

16' ALLEY

RAE AVENUE (50')

16' ALLEY

HELEN AVENUE (50')

LOT 5560
P.V.-8, P.-26

AJI PROPERTIES OF MANSFIELD, LLC
O.R.V.-1963 P.-762
PT. LOT 5559

PT. LOT 5559
1800 Sq. Feet

3 ROSES PROPERTY
MANAGEMENT LLC
O.R.V.-2362 P.-230

PT. LOT 5558
2400 Sq. Feet

4200 Sq. Feet
TOTAL

CLINTON E.
EWERS
O.R.V.-2346
P.-625
PT. LOT 5558

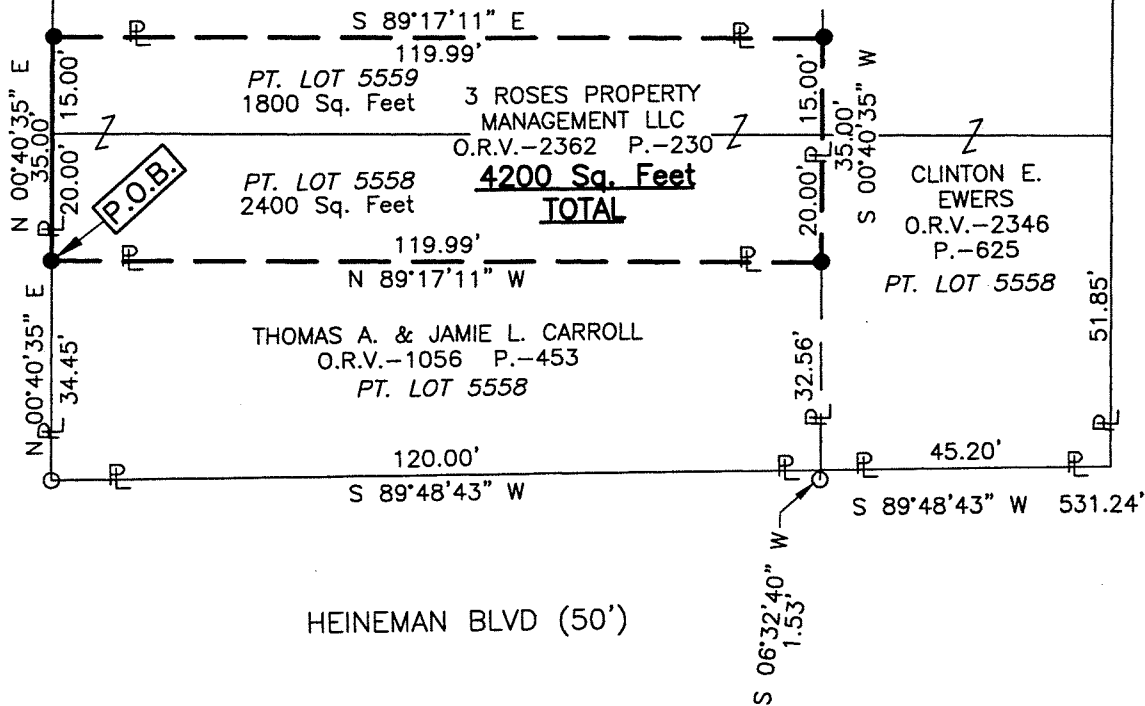
THOMAS A. & JAMIE L. CARROLL
O.R.V.-1056 P.-453
PT. LOT 5558

HEINEMAN BLVD (50')

SURVEY FOR 3 ROSES PROPERTY MANAGEMENT LLC

LEGEND

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



PT. LOT 5568

PT. LOT 5550

PT. LOT 5550

Distances shown hereon are expressed in feet and decimal parts thereof.

Basis of bearings: Survey X-37.

CERTIFICATION: I hereby certify that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code.

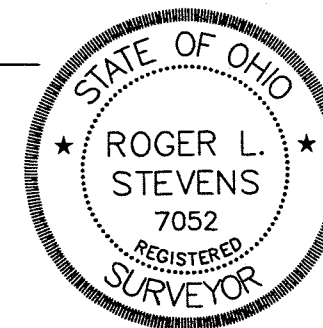
NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 6-29-15

INITIAL DATE

HH-151

PART OF LOTS 5558 &
5559, IN THE CITY OF
MANSFIELD, RICHLAND CO.,
OHIO.



Roger L. Stevens

Roger L. Stevens, P.S. #7052 Date 6-18-15 MANS-5558-9

**SURVEYOR'S DESCRIPTION FOR
3 ROSES PROPERTY MANAGEMENT LLC**

4200 SQ. FT.

Situated in the City of Mansfield, County of Richland, State of Ohio, being part of Lot 5558 and part of Lot 5559 of the consecutively number Lots in said City as shown in plat volume 8, page 26 and being more particularly described as follows:

Commencing at an iron pin found in the southwest corner of said Lot 5558, said iron pin also being in the intersection of the north line of Heineman Blvd. and the east line of Rae Avenue and being in the southwest corner of a parcel of land conveyed to Thomas A. and Jamie L. Carroll by official records volume 1056, page 453;

Thence N 00° 40' 35" E, 34.45 feet along the west line of said Lot 5558 also being along said east line of Rae Avenue and being along the west line of said land of Thomas A. and Jamie L. Carroll to an iron pin set in the northwest corner of said land, said iron pin being the **true place of beginning**;

Thence with the following **FOUR** courses:

- 1) **N 00° 40' 35" E, 35.00 feet** and continuing along said west line of said Lot 5558 and along the west line of said Lot 5559, also continuing along said east line of Rae Avenue to an iron pin set in the southwest corner of a parcel of land conveyed to A.JI Properties of Mansfield, LLC by official records volume 1963, page 762;
- 2) **S 89° 17' 11" E, 119.99 feet** along the south line of said land of AJI Properties of Mansfield, LLC to an iron pin set in a southeast corner of said land, said iron pin also being in the west line of a parcel of land conveyed to Clinton E. Ewers by official records volume 2346, page 625;
- 3) **S 00° 40' 35" W, 35.00 feet** along said west line of said land of Clinton E. Ewers to an iron pin set in the northeast corner of said land of Thomas A. and Jamie L. Carroll;
- 4) **N 89° 17' 11" W, 119.99 feet** along the north line of said land of Thomas A. and Jamie L. Carroll to the **true place of beginning** and containing **4,200 square feet**, more or less, of which 2,400 square feet are in part of Lot 5558 and 1,800 square feet are in part of Lot 5559 and subject to all legal highways and easements of record.

Basis of Bearings: Survey X-37.

According to a survey made in June 2015 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.

All iron pins set are 5/8" diameter rod with plastic cap stamped "STEVENS 7052".



Roger L. Stevens
 Roger L. Stevens
 Registered Surveyor No. 7052
 MANSFIELD 5558-9

**NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE**

FAX 10-29-15
 INITIAL DATE

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