

**SURVEYOR'S DESCRIPTION FOR
GEORGE O'NEILL**

11,249 SQ. FT.

Situated in the City of Mansfield, County of Richland, State of Ohio, being part of Lot 10295 and all of Lot 10294 as shown in plat book 12, page 23 and being more particularly described as follows:

Beginning at an iron pin found in the southwest corner of said Lot 10294, said iron pin also being in the north right of way line of Andover Road (60');

Thence with the following **FOUR** courses:

- 1) **N 01° 07' 51" W, 149.77 feet** along the west line of said Lot 10294 to an iron pin found in the northwest corner of said Lot;
- 2) **N 88° 47' 29" E, 75.00 feet** along the north line of said Lot 10294 and along the north line of said Lot 10295 to a point being the northwest corner of a parcel of land conveyed to Kevin P. Boyd. etc. by official records volume 2709, page 348 and passing through an iron pin set at 71.08 feet;
- 3) **S 01° 07' 51" E, 150.19 feet** along the west line of said land of Kevin P. Boyd. etc. to an iron pin set in the southwest corner of said land, said iron pin also being in the south line of said Lot 10295 and being in said north right of way line of Andover Road (60');
- 4) **S 89° 06' 50" W, 75.00 feet** along the south line of said Lot 10295 and along the south line of said Lot 10294 also being along said north right of way line of Andover Road (60') to the **place of beginning** and containing **11,249 square feet**, more or less, of which 7,496 square feet are in Lot 10294 and 3,753 square feet are in part of Lot 10295 and subject to all legal highways and easements of record.

Basis of bearings: Survey LL-289.

Iron pins set are 5/8" diameter rod with plastic cap stamped "Stevens 7052".

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



Roger L. Stevens

 Roger L. Stevens
 Registered Surveyor No. 7052
 MANSFIELD 10294 10295

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 9-8-23

 INITIAL & DATE
PP-249