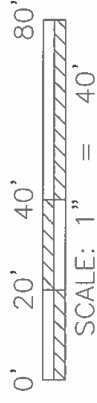


PART OF LOT 14381
 NW QUARTER OF SECTION 5
 T-20N; R-18W
 CITY OF MANSFIELD
 RICHLAND COUNTY, OHIO



REFERENCE SURVEYS:
 F-3-303, DD-227

LEGEND

- IRON PIN FOUND
- ⊗ 2" MAG NAIL SET
- ℓ = EX. LOT LINE

BASIS OF BEARING:
 The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM

Distances shown hereon are expressed in feet and decimal parts thereof, bearings are used to express angles only, iron pins or monuments were found or set as indicated hereon. All of which I believe to be correct to the best of my knowledge.

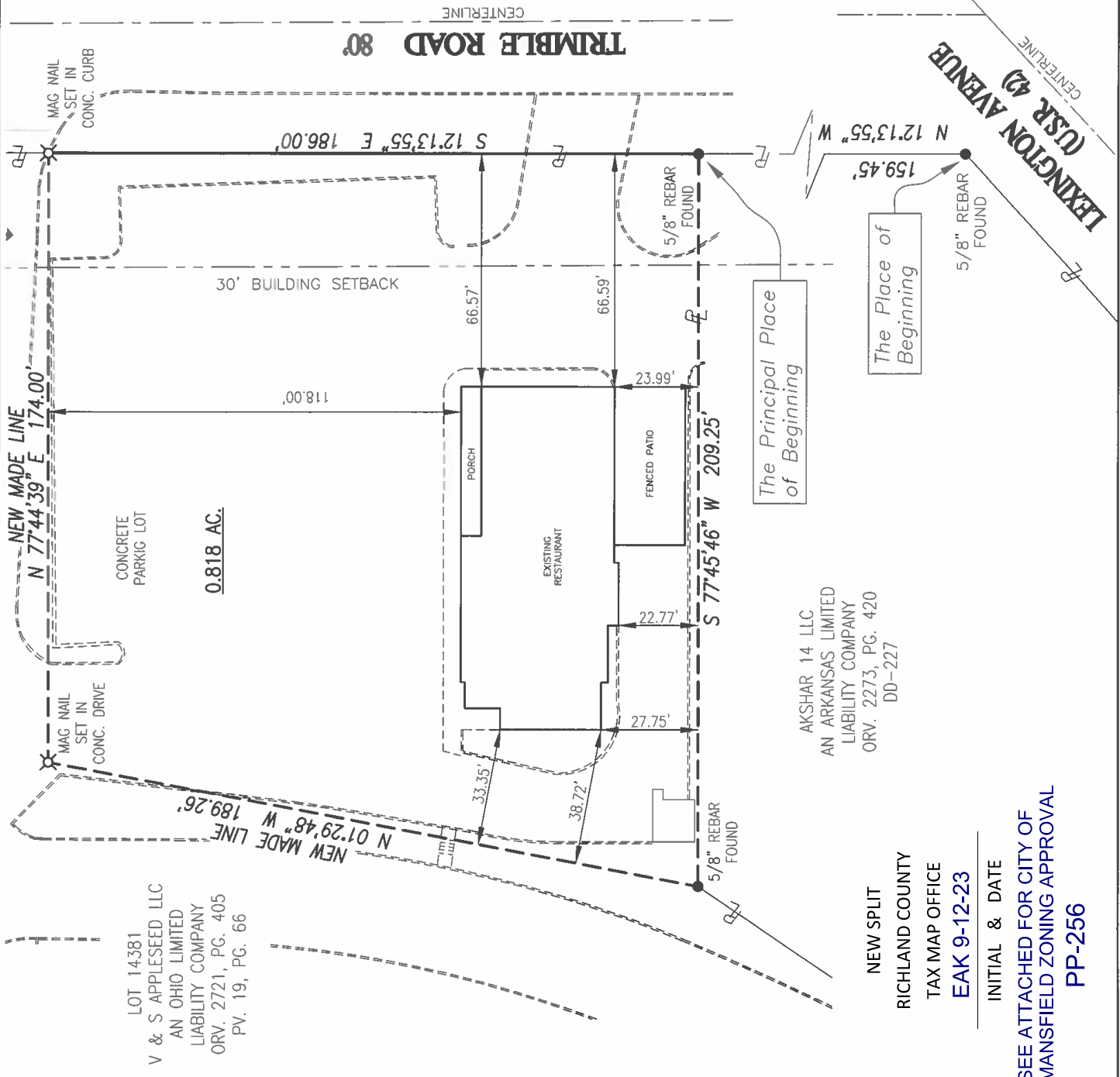
By: *Mark E. Purdy* Mark E. Purdy, P.S. #7307 Date 9-11-23



SHAFFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC.
 Consulting Engineers & Surveyors
 909 South Main Street
 Mansfield, Ohio 44907

TEL (419) 756-7302 FAX (419) 756-0867 EMAIL kamsaur@sj-inc.com

DRAWN KAA	CHECKED MEP	1" SCALE = 40'	DATE 2-18-22
DWG NO: SM-2470A			JOB NO: SM-2470A
SHEET 1 OF 1			



LOT 14381
 V & S APPELSEED LLC
 AN OHIO LIMITED
 LIABILITY COMPANY
 ORV. 2721, PG. 405
 PV. 19, PG. 66

AKSHAR 14 LLC
 AN ARKANSAS LIMITED
 LIABILITY COMPANY
 ORV. 2273, PG. 420
 DD-227

NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
 EAK 9-12-23

INITIAL & DATE

SEE ATTACHED FOR CITY OF
 MANSFIELD ZONING APPROVAL
 PP-256

The Principal Place
 of Beginning

The Place of
 Beginning

LEXINGTON AVENUE
 (USR 42)
 CENTERLINE

TRIMBLE ROAD 80'
 CENTERLINE

**SHAFFER, JOHNSTON, LICHTENWALTER
& ASSOCIATES, INC.
ENGINEERS & SURVEYORS**



September 11, 2023

BOUNDARY DESCRIPTION

0.818 ACRES

**PART OF LOT #14381
CITY OF MANSFIELD
RICHLAND COUNTY, OHIO**

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot #14381 of the consecutively numbered lots in the city of Mansfield as recorded in the Richland County Recorder's Plat Book 19, page 66, and being more particularly described as follows:

Commencing at an iron pin found in the southeasterly corner of said lot #14381, said iron pin also being in the intersection of the west right of way line of Trimble Road and the northwesterly right of way line of Lexington Avenue (U.S.R. 42);

Thence North 12 degrees 13 minutes 55 seconds West, 159.45 feet with the east line of said Lot 14381 also being along said west right of way line of Trimble Road to a 5/8" iron pin found being **the true place of beginning**;

Thence the following **FOUR** courses:

1. **South 77 degrees 45 minutes 46 seconds West, 209.25 feet** to an iron pin found;
2. **North 01 degrees 29 minutes 48 seconds West, 189.26 feet** to a 2" mag nail set in concrete drive;
3. **North 77 degrees 44 minutes 39 seconds East, 174.00 feet** to a 2" mag nail set in in concrete curb in the east line of said Lot 14381, said iron pin also being in said west right of way line of Trimble Road;
4. **South 12 degrees 13 minutes 55 seconds East, 186.00 feet** with the east line of said Lot 14381 also being along said west right of way line of Trimble Road to **the true place of beginning** and containing **0.818 acres** more or less, and subject to all legal highways, easements, and use restrictions of record.

*909 South Main Street Mansfield, Ohio 44907
Ph. (419) 756-7302 Fax (419) 756-0867*

0.818 AC.

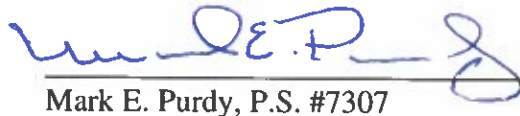
page 2 of 2

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

This description was prepared from a survey made by Mark E Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in February of 2022.

NOTE: No additional access points to Trimble Road will be permitted without the approval of the City Engineer.

Subject to and Together with a Reciprocal Easement Agreement as recorded in ORV 285, PG. 24-56, amended in ORV 1570, PG. 125, and ORV. 1705, PG. 413


Mark E. Purdy, P.S. #7307



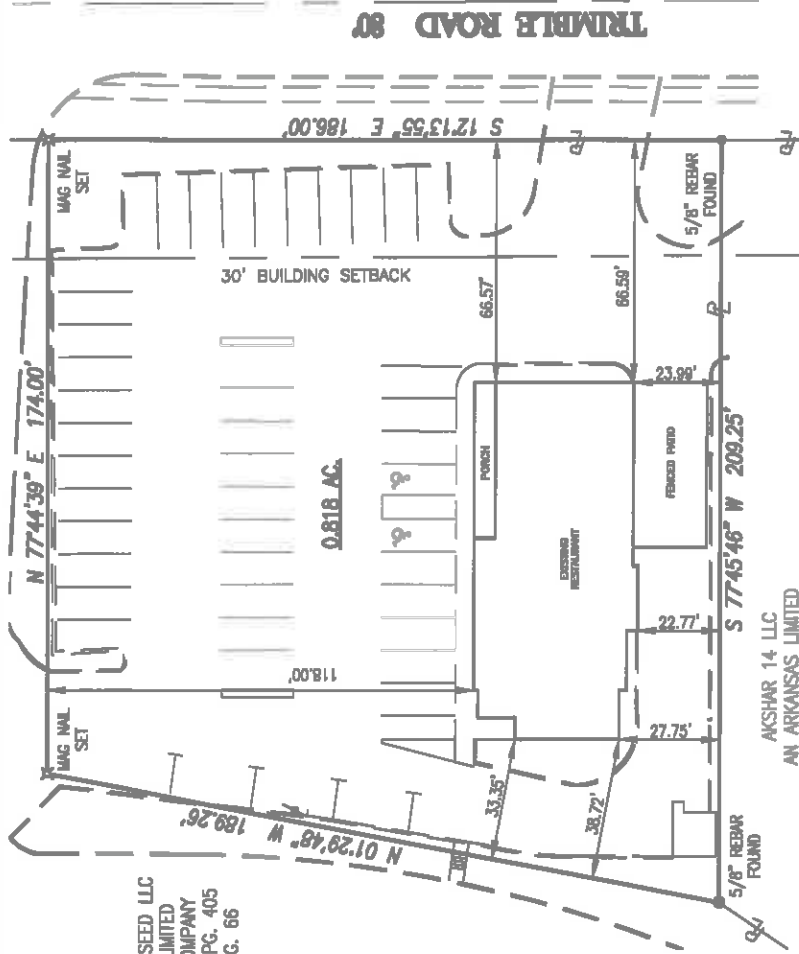
NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 9-12-23

INITIAL & DATE

PP-256

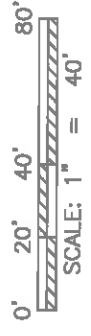
909 South Main Street Mansfield, Ohio 44907
Ph. (419) 756-7302 Fax (419) 756-0867

PART OF LOT 14361
 NW QUARTER OF SECTION 5
 T-20N; R-18W
 CITY OF MANSFIELD
 RICHLAND COUNTY, OHIO



V & S APPLIED LLC
 AN OHIO LIMITED
 LIABILITY COMPANY
 ORV. 2721, PG. 405
 PV. 19, PG. 66

AKSHAR 14 LLC
 AN ARKANSAS LIMITED
 LIABILITY COMPANY
 ORV. 2273, PG. 420




REFERENCE SURVEYS:
 F-3-303, DD-227

- LEGEND:
- IRON PIN FOUND
 - ⊗ 2" MAG NAIL SET

BASIS OF BEARING:
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Distances shown hereon are expressed in feet and decimal parts thereof, bearings are used to express angles only, iron pins or monuments were found or set as indicated hereon. All of which I believe to be correct to the best of my knowledge.

Zoning Approved

City of Mansfield
 Date 3/10/22



By: **Mark E. Purdy, P.S. #7307** Date _____

SEAFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC.
 Consulting Engineers & Surveyors
 510 South Main Street
 Mansfield, Ohio 44870
 TEL: (419) 755-5242 FAX: (419) 755-5877 EMAIL: johnstons@seafers.com

DATE	2-18-22
SCALE	1" = 40'
JOB NO.	SM-2470A
SHEET	1 OF 1