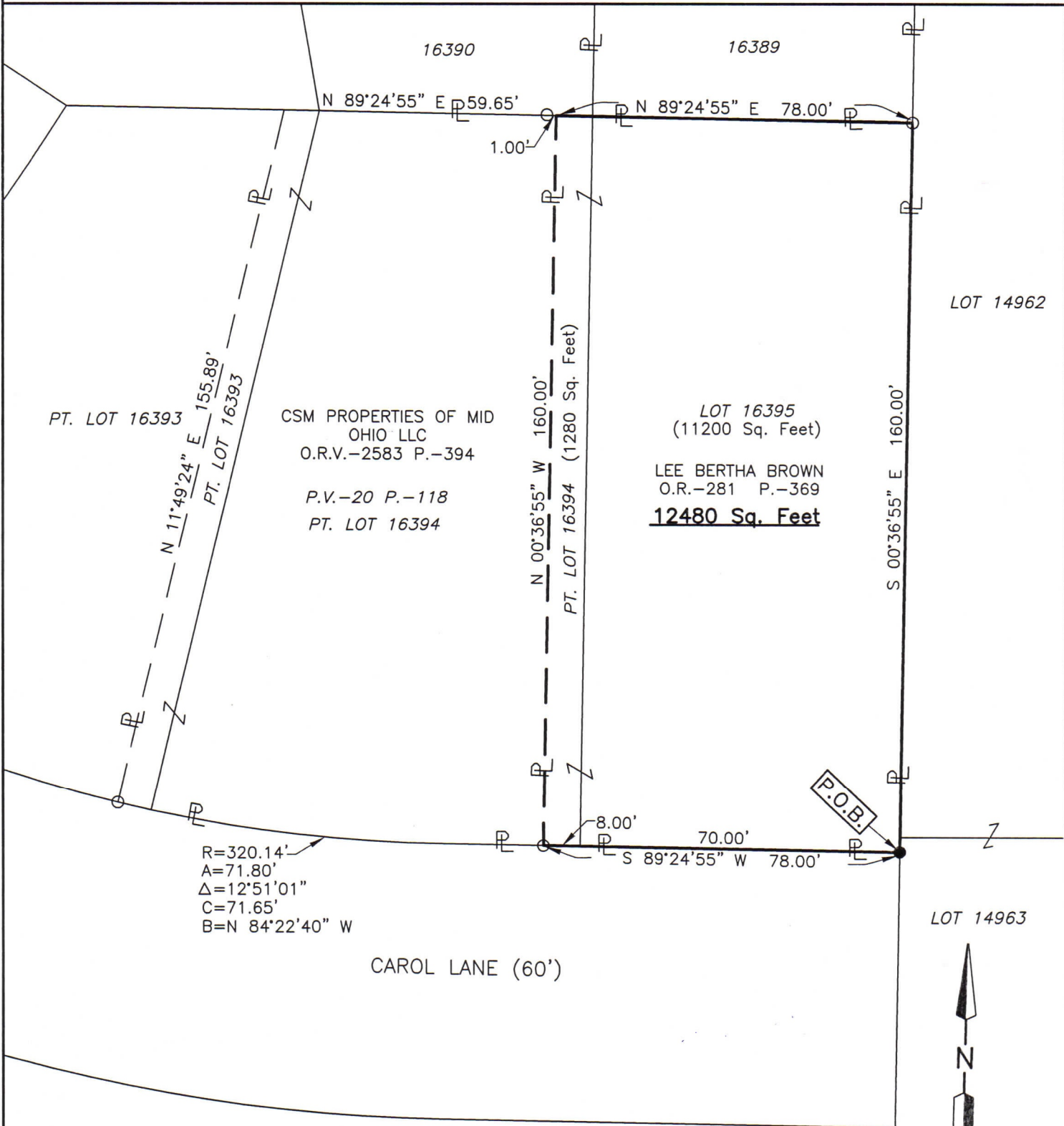


SURVEY FOR: LEE BERTHA BROWN

DATE: 8-21-23

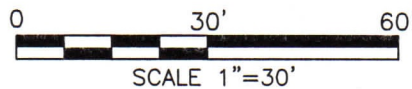
JOB NUMBER: MANS-16394 16395

LOCATION: PART OF LOT 16394 &
ALL OF LOT 16395, CITY
OF MANSFIELD, RICHLAND
CO., STATE OF OHIO.



LEGEND

- IRON PIN FOUND
- IRON PIN SET, 5/8" DIA. ROD WITH PLASTIC CAP STAMPED "STEVENS 7052"



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 9-12-23

INITIAL & DATE
PP-255

Roger L. Stevens
Roger L. Stevens, P.S. #7052



Distances shown hereon are expressed in feet and decimal parts thereof.

Basis of bearings: Survey M-15.

CERTIFICATION: I hereby certify that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code and is correct to the best of my knowledge.

**SURVEYOR'S DESCRIPTION FOR
LEE BERTHA BROWN**

12,480 SQ. FT.

Situated in the City of Mansfield, County of Richland, State of Ohio, being part of Lot 16394 and all of Lot 16395 as shown in plat book 20, page 118 and being more particularly described as follows:

Beginning at an iron pin set in the southeast corner of said Lot 16395, said iron pin also being in the northeast corner of the right of way of Carol Lane (60');

Thence with the following **FOUR** courses:

- 1) **S 89° 24' 55" W, 78.00 feet** along the south line of said Lot 16395 and along the south line of said Lot 16394 also being along the north right of way line of Carol Lane (60') to an iron pin found in the southeast corner of a parcel of land conveyed to CSM Properties of Mid Ohio LLC by official records volume 2583, page 394;
- 2) **N 00° 36' 55" W, 160.00 feet** along the east line of said land of CSM Properties of Mid Ohio LLC to a point being the northeast corner of said land, said point being in the north line of said Lot 16394 and being referenced by an iron pin found S 89° 24' 55" W, 1.00 feet from said point;
- 3) **N 89° 24' 55" E, 78.00 feet** along the north line of said Lot 16394 and along the north line of said Lot 16395 to an iron pin found in the northeast corner of said Lot 16395;
- 4) **S 00° 36' 55" E, 160.00 feet** along the east line of said Lot 16395 to the **place of beginning** and containing **12,480 square feet**, more or less, of which 1,280 square feet are in part of Lot 16394 and 11,200 square feet are in Lot 16395 and subject to all legal highways and easements of record.

Basis of bearings: Survey M-15.

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 16394 16395

NEW SURVEY
OF EXISTING PARCEL
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