

**SURVEY FOR
WALLACE & KATHLEEN
TOWARD**



**PART OF LOT 6926, IN
THE CITY OF MANSFIELD,
RICHLAND CO., OHIO.**

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

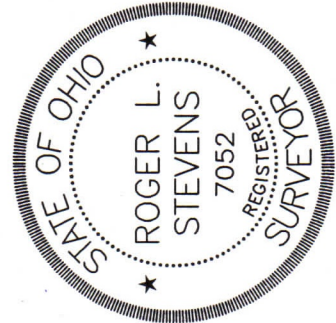
EAK 11-21-23

INITIAL & DATE

PP-328

LEGEND

- IRON PIN FOUND
- ⊙ DRILL HOLE SET IN CONCRETE
- IRON PIN SET, 5/8" DIA. ROD WITH PLASTIC CAP STAMPED "STEVENS 7052"



Roger L. Stevens

Roger L. Stevens, P.S. #7052 Date 11-04-23 MANS-6926

CITY OF MANSFIELD O.L. 111
D.V.-95 P.-209

NORTH LAKE PARK

N 89°27'54" E 138.08'

EASEMENT FOR
STRUCTURES
1495 Sq. Feet

56.10'

N 74°30'35" E

RES.

PORCH

1.50'

PT. LOT 6926

4041 Sq. Feet

WALLACE C. & KATHLEEN D. TOWARD

O.R.V.-152 P.-231

CONC.

N 83°41'40" E

43.40'

PT. LOT 6926

S 88°39'59" W 144.00'

PT. LOT 6926

CLUB EXCLUSIVE LLC

O.R.V.-2999 P.-4315

P.-9 P.-12

LOT 6927

LOT 6908

LOT 6909

ALLEY (16')

N 01°00'00" W

41.55'

S 70°41'40" E

6.31'

S 39°24'41" E

0.24'

44.85'

S 65°41'40" E

18.00'

38.60'

6.00'

S 01°00'00" E

37.40'

38.60'

ROWLAND AVENUE (60')

P.O.B.

**SURVEYOR'S DESCRIPTION FOR
WALLACE & KATHLEEN TOWARD**

4,041 SQ. FT.

Situated in the City of Mansfield, County of Richland, State of Ohio, being part of Lot 6926 as shown in plat book 9, page 12 and being more particularly described as follows:

Beginning at an iron pin found in the northeasterly corner of said Lot 6926, said iron pin also being in the southeasterly corner of O.L. 111 being in the west right of way line of Rowland Avenue (60');

Thence with the following **SEVEN** courses:

- 1) **S 01° 00' 00" E, 37.40 feet** along the east line of said Lot 6926 also being along said west right of way line of Rowland Avenue (60') to a point being the northeast corner of a parcel of land conveyed to Club Exclusive LLC by official records volume 2999, page 4315 and passing through an iron pin set at 31.40 feet;
- 2) **S 88° 39' 59" W, 144.00 feet** along the north line of said land of Club Exclusive LLC to a point being the northwest corner of said land, said point also being in the west line of said Lot 6926 and passing through an iron pin set at 126.00 feet;
- 3) **N 01° 00' 00" W, 41.55 feet** along said west line of said Lot 6926 to a point being the northwesterly corner of said Lot, said point also being in the southwesterly corner of O.L. 111 and being referenced by an iron pin found S 39° 24' 41" E, 0.21 feet from said point;
- 4) **S 70° 41' 40" E, 6.31 feet** along the northerly line of said Lot 6926 also being along the southerly line of said O.L. 111 to an iron pin found;
- 5) **S 65° 41' 40" E, 44.85 feet** and continuing along said northerly line of said Lot 6926 also being along said southerly line of said O.L. 111 to a drill hole set in concrete;
- 6) **N 83° 41' 40" E, 43.40 feet** and continuing along said northerly line of said Lot 6926 also being along said southerly line of said O.L. 111 to a point and passing through an iron pin set at 41.90 feet;
- 7) **N 74° 30' 35" E, 56.10 feet** and continuing along said northerly line of said Lot 6926 also being along said southerly line of said O.L. 111 to the **place of beginning** and containing **4,041 square feet**, more or less, and subject to all legal highways and easements of record.

Basis of bearings: Official Records Volume 152, Page 231.

All iron pins set are 5/8" diameter reinforcing rod with plastic cap stamped "STEVENS 7052"

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



Roger L. Stevens

 Roger L. Stevens
 Registered Surveyor No. 7052
 MANSFIELD 6926

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 OF EXISTING PARCEL
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 TAX MAP OFFICE

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PP-328

EASEMENT FOR STRUCTURES

Situated in the City of Mansfield, County of Richland, State of Ohio, being part of O.L 111 and being more particularly described as follows:

Beginning at an iron pin found in the southeasterly corner of said O.L. 111, said iron pin also being in the northeasterly corner of Lot 6926 in said City and being in the west right of way line of Rowland Avenue (60');

Thence with the following **FOUR** courses:

- 1) **S 74° 30' 35" W, 56.10 feet** along the southerly line of said O.L. 111 also being along the northerly line of said Lot 6926 to a point, said point being referenced by an iron pin set S 83° 41' 40" W, 1.50 feet from said point;
- 2) **S 83° 41' 40" W, 43.40 feet** and continuing along said southerly line of said O.L. 111 also being along said northerly line of said Lot 6926 to a drill hole set in concrete and passing through previously referenced iron pin set at 1.50 feet;
- 3) **N 65° 41' 40" W, 44.85 feet** and continuing along said southerly line of said O.L. 111 also being along said northerly line of said Lot 6926 to an iron pin found;
- 4) **N 89° 27' 54" E, 138.08 feet** to the **place of beginning** and containing 1,495 square feet.

Basis of bearings: Official Records Volume 152, Page 231.

All iron pins set are 5/8" diameter reinforcing rod with plastic cap stamped "STEVENS 7052"

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MANSFIELD 6926