

7881

7890

N 87°36'39" E

199.47'

BUSY B RESTORATION LLC

O.R.V. 2983, P. 628

(PARCEL 69)

23673.79 S.F.

P.V. 4, P. 27

E. PART O.L. 242

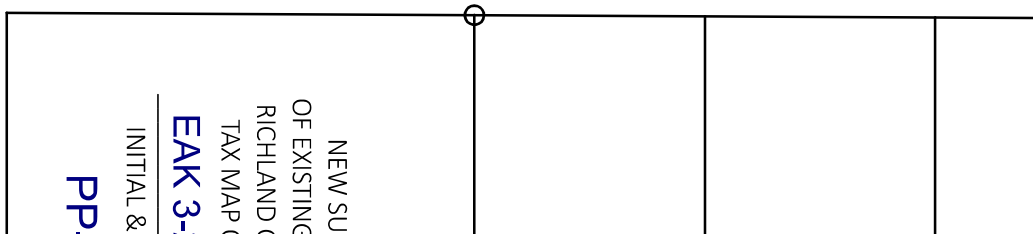
N 02°17'01" W 118.80'

S 87°36'39" W 199.09'

P.O.B.

S 02°05'54" E
118.80'

TRACY STREET - 60' R/W



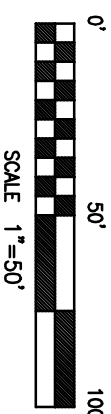
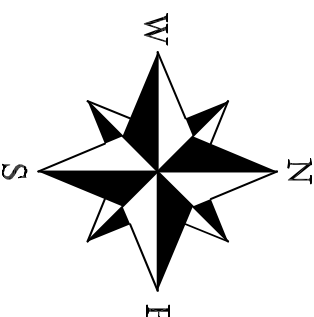
NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 3-24-23

INITIAL & DATE

PP-73

PLAT OF BOUNDARY SURVEY FOR
PROPERTY TRANSFER
EAST PART OF OUTLOT 242
PLAT VOLUME 4, PAGE 27
CITY OF MANSFIELD, COUNTY OF RICHLAND, STATE OF OHIO



BASIS OF BEARINGS
BEARINGS ARE BASED ON AN ASSUMED MERIDIAN
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
WEGGLER LAND SURVEYING, LTD.

STATE OF OHIO

GARY E. WEGGLER
OHIO REGISTERED SURVEYOR NO. 7747

DATE: MARCH 4, 2023

FILE NO. 23010



MCPHERSON STREET - 60' R/W

O.L. 241

D #3

SD #4

SD #5

SD #6

SD #6

LEGEND

- 5/8" DIA. x 30" LONG REBAR SET WITH PLASTIC CAP STAMPED "WEGGLER 7747"
- REBAR WITH CAP STAMPED "STEVENS 7052" FOUND
- 1/2" IRON PIPE FOUND
- ⊙ 1" IRON PIPE FOUND
- ⊗ 5/8" REBAR FOUND

REFERENCE MATERIAL

TAX MAP

PLAT VOLUME 4, PAGE 27

PLAT VOLUME 14, PAGE 11

SURVEY FILES: M-161, R-189

JJ-145, KK-208, PP-017, PP-019



Weigler Land Surveying, Ltd.

513 Amoy East Road, Mansfield, Ohio 44903

Phone (419) 747-7155

23010

**DESCRIPTION
OUTLOT 242**

Situated in the State of Ohio, County of Richland, City of Mansfield, and being the East Part of Outlot 242 (Plat Volume 4, Page 27) of the consecutively numbered Outlots in said City, now or formerly owned by Busy B Restorations, LLC an ohio limited liability company as recorded in Official Record Volume 2983, Page 628 and being more particularly described as follows;

BEGINNING at a 1/2" iron pipe found marking the southeast corner of Outlot 242, said iron pipe being in the west right-of-way line of Tracy Street (60 feet in width);

Thence with the following Four (4) courses;

1. South 87°36'39" West, 199.09 feet with the north line of Outlot 241 to a 5/8" rebar with cap stamped "Weigler 7747" set marking the southwest corner of Part Outlot 242, also marking the southeast corner of Lot 10783;
2. North 02°17'01" West, 118.80 feet with the east line of Lot 10783, Lot 10782, and Lot 10781 to a 1" iron pipe found in the south line of Lot 7881;
3. North 87°36'39" East, 199.47 feet with the south line of Lot 7881 and Lot 7890 to a 5/8" rebar with cap stamped "Weigler 7747" set in the west right-of-way line of said Tracy Street;
4. South 02°05'54" East, 118.80 feet with the west right-of-way line of said Tracy Street to the point of beginning, containing 23673.79 square feet, being subject to all legal easements, restrictions and rights-of-way now on record.

Bearings are based on an assumed meridian, 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 2983, Page 628

prepared by:
Weigler Land Surveying, Ltd.

Gary E. Weigler
Registered Surveyor No. 7747
Date: March 4, 2023



NEW SURVEY
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