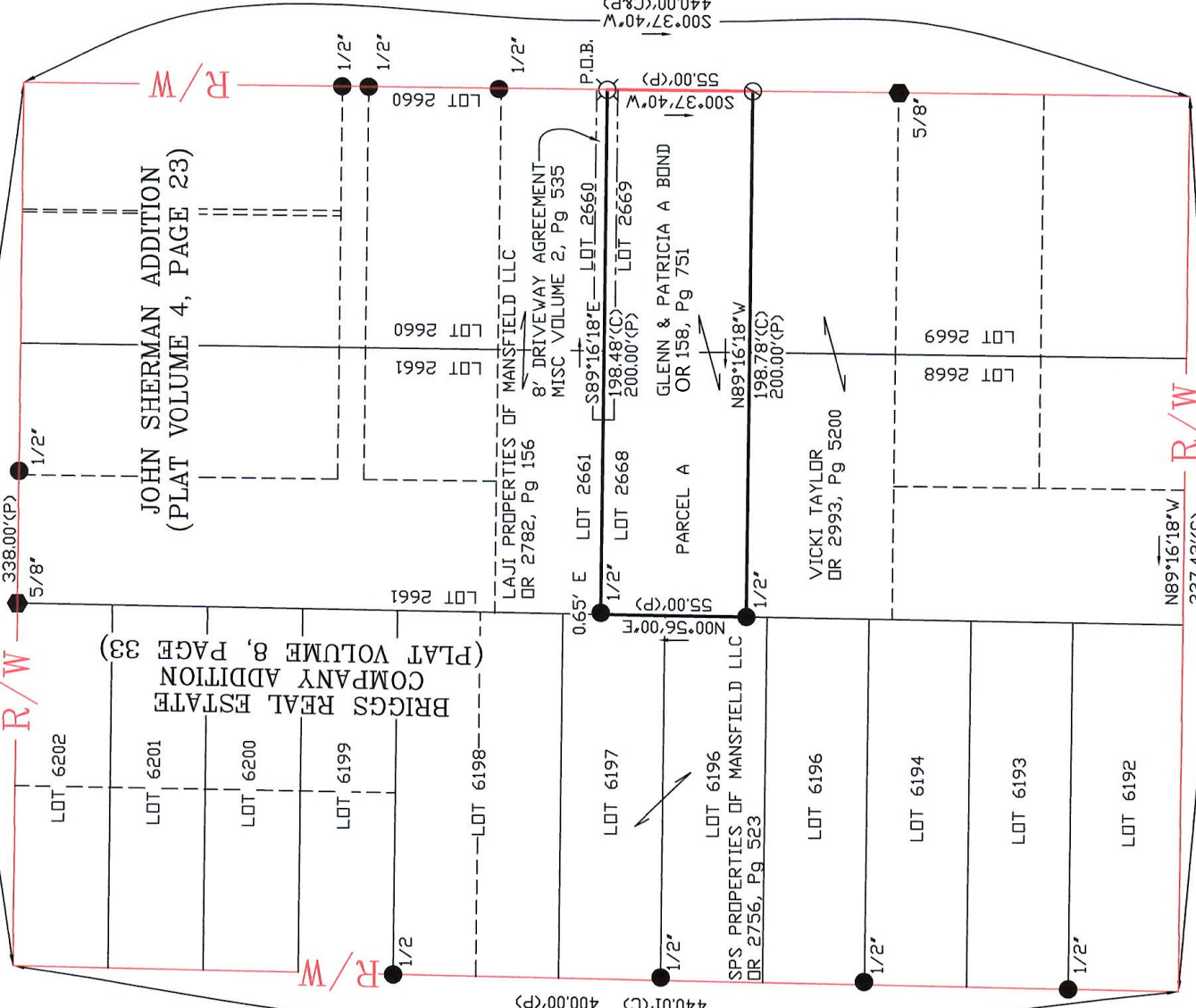


PARK AVENUE WEST (60' R/W)

GLENWOOD DRIVE (80' R/W)

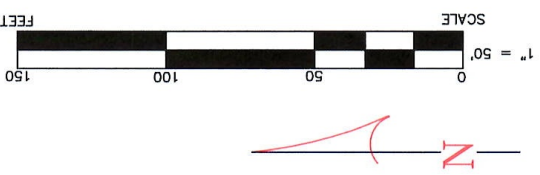
SUMMIT STREET (60' R/W)

STEWART AVENUE (60' R/W)



LEGEND

SET FOUND	DESCRIPTION
⊙	MONUMENT
⊕	RAILROAD SPIKE
⊖	MAG NAIL - 2" LENGTH
○	IRON PIPE
⊗	DRILL HOLE IN CONCRETE
⊘	5/8" x 30" IRON ROD
⊙	CAPPED: JD BARNES PS 8411
●	IRON ROD
■	FENCE POST
▲	STONE
◻	MONUMENT BOX
D	DEED
P	PLAT
M	MEASURED
C	CALCULATED
∅	OUTSIDE DIAMETER
SR	SURVEY RECORD

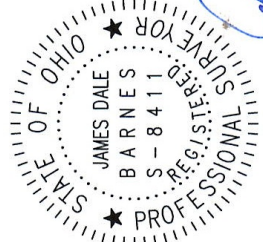


REFERENCES

PARCEL A 0.2508 acres 10,924.65 sq. ft.	NEW SURVEY OF EXISTING PARCEL RICHLAND COUNTY TAX MAP OFFICE EAK 8-16-23 INITIAL & DATE PP-217
PART LOT 2668 0.1260 acres 5,489.54 sq. ft.	DEED VOLUMES AND PAGES AS SHOWN PLAT VOLUME 4, PAGE 23 PLAT VOLUME 8, PAGE 33 MISC VOLUME 2, PAGE 535 SURVEY VOLUME BB-14
PART LOT 2669 0.1248 acres 5,435.11 sq. ft.	SURVEY VOLUME GG-81 SURVEY VOLUME K-464 SURVEY VOLUME LL-322 SURVEY VOLUME Q-171 SURVEY VOLUME Y-187

THIS SURVEY DOES NOT INCLUDE A TITLE SEARCH. ALL EASEMENTS OR OTHER ENCUMBRANCES ON OR OVER THE LAND ARE NOT SHOWN ON THIS SURVEY. PLEASE FURNISH ALL INFORMATION IF THESE ARE REFERRED TO ON THIS PLAT. ALL FOUND SURVEY MONUMENTS WERE AT GRADE OR PAVEMENT SURFACE AND IN GOOD CONDITION, UNLESS OTHERWISE NOTED.

I HEREBY DECLARE THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY DURING JULY, 2023 AS PER LEGAL DESCRIPTION FURNISHED TO ME. THIS SURVEY IS SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, RESTRICTIONS, LEASES OF RECORD AND OF RECORDS IN RESPECTIVE UTILITY OFFICES. THE BEARINGS REFERRED TO HEREON ARE BASED ON THE OHIO NORTH STATE PLANE COORDINATE SYSTEM.



James Dale Barnes 7/26/23

JAMES DALE BARNES, P.S. 8411 DATE

SURVEY FOR: GLENN BOND SITUATED IN THE NORTHERLY 55 FEET OF LOTS 2668 & 2669 OF THE JOHN SHERMAN ADD. (P.V. 4, Pg 23) TO THE CITY OF MANSFIELD, RICHLAND CO, OHIO
 BARNES SURVEYING 10312 MASON ROAD, CASTALIA, OHIO 44824-9218 OFFICE: (419) 684-7742 CELL: (419) 871-1780

LEGAL DESCRIPTION OF A 0.2508-ACRE PARCEL A

Being a parcel of land situated in the northerly 55 feet of Lots 2668 and 2669 of the John Sherman Addition (Plat Volume 4, Page 23) to the city of Mansfield, Richland County, Ohio and being further described as follows:

BEGINNING at a set drill hole in concrete marking the southeasterly corner of Lot 2660, the westerly right-of-way of Stewart Avenue (60' R/W) and the southeasterly corner of a parcel of land, now or formerly owned by Laji Properties of Mansfield, LLC through Official Record 2782, Page 156 of the records of Richland County.

- 1) Thence, South 00° 37' 40" West, along the westerly right-of-way of said Stewart Avenue, a distance of 55.00 feet, to a set mag nail marking the northeasterly corner of a parcel of land, now or formerly owned by Vicki Taylor through Official Record 2993, Page 5200;
- 2) Thence, North 89° 16' 18" West, along the northerly line of said Taylor lands, a distance of 198.78 feet, to a found ½" iron pipe marking the easterly line of Lot 6196 and a parcel of land, now or formerly owned by SPS Properties of Mansfield, LLC through Official Record 2756, Page 523;
- 3) Thence, North 00° 56' 00" East, along the easterly line of Lots 6196 and 6197 and the easterly line of said SPS Properties of Mansfield, LLC lands,

a distance of 55.00 feet, to the southwesterly corner of Lot 2661 being referenced by a found ½” iron pipe being 0.65’ East of the true corner;

- 4) Thence, South 89° 16’ 18” East, along the southerly line of Lots 2660 and 2661 and the southerly line of said Laji Properties of Mansfield, LLC lands, a distance of 198.48 feet, to the POINT OF BEGINNING.

Containing in all, 0.2508 acres of land (10,924.65 sq. ft.) more or less.

0.1260 acres of land (5,489.54 sq. ft.) in part Lot 2668

0.1248 acres of land (5,435.11 sq. ft.) in part Lot 2669

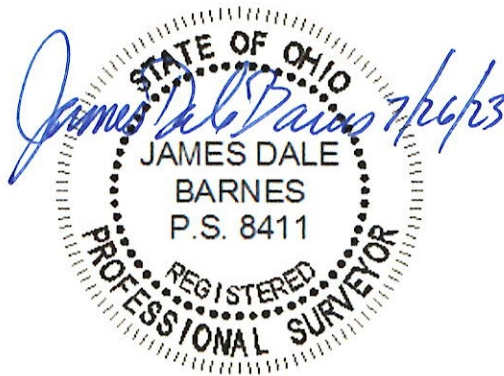
The bearings referred to on are based on the Ohio North State Plane Coordinate System.

Prior Reference(s): Official Record 158, Page 751

Error of Closure = 1:50,726

This legal description is based upon an actual field survey performed for Glenn Bond by James Dale Barnes, P.S. 8411, of Barnes Surveying in July, 2023.

July 26th, 2023
Job No. 23122
JDB/jdb



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 8-16-23

INITIAL & DATE

PP-217