

SURVEY FOR: BRIAN PITZEN

DATE: 2-5-24

JOB NUMBER: Mansfield 1427 1430 1431

LOCATION: LOT 1430 & PART OF LOTS
1431 & 1427, CITY OF
MANSFIELD, RICHLAND CO.,
STATE OF OHIO.

PT. LOT 1432

PT. LOT 1431

BOBBIE J. OWENS
O.R.V.-2950 P.-491

PT. LOT 1431
(8485 Sq. Feet)

BRIAN PITZEN
O.R.V.-3008 P.-919
22789 Sq. Feet

P.V.-4 P.-2
LOT 1430
(11284 Sq. Feet)

LOT 1428

PT. LOT 1427
(3020 Sq. Feet)

PT. LOT 1427
LB PROPERTY GROUP LLC
O.R.V.-2593 P.-209

OUT LOT 52

N 02°22'39" W 104.50'

PT. LOT 2273

14' ALLEY

LOT 1429

S 88°33'17" W 119.60'

N 01°56'42" W 45.00'

67.60'

SYCAMORE STREET (18.50')

S 00°41'15" E 105.00'

S 00°41'15" E 45.00'

S 88°33'17" W 66.61'

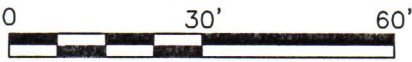
S 00°41'15" E 2.05'

PT. LOT 1494

PT. LOT 1493

PT. LOT 1493

LOT 1490



SCALE 1"=30'

LEGEND

- IRON PIN FOUND
- IRON PIN SET, 5/8" DIA. ROD WITH PLASTIC CAP STAMPED "STEVENS 7052"

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 2-21-24

INITIAL & DATE

QQ-53



Roger L. Stevens
Roger L. Stevens, P.S. #7052

Distances shown hereon are expressed in feet and decimal parts thereof, bearings are to 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 and is correct to the best of my knowledge.

**SURVEYOR'S DESCRIPTION FOR
BRIAN PITZEN**

22,789 SQ. FT.

Situated in the City of Mansfield, County of Richland, State of Ohio, being part of Lots 1427 and 1431 and all of Lot 1430 of the consecutively numbered Lots in said City as shown in plat book 4, page 2 and being more particularly described as follows:

Beginning at a point being the northeast corner of said Lot 1427, said point also being the southeast corner of said Lot 1430, being in the west line of Sycamore Street (18.50') and being referenced by an iron pin found S 88° 33' 17" W, 4.40 feet from said point;

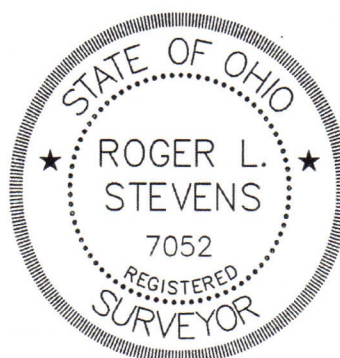
Thence with the following **SEVEN** courses:

- 1) **S 00° 41' 15" E, 45.00 feet** along the east line of said Lot 1427 and along said west right of way line of Sycamore Street (18.50') to a point being the northeast corner of a parcel of land conveyed to LB Property Group LLC by official records volume 2593, page 209, said point being referenced by an iron pin set S 88° 33' 17" W, 2.05 feet from said point;
- 2) **S 88° 33' 17" W, 66.61 feet** along the north line of said land of LB Property Group LLC to an iron pin set in the northwest corner of said land, said iron pin also being in the west line of said Lot 1427 and passing through previously referenced iron pin set at 2.05 feet;
- 3) **N 01° 56' 42" W, 45.00 feet** along said west line of said Lot 1427 to a point being the northwest corner of said Lot, said point also being in the south line of said Lot 1430 and being referenced by an iron pin found S 88° 33' 17" W, 4.05 feet from said point;
- 4) **S 88° 33' 17" W, 119.60 feet** along said south line of said Lot 1430 to a point being the southwest corner of said Lot, said point being referenced by an iron pin found S 88° 33' 17" W, 4.40 feet from said point;
- 5) **N 02° 22' 39" W, 104.50 feet** along the west line of said Lot 1430 and along the west line of said Lot 1431 to an iron pin set in the southwest corner of a parcel of land conveyed to Bobbie J. Owens by official records volume 2950, page 491;
- 6) **N 88° 24' 10" E, 190.29 feet** along the south line of said land of Bobbie J. Owens to a point being the southeast corner of said land, said point also being in the east line of said Lot 1431 and being in said west right of way line of Sycamore Street (18.50') and passing through an iron pin set at 188.29 feet;
- 7) **S 00° 41' 15" E, 105.00 feet** along said east line of said Lot 1431 and along the east line of said Lot 1430, also being along said west right of way line of Sycamore Street (18.50') to the **place of beginning** and containing **22,789 square feet**, more or less, of which 3,020 square feet are in part of Lot 1427, 11,284 square feet are in Lot 1430 and 8,485 square feet are in part of Lot 1431 and subject to all legal highways and easements of record.

Bearings are to an assumed meridian and are used to express angles only.

Iron pins set are 5/8" diameter rod with plastic cap stamped "Stevens 7052".

According to a survey made in February 2024 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.



Roger L. Stevens
 Roger L. Stevens
 Registered Surveyor No. 7052
 MANSFIELD 1427 1430 1431

NEW SURVEY
 OF EXISTING PARCEL
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 TAX MAP OFFICE

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