

W-208

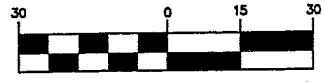
LEGEND

☐	Monument Box Found	⊕	Centerline
⊕	Stone Found	—	Property Line
○	Iron Pin or Pipe Found	⊙	Drill Hole Set / Found
+	Concrete Nail Set / Found	●	5/8" Iron Pin Set

Parcel Line	—————
Original Sublot Line	—————
Original Lot / Section Line	—————
Centerline	—————
Property Line	—————
Right-of-way Line	—————
Easement Line	—————

Ac.	Acres	Por.	Porch
Bldg.	Building	P.O.C.	Point of Commencement
Calc./C.	Calculated	Pg.	Page
Clr.	Clears	P.P.N.	Permanent Parcel Number
Conc.	Concrete	R.C.P.R.	Richland County Plat Records
E.	East	Res.	Residence
Frm.	Frame	R/W	Right-of-Way
Gar.	Garage	Rec./R.	Record
H.N.	House Number	Sq.Ft.	Square Feet
Meas./M.	Measured	Sly.	Story
N.	North	S.	South
N/A	Not Available	Vol.	Volume
Obs.	Observed	W.	West
O.R.	Official Records		
Plat	Filed of Recorded Plat		

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

PLAT OF SURVEY

OF
169 WEST FIRST STREET

BEING PART OF LOT 2306 IN THE
ARTHUR D. STURGES SUBDIVISION OF PART OF
OUTLOT NUMBER TWO IN THE CITY OF MANSFIELD,
RICHLAND COUNTY, STATE OF OHIO.

BASIS OF BEARINGS

The east line of Lot Number 2306, being South 00°04'28"
West as shown in a Plat of Survey performed by Larry G.
Blunk P.S. No. 6320 dated March 5, 2004.

DEED OF REFERENCE

Land conveyed to the Department of Housing and Urban
Development by deed dated May 09, 2005 and recorded in
Marion County Official Records Book 855, Page 809.
Prior Deed being recorded in Marion County Deed Records
Volume 146, Page 498 .

PARCEL AREA

4,965 Square Feet
0.1140 Acres

SURVEY REFERENCE

Arthur D. Sturges Subdivision of a part of Outlot Number Two
of the revised numbers of the City of Mansfield as recorded in
Volume 4, Page 11 of Richland County Plat Records.

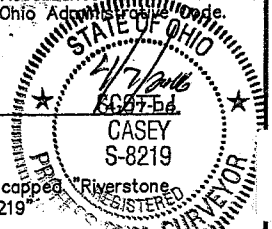
Plats of Survey performed by Larry G. Blunk P.S. No. 6320,
dated March, 1996 and March 2004.

Plat of Survey performed by Douglas C. Seiler P.S. No. 6869,
dated April, 2004.

SURVEYOR'S CERTIFICATION

This plat was prepared from a field survey, analysis of
recorded plats, recorded deeds, and city survey records. Bearings
shown hereon are to an assumed meridian and are intended to
indicate angles only. Distances are given in feet and decimal
parts thereof. All of which I certify to be correct to the best of
my knowledge. I hereby certify I have surveyed the subject
premises and prepared this drawing in accordance with the
provisions of Chapter 4733-37 of the Ohio Administrative Code.

Scott J. Casey
P.S. No. 8219



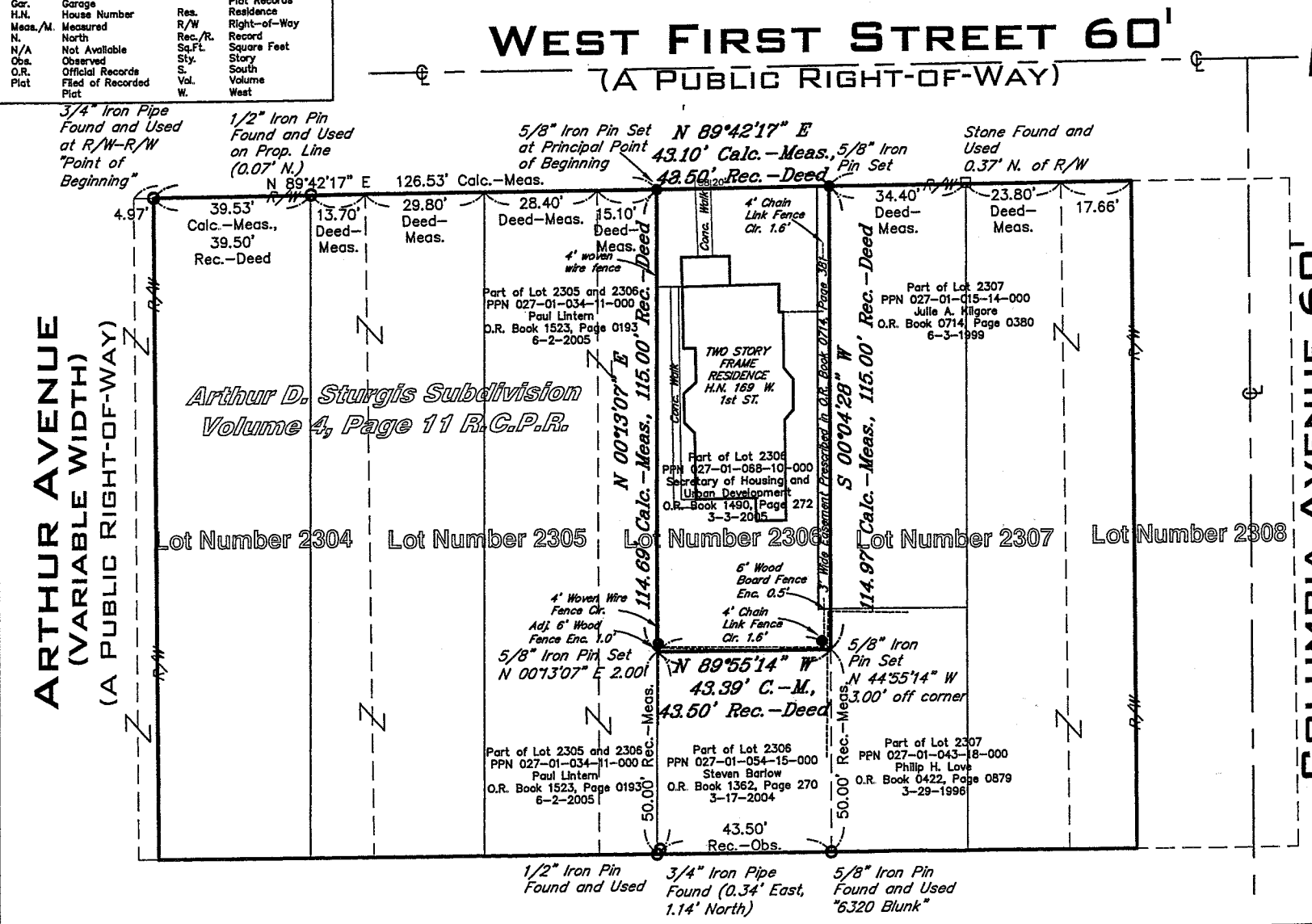
Note: All 5/8"x30" iron pins set and capped
Company—Dudley PS6747 — Casey PS8219

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE



LAND SURVEYING - ENGINEERING - DESIGN
2618 NORTH MORELAND BOULEVARD
CLEVELAND - OHIO - 44120
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONESURVEY.COM

INITIAL DATE



**LEGAL DESCRIPTION
OF
(P.P.N. 027-01-068-10-000)
169 WEST FIRST STREET
CITY OF MANSFIELD
COUNTY OF RICHLAND
STATE OF OHIO**

Situated in the City of Mansfield, County of Richland and State of Ohio and known as being part of Lot Number Two Thousand Three Hundred Six (2306) as recorded in Volume 4, Page 11 of the Richland County Plat Records and being further described as follows:

Beginning at a 3/4" Iron pipe found at the intersection of the easterly right-of-way of Arthur Avenue (variable width) and the southerly right-of-way of West First Street (60 feet wide);

Thence North 89°42'17" East along the southerly right-of-way of West First Street, 126.53 feet to a 5/8" iron pin set at the northeasterly corner of land conveyed to Paul Lintern by deed dated June 2, 2005 and recorded in Official Records Book 1523, Page 0193 in the Richland County Recorder's Office and being the principal place of beginning of the premises herein described;

Thence North 89°42'17" East along the southerly right-of-way of West First Street, 43.10 feet to a 5/8" iron pin set at the northwesterly corner of land conveyed to Julie A. Kilgore by deed dated June 3, 1999 and recorded in Official Records Book 0714, Page 0380 in the Richland County Recorder's Office and also being the westerly line of Lot Number Two Thousand Three Hundred Seven (2307) as recorded in Volume 4, Page 11 of the Richland County Plat Records;

Thence South 00°04'28" West along the westerly line of land so conveyed to Julie A. Kilgore and the westerly line of land conveyed to Philip H. Love by deed dated March 29, 1996 and recorded in Official Records Book 0422, Page 0879 in the Richland County Recorder's Office, 114.97 feet to a northeasterly corner of land conveyed to Steven Barlow by deed dated March 17, 2004 and recorded in Official Records Book 1362, Page 0270 in the Richland County Recorder's Office said corner being referenced by a 5/8" iron pin set North 44°55'14" West 3.00 feet therefrom;

Thence North 89°55'14" West along the northerly line of land so conveyed to Steven Barlow, 43.39 feet to a easterly line of said land conveyed to Paul Lintern, said corner being referenced by a 5/8" iron pin set North 00°13'07" East 2.00 feet therefrom;

WWW.RIVERSTONESURVEY.COM

CLEVELAND 2618 North Moreland Blvd., Cleveland, OH 44120
P 216.491.2000 F 216.491.9640

CANTON 4150 Beiden Village St. N.W., Suite 307, Canton, OH 44718
P 330.492.2747 F 330.492.2757

W-208

Thence North 00°13'07" East along the easterly line of said land conveyed to Paul Lintern, 114.69 feet to the principal place of beginning and containing 0.1140 acres of land, as surveyed and described by Scott J. Casey, P.S. 8219 of The Riverstone Company, in March of 2006, be the same more or less, but subject to all legal highways, reservations, restrictions, and easements of record.

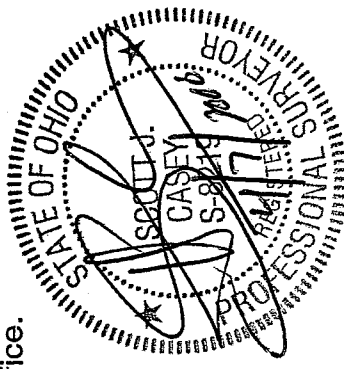
Note: All 5/8" iron pins set and capped "Riverstone Company – Dudley PS6747 – Casey PS 8219"

Basis of Bearings: The east line of Lot Number 2306, being South 00°04'28" West as shown in a Plat of Survey performed by Larry G. Blunk P.S. No. 6320 dated March 5, 2004.

Deed of Reference: Land conveyed to Secretary of Housing and Urban Development by deed dated 3-3-2005 and recorded in Official Records Book 1490, Page 0272 in the in the Richland County Recorder's Office.

06-097

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
INITIAL MLB DATE 4-10-06



WWW.RIVERSTONE SURVEY.COM

■ CLEVELAND 2618 North Moreland Blvd., Cleveland, OH 44120
P 216.491.2000 F 216.491.9640

■ CANTON 4150 Belden Village St. N.W., Suite 307, Canton, OH 44718
P 330.492.2747 F 330.492.2757