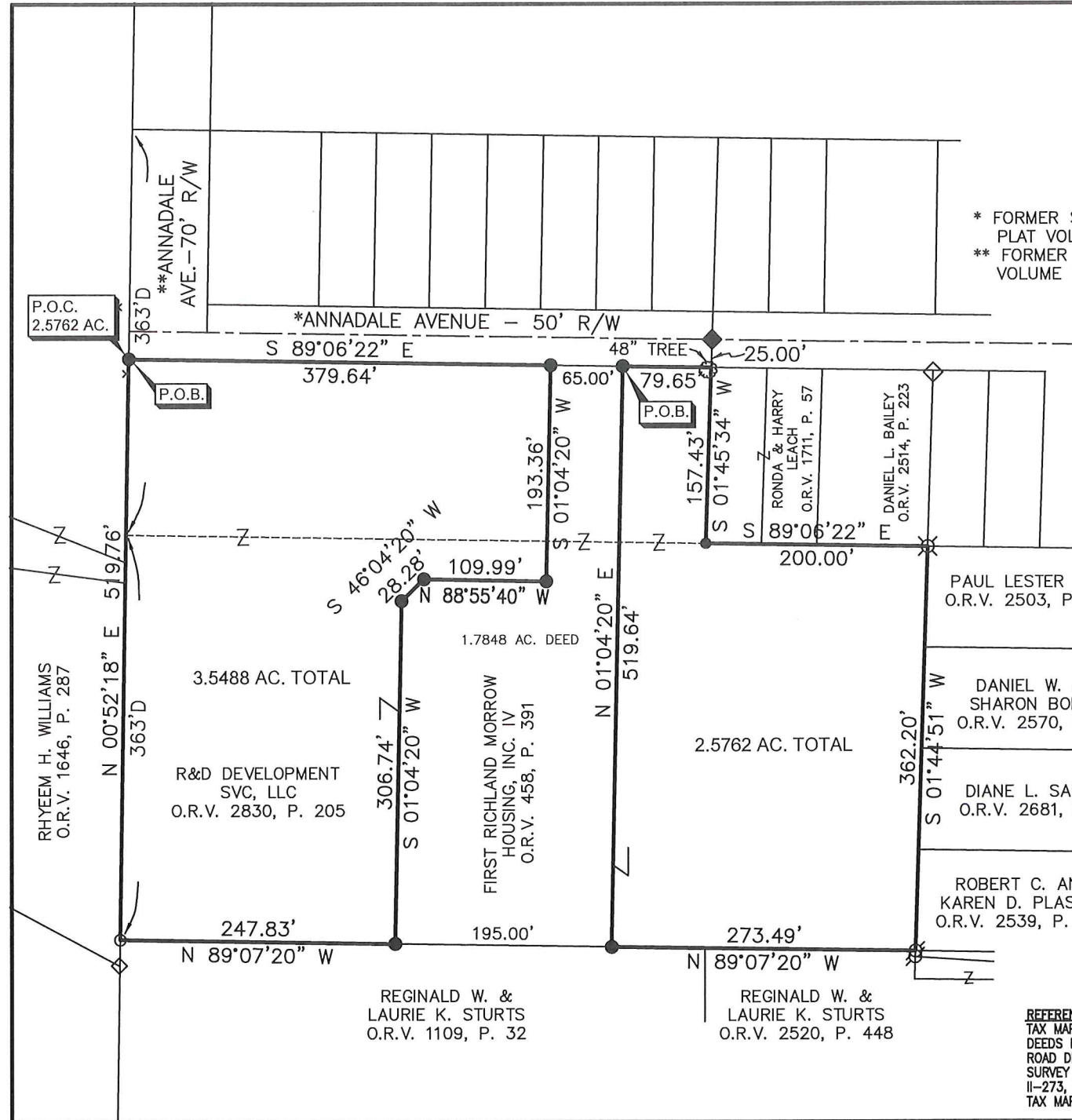


PLAT OF BOUNDARY SURVEY FOR
R&D DEVELOPMENT, SVC, LLC
 PART OF THE NORTHEAST QUARTER OF SECTION FIFTEEN (15)
 TOWNSHIP TWENTY-ONE (21), RANGE EIGHTEEN (18)
 CITY OF MANSFIELD, MADISON TOWNSHIP, RICHLAND COUNTY, OHIO



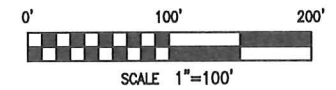
* FORMER SUNNY DALE AVENUE PER
 PLAT VOLUME 18, PAGE 128
 ** FORMER ANNE AVENUE PER PLAT
 VOLUME 18, PAGE 128

NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 3-19-21
 INITIAL DATE

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 3-19-21
 INITIAL DATE
 SEE ATTACHED FOR CITY
 OF MANSFIELD ZONING APPROVAL
 NN-91



BASIS OF BEARINGS
 BEARINGS ARE BASED ON AN ASSUMED MERIDIAN
 AND ARE USED TO EXPRESS ANGLES ONLY.



LEGEND

- 5/8" DIA. x 30" LONG REBAR SET WITH
 PLASTIC CAP STAMPED "WEIGLER 7747"
- ◆ 2 1/2" MAG NAIL SET
- ⊗ REBAR WITH CAP STAMPED "RAMSEY S-8396"
- 3/4" IRON PIPE FOUND
- ∅ REBAR WITH CAP STAMPED "SEILER 6869"
- ◇ 5/8" REBAR FOUND

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: MARCH 4, 2021
 FILE NO. 20028



REFERENCE MATERIAL
 TAX MAP
 DEEDS LISTED HEREON
 ROAD DEDICATION PLAT VOLUME 18, PAGE 128
 SURVEY FILES: F-1-383, E-84, H-375, Q-13
 I-273, HH-290
 TAX MAP RECORDS).

REGINALD W. &
 LAURIE K. STURTS
 O.R.V. 1109, P. 32

REGINALD W. &
 LAURIE K. STURTS
 O.R.V. 2520, P. 448

PAUL LESTER LEE
 O.R.V. 2503, P. 23

DANIEL W. AND
 SHARON BOROFF
 O.R.V. 2570, P. 151

DIANE L. SANCHEZ
 O.R.V. 2681, P. 574

ROBERT C. AND
 KAREN D. PLASTER
 O.R.V. 2539, P. 339

3.5488 AC. TOTAL
 R&D DEVELOPMENT
 SVC, LLC
 O.R.V. 2830, P. 205

1.7848 AC. DEED
 FIRST RICHLAND MORROW
 HOUSING, INC. IV
 O.R.V. 458, P. 391

2.5762 AC. TOTAL

P.O.C.
 2.5762 AC.

P.O.B.

P.O.B.

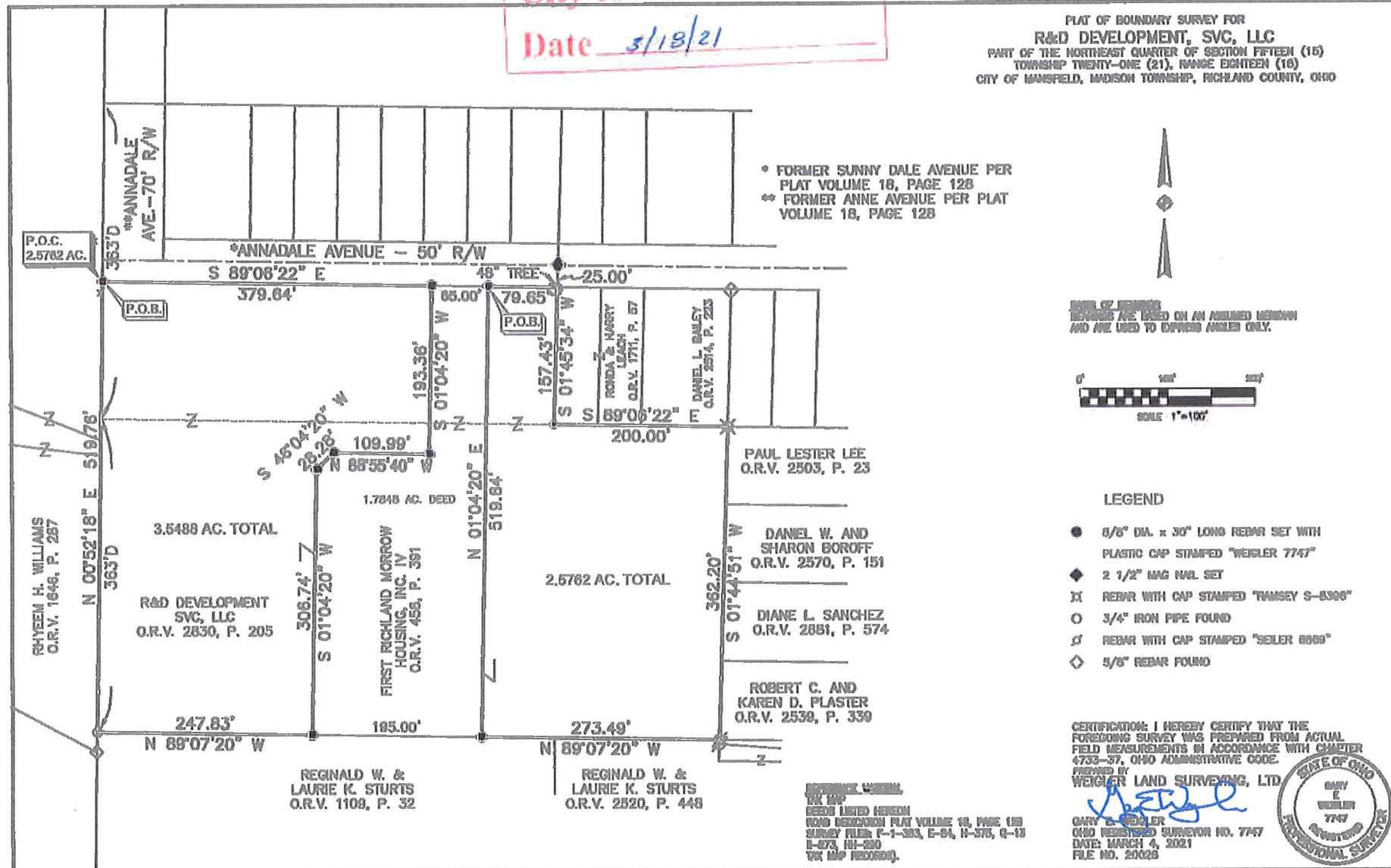
Zoning Approved

[Signature]

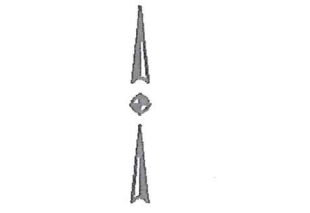
City of Mansfield

Date 3/19/21

PLAT OF BOUNDARY SURVEY FOR
R&D DEVELOPMENT, SVC, LLC
PART OF THE NORTHEAST QUARTER OF SECTION FIFTEEN (15)
TOWNSHIP TWENTY-ONE (21), RANGE EIGHTEEN (18)
CITY OF MANSFIELD, MADISON TOWNSHIP, RICHLAND COUNTY, OHIO



* FORMER SUNNY DALE AVENUE PER PLAT VOLUME 18, PAGE 128
* FORMER ANNE AVENUE PER PLAT VOLUME 18, PAGE 128



BEARS ARE BASED ON AN ASSUMED MERIDIAN AND ARE USED TO DEFINE ANGLES ONLY.



SCALE: 1"=100'

LEGEND

- 5/8" DIA. x 30" LONG REBAR SET WITH PLASTIC CAP STAMPED "WEIGLER 7747"
- ◆ 2 1/2" MAG NAIL SET
- ⊠ REBAR WITH CAP STAMPED "TAMSEY S-5306"
- 3/4" IRON PIPE FOUND
- ⊕ REBAR WITH CAP STAMPED "SEILER 8888"
- ◇ 5/8" REBAR FOUND

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.

GARY E. WEIGLER
OHIO REGISTERED SURVEYOR NO. 7747
DATE: MARCH 4, 2021
FILE NO. 20028



REFERENCE: WEIGLER, GARY E.
RECORDS MAINTAINED HEREIN
ROAD DESIGN PER PLAT VOLUME 18, PAGE 130
SURVEY FILES F-1-303, E-94, H-376, Q-13
R-873, H-290
VIA MAP RECORDING.



Weigler Land Surveying, Ltd.
 513 Amoy East Road, Mansfield, Ohio 44903
 Phone and Fax (419) 747-7155

20028

DESCRIPTION
2.5762 ACRES

Situated in the State of Ohio, County of Richland, Township of Madison, City of Mansfield, being part of the Northeast Quarter of Section Fifteen (15), Township Twenty-one (21), Range Eighteen (18) and being part of a 6.00 acre parcel and part of a 2.458 acre parcel now or formerly owned by R&D Development LLC, as recorded in Official Record Volume 2830, Page 205 of the Richland County Recorder's Records and being more particularly described as follows;

Commencing at a 5/8" rebar with cap stamped "Weigler 7747" set marking the intersection of the south right-of-way line of former Sunny Dale Avenue and the west right-of-way line of former Anne Avenue as shown on Road Dedication Plat Volume 18, Page 128 (Sunny Dale Ave. and Anne Ave. now known as Annadale Avenue)";

Thence South 89°06'22" East, 444.64 feet with the south right-of-way line of said Annadale Avenue 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 Six (6) courses;

1. South 89°06'22" East, 79.65 feet with the south line of Annadale Avenue to a point being referenced by a mag nail set North 01°45'34" East, 25.00 feet;
2. South 01°45'34" West, 157.43 feet with the west line of lands now or formerly owned by Ronda and Harry Leach as recorded in Official Record Volume 1711, Page 57, to a 5/8" rebar with cap stamped "Weigler 7747" set;
3. South 89°06'22" East, 200.00 feet with the south line of said Leach lands and the south line of Lands now or formerly owned by Daniel L. Bailey as recorded in Official Record Volume 2514, Page 223 to a rebar with cap stamped "Ramsey S-8396" found marking the northwest corner of lands now or formerly owned by Paul Lester Lee as recorded in Official Record Volume 2503, Page 23;
4. South 01°44'51" West, 362.20 feet with the west line of said Lee lands and the west line of lands now or formerly owned by Daniel W. and Sharon Boroff as recorded in Official Record Volume 2570, Page 151, Diane L. Sanchez as recorded in Official Record Volume 2681, Page 574, and Robert C. and Karen D. Plaster as recorded in Official Record Volume 2539, Page 339 to a rebar with cap stamped "Seiler 6869" found marking a corner of lands now or formerly owned by Reginald W. and Laurie K. Sturts as recorded in Official Record Volume 2520, Page 448;
5. North 89°07'20" West, 273.49 feet with the north line of said Sturts lands and lands now or formerly owned by Reginald W. and Laurie K. Sturts as recorded in Official Record Volume 1109, Page 32 to a 5/8" rebar with cap stamped "Weigler 7747" set marking the southeast corner of lands now or formerly owned by First Richland Morrow Housing, Inc., IV as recorded in Official Record Volume 458, Page 391;
6. North 01°04'20" East, 519.64 feet with the east line of said First Richland Morrow Housing lands to the point of beginning for the parcel herein described, containing 2.5762 acres, being subject to all legal easements, restrictions and rights-of-way now on record.

Bearings are based on an assumed meridian, and are used to express angles only.

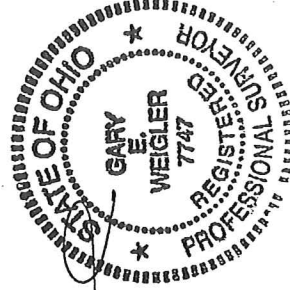
I hereby certify that this description is based upon an actual field survey made by Gary E. Weigler, Registered Surveyor No. 7747 and all monumentation was set or found as indicated.

Prior Deed Reference: Official Record Volume 2830, Page 205

prepared by:
Weigler Land Surveying, Ltd.



Gary E. Weigler
 Registered Surveyor No. 7747
 Date: March 4, 2021



NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
 EAK 3-19-21
 INITIAL DATE
 NN-91



Weigler Land Surveying, Ltd.

513 Amoy East Road, Mansfield, Ohio 44903

Phone and Fax (419) 747-7155

20028

DESCRIPTION 3.5488 ACRES

Situated in the State of Ohio, County of Richland, Township of Madison, City of Mansfield, being part of the Northeast Quarter of Section Fifteen (15), Township Twenty-one (21), Range Eighteen (18) and being part of a 6.00 acre parcel and part of a 2.458 acre parcel now or formerly owned by R&D Development SVC, LLC as recorded in Official Record Volume 2830, Page 205 of the Richland County Recorder's Records and being more particularly described as follows:

BEGINNING at a 5/8" rebar with cap stamped "Weigler 7747" set marking the intersection of the south right-of-way line of former Sunny Dale Avenue and the west right-of-way line of former Anne Avenue as shown on Road Dedication Plat Volume 18, Page 128 (Sunny Dale Ave. and Anne Ave. now known as Annadale Avenue)";

Thence with the following Seven (7) courses;

1. South 89°06'22" East, 379.64 feet with the south line of Annadale Avenue to a 5/8" rebar with cap stamped "Weigler 7747" Set marking the northwest corner of lands now or formerly owned by First Richland Morrow Housing, Inc., IV as recorded in Official Record Volume 458, Page 391;
2. South 01°04'20" West, 193.36 feet with the west line of said First Richland Morrow Housing lands to a 5/8" rebar with cap stamped "Weigler 7747" set;
3. North 88°55'40" West, 109.99 feet with a line common to said R&D Development lands and said First Richland Morrow Housing lands to a 5/8" rebar with cap stamped "Weigler 7747" set;
4. South 46°04'20" West, 28.28 feet with a line common to said R&D Development lands and said First Richland Morrow Housing lands to a 5/8" rebar with cap stamped "Weigler 7747" set;
5. South 01°04'20" West, 306.74 feet with a line common to said R&D Development lands and said First Richland Morrow Housing lands to a 5/8" rebar with cap stamped "Weigler 7747" set in the north line of lands now or formerly owned by Reginald W. and Laurie K. Sturts as recorded in Official Record Volume 1109; Page 32;
6. North 89°07'20" West, 247.83 feet with the north line of said Sturts lands to a 3/4" iron pipe found in the east line of lands now or formerly owned by Rhyeem H. Williams as recorded in Official Record Volume 1646, Page 287;
7. North 00°52'18" East, 519.76 feet with the east line of said Williams lands to the point of beginning for the parcel herein described, containing 3.5488 acres, being subject to all legal easements, restrictions and rights-of-way now on record.

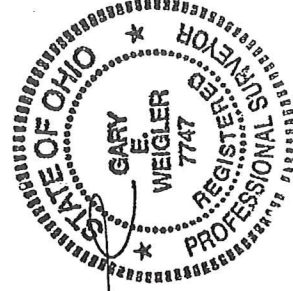
Bearings are based on an assumed meridian, and are used to express angles only.

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 205

prepared by:
Weigler Land Surveying, Ltd.


Gary E. Weigler
Registered Surveyor No. 7747
Date: March 4, 2021



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 3-19-21
INITIAL DATE
NN-91