT PARCEL

21. EASEMENT FROM ESTHER W. FRASER AND ALEX J. FRASER TO WARREN F. INKS AND JOAN INKS RECORDED SEPTEMBER 8, 1953 IN/AS VOLUME 374, PAGE 393 OF RICHLAND COUNTY RECORDS.

8' EASEMENT UPON LOT NUMBER 9738 DOES AFFECT THE SUBJECT PARCEL.

22. EAEMENT FROM EDNA WISE SNEERINGER FORMERLY EDNA E. SUTCLIFFE TO ARTHUR FLETCHER RECORDED SEPTEMBER 28, 1953 IN/AS VOLUME 375, PAGE 210 OF RICHLAND COUNTY RECORDS

RIGHT OF ENTRY EASEMENT UPON NORTH 2 FEET OF LOT NUMBER 9743 AFFECTS THE ADJOINER PARCEL TO NORTH.



A.L.T.A./A.C.S.M. SURVEY  
FOR  
BUCKEYE INVESTMENTS

PARK AVENUE WEST

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DESIGNED	DRAWN	TRACED	CHECKED	REVIEWED	DATE	REVISED
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