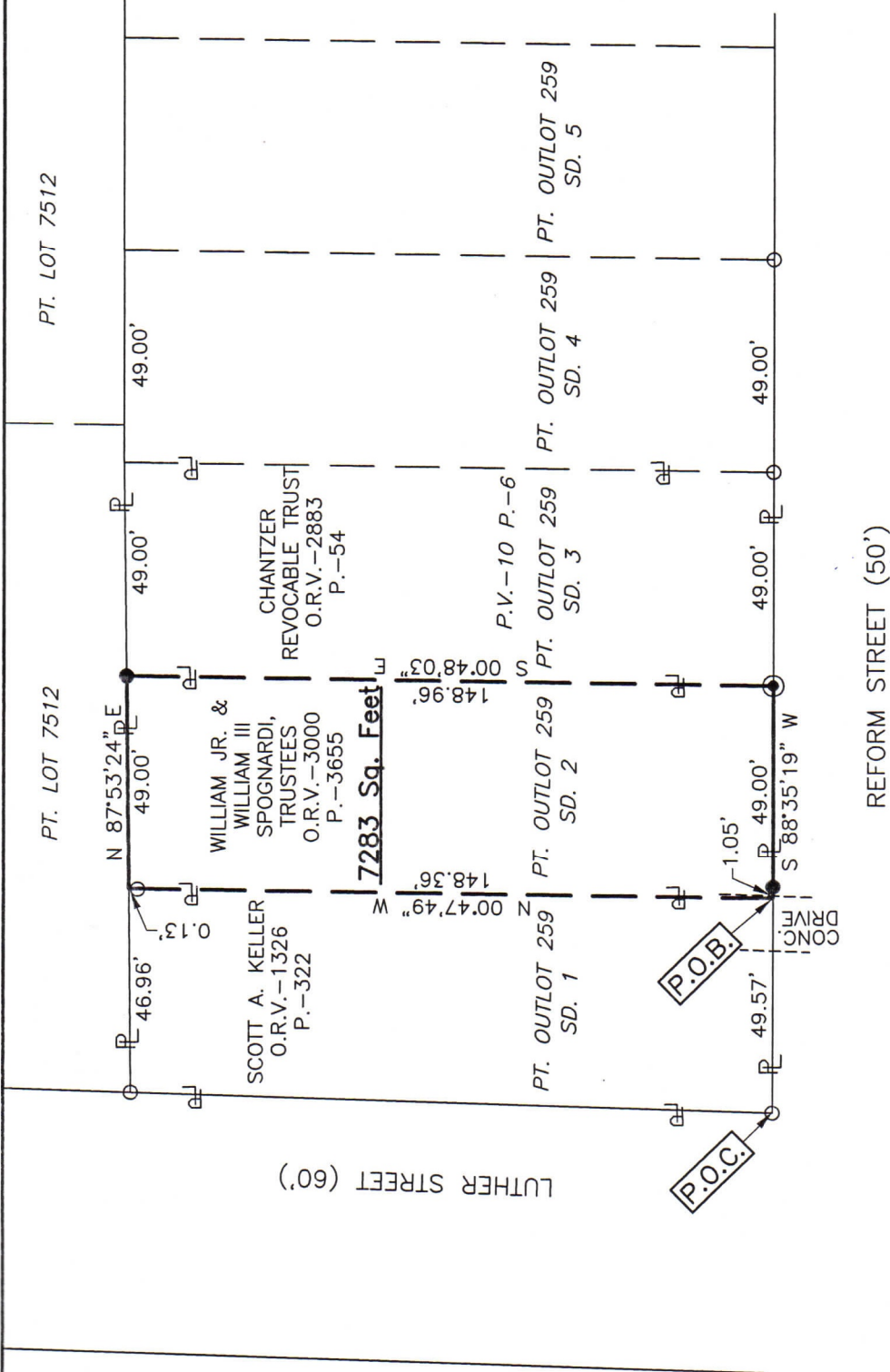
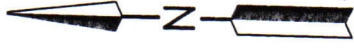


**SURVEY FOR  
WILLIAM JR. & WILLIAM III SPOGNARDI**



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 12-5-23**  
INITIAL & DATE  
**PP-341**



*Roger L. Stevens*  
Roger L. Stevens, P.S. #7052 Date 11-20-23 MANSFIELD OUTLOT 259

Distances shown hereon are expressed in feet and decimal parts thereof.  
Basis of bearings: Survey J-249.

**PART OF OUTLOT 259,  
S.D. 2 IN THE CITY OF  
MANSFIELD, RICHLAND CO.,  
OHIO.**

LEGEND

- IRON PIN FOUND
- IRON PIN SET, 5/8" DIA, ROD WITH PLASTIC CAP STAMPED "STEVENS 7052"
- ⊙ 2" MAG NAIL SET IN ASPHALT

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  
WILLIAM JR. & WILLIAM III SPOGNARDI**

**Part of Outlot 259, S.D. 2**

Situated in the City of Mansfield, County of Richland, State of Ohio, being part of Outlot 259, being S.D. 2, as shown on Plat Volume 10, Page 6 and being more particularly described as follows:

**Commencing** at an iron pin found in the southwest corner of said Outlot 259, said iron pin also being in the intersection of the east right of way line of Luther Street (60') and north right of way of Reform Street (50') and being in the southwest corner of a parcel of land conveyed to Scott A. Keller by official records volume 1326 page 322;

Thence N 88° 35' 19" E, 49.57 feet along the south line of said Outlot 259 and along the south line of said land of Scott A. Keller also being in said north right of way of Reform Street (50') to a point being the southeast corner of said land, said point being referenced by an iron pin set N 88° 35' 19" E, 1.05 feet from said point and being the **true place of beginning**;

Thence with the following **FOUR** courses:

- 1) **N 00° 47' 49" W, 148.36 feet** along the east line of said land of Scott A. Keller to a point being the northeast corner of said land, said point also being in the north line of said Outlot 259 and being in the south line of Lot 7512 and passing through an iron pin found at 148.23 feet;
- 2) **N 87° 53' 24" E, 49.00 feet** along said north line of said Outlot 259 and along said south line of said Lot 7512 to an iron pin set in the northwest corner a parcel of land conveyed to Chantzer Revocable Trust by official records volume 2883 page 54;
- 3) **S 00° 48' 03" E, 148.96 feet** along the west line of said land of Chantzer Revocable Trust to a mag nail set in asphalt in the southwest corner of said land, said mag mail also being in the south line of said Outlot 259 and being in said north right of way line of Reform Street (50');
- 4) **S 88° 35' 19" W, 49.00 feet** along said south line of said Outlot 259 and along said north right of way line of Reform Street (50') to the **true place of beginning**, passing through previously referenced iron pin set at 47.95 feet and containing **7,283 square feet**, more or less, and subject to all legal highways and easements of record.

Basis of bearings: Survey: J-249.

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

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

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 12-5-23**

INITIAL & DATE

**PP-341**



*Roger L. Stevens*  
Roger L. Stevens  
Registered Surveyor No. 7052  
MANSFIELD-OUTLOT 259