

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

**EAK 12-11-23**

INITIAL & DATE

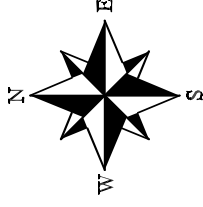
**PP-348**

PLAT OF BOUNDARY SURVEY FOR  
**PROPERTY TRANSFER**

PART OF LOTS 18233, 18234, 18235 AND 18236  
ANNEXATION PLAT VOLUME 22, PAGE 47-59  
(PART OF LOTS 458, 459, 460, AND 461  
PLAT VOLUME 18, PAGE 26)

CITY OF MANSFIELD, RICHLAND COUNTY, OHIO

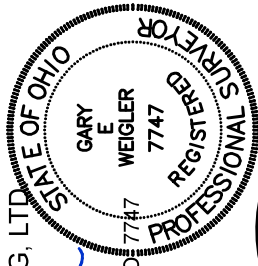
- LEGEND**
- 5/8" DIA. x 30" LONG REBAR SET WITH
  - ▲ PLASTIC CAP STAMPED "WEIGLER 7747"
  - RAILROAD SPIKE SET IN ASPHALT
  - ⊕ IRON PIN IN MONUMENT BOX FOUND
  - ⊖ REBAR WITH CAP STAMPED
  - "SEILER AND CRAIG, INC."
  - ⊙ 5/8" REBAR FOUND
  - ⊙ 1/2" IRON PIPE FOUND



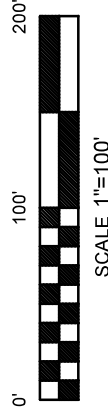
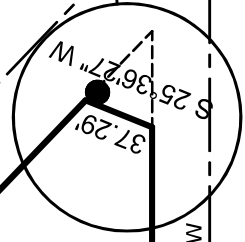
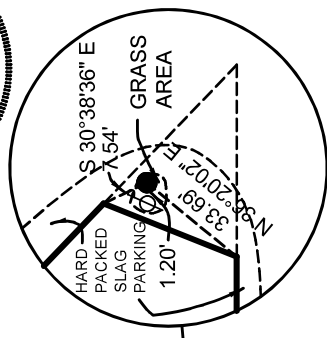
BASIS OF BEARINGS  
BEARINGS ARE BASED ON BOWMAN STREET  
RELOCATION PLANS 03079 (0) (CITY-6) FOUND  
IN THE RICHLAND COUNTY TAX MAP RECORDS.  
AND ARE USED TO EXPRESS ANGLES ONLY.

CERTIFICATION: I HEREBY CERTIFY THAT THE  
FOREGOING SURVEY WAS PREPARED FROM ACTUAL  
FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER  
4733-37, OHIO ADMINISTRATIVE CODE.

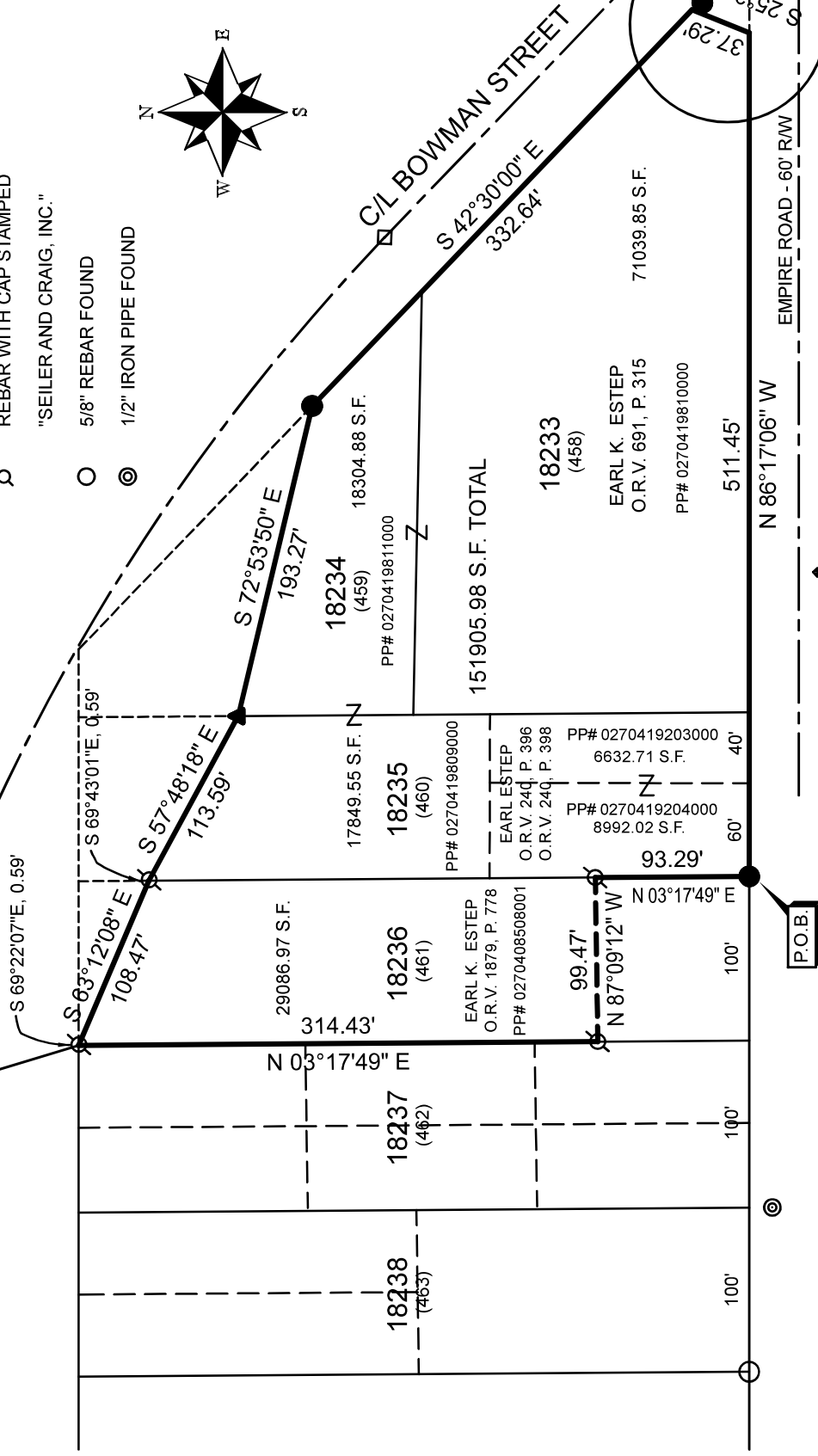
PREPARED BY  
**WEIGLER LAND SURVEYING, LTD.**



GARY E. WEIGLER  
OHIO REGISTERED SURVEYOR NO. 7747  
DATE: NOVEMBER 15, 2023  
FILE NO. 23045



REFERENCE MATERIAL  
TAX MAP  
RELOCATION PLANS 03079 (0) (CITY-6)  
PLAT VOLUME 16, PAGE 18



18233 (458)  
EARL K. ESTEP  
O.R.V. 691, P. 315  
PP# 0270419810000  
71039.85 S.F.  
511.45'

18234 (459)  
PP# 0270419811000  
18304.88 S.F.

18235 (460)  
PP# 0270419809000  
17849.55 S.F. N  
6632.71 S.F.  
EARL ESTEP  
O.R.V. 240, P. 396  
O.R.V. 240, P. 398  
PP# 0270419203000  
8992.02 S.F.  
PP# 0270419204000

18236 (461)  
EARL K. ESTEP  
O.R.V. 1879, P. 778  
PP# 0270408508001  
29086.97 S.F.  
93.29'

18237 (462)  
N 03°17'49" E

18238 (463)

151905.98 S.F. TOTAL

EMPIRE ROAD - 60' R/W  
N 86°17'06" W

C/L BOWMAN STREET  
S 42°30'00" E  
332.64'

S 72°53'50" E  
193.27'

S 69°43'01" E, 0.59'

S 63°12'08" E  
108.47'

S 57°48'18" E  
113.59'

S 69°22'07" E, 0.59'

N 87°09'12" W  
99.47'

N 03°17'49" E

100'

100'

100'

40'

60'

40'

P.O.B.



**Weigler Land Surveying, Ltd.**  
 513 Amoy East Road, Mansfield, Ohio 44903  
 Phone (419) 747-7155

23045

**DESCRIPTION**  
**PART LOTS 18233, 18234, 18235, 18236**

Situated in the State of Ohio, County of Richland, City of Mansfield, being part of Lots 18233, 18234, 18235 and 18236 of the consecutively numbered lots in said City and being more particularly described as follows;

**BEGINNING** at a 5/8" rebar with cap stamped "Weigler 7747" set marking the southwest corner of Lot 18235 and southeast corner of Lot 18236;

Thence with the following Nine (9) courses;

1. North 03°17'49" East, 93.29 feet with the line Common to Lot 18235 and Lot 18236 to a rebar with cap stamped "Seiler and Craig, Inc." found;
2. North 87°09'12" West, 99.47 feet to a rebar with cap stamped "Seiler and Craig, Inc." found in the line common to Lot 18236 and Lot 18237;
3. North 03°17'49" East, 314.43 feet with the line common to Lot 18236 and Lot 18237 to a point on the west right-of-way line of Bowman Street (Variable Width), being referenced by a rebar with cap stamped "Seiler and Craig, Inc." found South 69°22'07" East, 0.59 feet;
4. South 63°12'08" East, 108.47 feet with the west right-of-way line of said Bowman Street to a point being referenced by a rebar with cap stamped "Seiler and Craig, Inc." found South 69°43'01" East, 0.59 feet;
5. South 57°48'18" East, 113.59 feet with the west right-of-way line of said Bowman Street to a railroad spike set in asphalt;
6. South 72°53'50" East, 193.27 feet with the west right-of-way line of said Bowman Street to a 5/8" rebar with cap stamped "Weigler 7747" set;
7. South 42°30'00" East, 332.64 feet with the west right-of-way line of said Bowman Street to a point being referenced by a 5/8" rebar with cap stamped "Weigler 7747" set South 30°38'36" East, 7.54';
8. South 25°36'27" West, 37.29 feet with the west right-of-way line of said Bowman Street to the intersection of the west right-of-way line of Bowman Street and the north right-of-way line of Empire Road (60 feet in width), being referenced by a 5/8" rebar with cap stamped "Weigler 7747" set North 36°20'02" East, 33.69';
9. North 86°17'06" West, 511.45 feet with the north right-of way line of said Empire Road, to the point of beginning, containing 151,905.98 square feet, of which 71039.85 square feet are in Part Lot 18233, 18304.88 square feet are in Part Lot 18234, 33474.28 square feet are in Part Lot 18235, and 29,086.97 square feet are in Part Lot 18236, being subject to all legal easements, restrictions and rights-of-way now on record.

Bearings are based on Bowman Street Relocation Plans (0) (City-6) found in the Richland County tax map Records, and are used to express angles only.

I hereby certify that this description is based upon an actual field survey made by Gary E. Weigler, Registered Surveyor No. 7747 and all monumentation was set or found as indicated.

Prior Deed Reference: Official Record Volume 240, Page 396, Official Record Volume 240, Page 398  
 Official Record Volume 691, Page 315, Official Record Volume 1879, Page 778

prepared by:  
**Weigler Land Surveying, Ltd.**  
 Gary E. Weigler  
 Registered Surveyor No. 7747  
 Date: November 15, 2023



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 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
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INITIAL & DATE

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