

LUTZ SURVEYING
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CRESTLINE, OH. 44827
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Fax: 419-557-2975

LEGAL DESCRIPTION

DESCRIPTION: Being part of Lots 1072, & 1073, of the consecutively numbered lots, City of Mansfield, Richland County, Ohio and being more particularly described as follows;

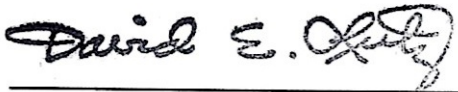
Commencing at an iron pin set at the northwest corner of said lot 1073; thence N89°19'00"E a distance of 40.00' along the north line of said lot 1073, and the south Right-of-Way line of West Sixth Street (60' in width) to a 2.5" survey nail set in concrete which is the real Point of Beginning of the parcel herein described;

- 1.) Thence continuing N89°19'00"E a distance of 61.95 feet along the north line of said lot 1073, said lot 1072, and the south Right-of-Way line of said West Sixth Street, to a 2.5" survey nail set in concrete;
- 2.) Thence S08°51'19"W a distance of 35.81 feet to an iron pin set;
- 3.) Thence S15°33'35"W a distance of 67.04 feet, passing an iron pin set at 52.04 feet, to a point;
- 4.) Thence S00°02'11"E a distance of 28.09 feet to a point referenced by a 2.5" survey nail set in concrete N89°19'00"E a distance of 8.75 feet;
- 5.) Thence S89°19'00"W a distance of 34.27 feet to a point referenced by an iron pin set N01°52'58"W a distance of 15.00 feet;
- 6.) Thence N01°52'58"W a distance of 127.80 feet, passing said iron pin set at 15.00 feet, and an iron pin set at 122.80 feet to the 2.5" survey nail set in concrete at the real point of beginning, and containing 5956 SQ. FT. which 3400 SQ. FT. are in part lot 1072, and 2556 SQ. FT. are in part lot 1073, more or less, but subject to all legal easements and public rights-of-way now on record.

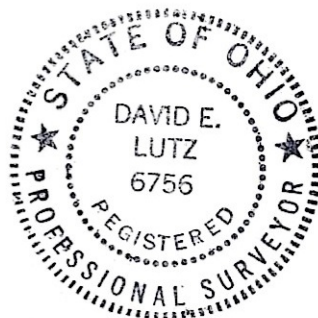
BASIS OF BEARINGS: Assumed

CERTIFICATION: I David E. Lutz, P.S. 6756 hereby certify that a survey was made on the above property on February 10, 2023 and all markers were set or found as indicated. All iron pins are 5/8" diameter with plastic caps stamped "LUTZ 6756"

LUTZ SURVEYING



David E. Lutz
Ohio Registered Surveyor No. 6756
Date: February 10, 2023



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 3-7-23

INITIAL & DATE

PP-51