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## Plat of Survey

for Mansfield (Woodville) OH DG, LLC  
 Part of the Northeast 1/4, Section 34,  
 Township 21 North, Range 18 West  
 City of Mansfield, Township of Madison,  
 Richland County, Ohio

SURVEY PLAT PREPARED BY DOUGLAS  
 SEILER, P.S. NO 6869, DATED DECEMBER  
 13, 2004, SURVEY BOOK V-36,  
 RICHLAND COUNTY TAX MAP OFFICE.

PERTINENT DOCUMENTS AND SOURCES OF DATA  
 USED IN PREPARING THIS SURVEY:  
 SURVEY PLAT FOR GUS SLOBODA (APRIL 17,  
 1989) RICHLAND COUNTY HISTORICAL  
 SURVEYS, MADISON TOWNSHIP, SECTION 34,  
 NO. NE-17  
 SURVEY FOR N.K. PROSSER (JULY 12, 1999),  
 SURVEY BOOK L-102  
 SURVEY PLAT FOR PROPERTY TRANSFER  
 (DECEMBER 13, 2004), SURVEY BOOK V-36

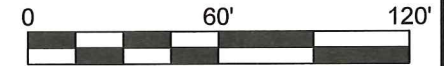
ALL EVIDENCE OF OCCUPATION SHOWN ON THIS  
 SURVEY WAS FOUND TO BE IN GOOD  
 CONDITION, AND FITS THE BOUNDARY LINE OR  
 OCCUPATION LINE, UNLESS STATED OTHERWISE.



NEW SPLIT  
 RICHLAND COUNTY  
 TAX MAP OFFICE

EAK 9-27-17  
 INITIAL DATE

JJ-295



SCALE: 1"=60'

## Legend

- FOUND MONUMENTATION AS NOTED
- SET 5/8" IRON REBAR W/ 'S-8066' CAP
- ⊕ MONUMENT FOUND
- (R) RECORD
- (M) MEASURED

## SURVEYOR'S CERTIFICATION

I certify that this survey was made in accordance with Ohio Administrative Code Chapter 4733-37 Standards for Boundary Surveys. All monumentation is or will be set as shown.

*Matthew T. Mokanyk*

Matthew T. Mokanyk, P.S., P.E.  
 Ohio P.S. No. S-8066

05/09/2017  
 Date

Zoning Approval  
 by *Jayford Rice*  
 Date *9-27-2017*



## LANDTECH

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 & Engineering  
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## SURVEY DESCRIPTION

Part of Section 34  
Township 21 North, Range 18 West  
City of Mansfield, Township of Madison,  
County of Richland,  
State of Ohio

SITUATED IN THE CITY OF MANSFIELD, TOWNSHIP OF MADISON, COUNTY OF RICHLAND, STATE OF OHIO, AND BEING PART OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 21 NORTH, RANGE 18 WEST, DESCRIBED AS:

COMMENCING AT A FOUND 1-INCH IRON BAR AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 34;

THENCE N00°25'39"W ALONG THE WEST LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 60.13 FEET (RECORDED AS N00°25'00"W 60.01 FEET) TO THE POINT OF BEGINNING, REFERENCED BY A FOUND 5/8" REBAR W/6869' CAP, BEARING N88°52'44"E A DISTANCE OF 46.81 FEET;

THENCE CONTINUING N00°25'39"W (RECORDED AS N00°25'00"W) A DISTANCE OF 195.62 FEET TO A POINT;

THENCE N88°52'45"E A DISTANCE OF 291.63 FEET TO A SET 5/8" IRON REBAR WITH 'S-8066' CAP, PASSING A SET 5/8" IRON REBAR WITH 'S-8066' CAP AT THE EASTERLY RIGHT-OF-WAY OF WOODVILLE ROAD (WIDTH VARIES, PUBLIC) AT 30.00 FEET;

THENCE N53°39'51"E A DISTANCE OF 90.49 FEET TO A SET 5/8" IRON REBAR WITH 'S-8066' CAP AND BEING A POINT ON THE SOUTHWEST LINE OF PROPERTY OWNED BY LERCAS PROPERTIES, LTD PER QUIT CLAIM DEED IN O.R. BOOK 1537, PG. 437;

THENCE S36°20'09"E ALONG SAID SOUTHWEST LINE (MEASURED AND RECORDED) A DISTANCE OF 105.82 FEET TO A SET 5/8" IRON REBAR WITH 'S-8066' CAP;

THENCE S47°19'26"W ALONG THE WESTERLY LINE OF SAID PARCEL A DISTANCE OF 150.24 FEET (MEASURED AND RECORDED) TO A SET 5/8" IRON REBAR WITH 'S-8066' CAP;

THENCE S05°27'46"W ALONG THE WESTERLY LINE OF SAID PARCEL A DISTANCE OF 76.70 FEET (MEASURED AND RECORDED) TO A SET 5/8" IRON REBAR WITH 'S-8066' CAP ON THE NORTHERLY RIGHT OF WAY LINE OF COOK ROAD (PUBLIC);

THENCE NORTHWESTERLY 261.45 FEET ALONG SAID RIGHT OF WAY LINE AND A CURVE TO THE LEFT HAVING A RADIUS OF 2351.83 FEET, CENTRAL ANGLE OF 06°22'11" AND LONG CHORD BEARING N87°56'09"W 261.32 FEET (MEASURED AND RECORDED) TO A FOUND 5/8-INCH IRON REBAR WITH '6869' CAP;

THENCE S88°52'44"W (MEASURED) A DISTANCE OF 46.81 FEET (RECORDED AS 46.95 FEET) TO THE POINT OF BEGINNING. CONTAINS 74,667 SQUARE FEET OR 1.714 ACRES.

SUBJECT TO AND TOGETHER WITH AN EASEMENT, SITUATED IN THE CITY OF MANSFIELD, COUNTY OF RICHLAND, STATE OF OHIO, AND BEING PART OF THE NORTHEAST 1/4 OF SECTION 34, TOWN 21 NORTH, RANGE 19 WEST, DESCRIBED AS: COMMENCING AT A FOUND 1-INCH IRON BAR AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 34; THENCE N00°25'39"W ALONG THE WEST LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 60.13 FEET (RECORDED AS N00°25'00"W 60.01 FEET); THENCE CONTINUING N00°25'39"W (RECORDED AS N00°25'00"W) A DISTANCE OF 142.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°25'39"W A DISTANCE OF 52.74 FEET; THENCE N88°52'45"E A DISTANCE OF 119.54 FEET PASSING A SET 5/8" IRON REBAR WITH 'S-8066' CAP AT THE EASTERLY RIGHT-OF-WAY OF WOODVILLE ROAD (WIDTH VARIES, PUBLIC) AT 30.00 FEET; THENCE S01°07'15"E A DISTANCE OF 54.19 FEET; THENCE S89°34'21"W A DISTANCE OF 120.19 FEET TO THE WEST LINE OF SAID NORTHEAST 1/4 AND THE POINT OF BEGINNING. CONTAINS 6,408 SQUARE FEET OR 0.15 ACRES MORE OR LESS.

This description was made in accordance with a survey conducted under my direct supervision on May 9, 2017. To the best of my knowledge and belief, said survey was executed in accordance with Ohio Administrative Code Chapter 4733-37, Standards for Boundary Surveys.



*Matthew Mokanyk*

Matthew T. Mokanyk, P.S., P.E.  
Ohio P.S. No. S-8066

*9/21/2017*

Date

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

INITIAL *EAK* DATE *9/21/17*  
*JS-295*