



**SURVEYOR'S DESCRIPTION FOR  
DIADEM PROPERTIES INC.**

**Pt. Lot 1896**

Situated in the City of Mansfield, County of Richland, State of Ohio, being part of Lot 1896 in said City as shown in plat volume 2, No. 3, page 28, and being more particularly described as follows:

**Beginning** at an iron pin found in the southwest corner of said Lot 1896, said iron pin also being in the east right of way line of Sturges avenue (80');

Thence with the following **FOUR** courses:

- 1) **N 00° 20' 49" E, 62.27 feet** along the west line of said Lot 1896 and along said east right of way line of Sturges avenue (80') to an iron pin found in the northwest corner of said Lot;
- 2) **N 89° 57' 53" E, 100.00 feet** along the north line of said Lot 1896 to an iron pin found in the northwest corner of a parcel of land conveyed to Gary K. Wilson by official records volume 296, page 539;
- 3) **S 00° 21' 07" W, 61.78 feet** along the west line of said land of Gary K. Wilson and along the west line of a parcel of land conveyed to Mike Micucci by official records volume 2530, page 173 to an iron pin found in the southwest corner of said land of Mike Micucci, said iron pin also being in the south line of said Lot 1896 and passing through an iron pin found at 30.78 feet;
- 4) **S 89° 40' 54" W, 100.00 feet** along said south line of said Lot 1896 to the **place of beginning**, and containing 6,202 square feet, more or less, and subject to all legal highways and easements of record.

Basis of bearing: Survey CC-268.

According to a survey made in January 2023 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.



*Roger L. Stevens*  
 Roger L. Stevens  
 Registered Surveyor No. 7052  
 MANSFIELD 1896

NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE

**EAK 2-1-23**

INITIAL & DATE

**PP-24**