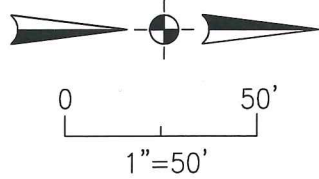


REL F:\2020\120006 Mansfield Survey Citation site\120006 0.369 acre rev parcel.dwg User:BrianBesecker Mar 06, 2020 - 10:43am



① W.J. SANCHEZ
O.R.V. 1536 P. 88

ASHLAND RAILWAY INC.
O.R.V. 623, P.621

CL NORTH MAIN STREET (SR. 13) (60' R/W)

GALVANIZED FENCE
POST FND.

ASHLAND RAILWAY INC.
O.R.V. 623, P.621

CITY OF MANSFIELD
O.R.V. 1255 P. 151-157

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EAK 3-9-20
INITIAL DATE
MM-53

E. LINE S.E. QTR. SEC 16
W. LINE S.W. QTR. SEC 15

FACE EXISTING WALL

ALL BEARINGS ARE BASED ON THE EAST RIGHT OF WAY LINE
OF NORTH MAIN STREET(S.R. 13) BEING NORTH 05°44'10" EAST
AS RECORDED IN OFFICIAL RECORD VOLUME 331, PAGE 64.

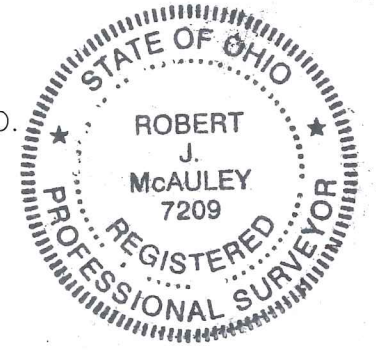
- L1 - S 87°51'00" E 113.77'
- L2 - N 89°04'10" W 6.89'
- L3 - N 01°54'41"E 44.98'
- L4 - N 77°13'15" W 27.26'
- L5 - N 87°46'49" W 61.95'
- L6 - S 44°51'32" W 88.44'



RICHLAND ENGINEERING LIMITED
29 NORTH PARK STREET MANSFIELD, OHIO 44902
PH. 419-524-0074 FAX 419-524-1812

Robert J. McAuley
ROBERT J. MCAULEY
RLS 7209
DATE: 6 March 2020

- * 3" GALVANIZED FENCE POST FD.
- ** TO CL OF COMMON WALL
- *** CORNER CONC. PAD



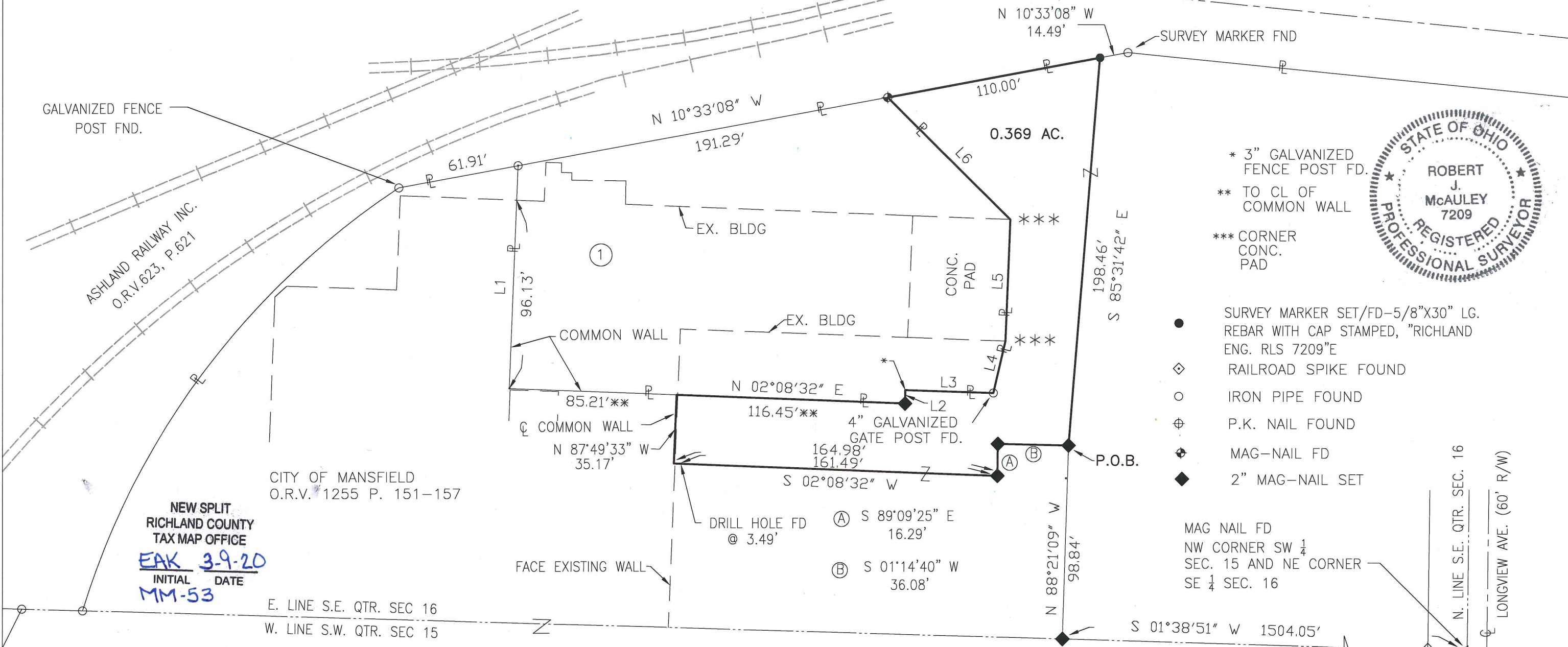
- SURVEY MARKER SET/FD-5/8"x30" LG. REBAR WITH CAP STAMPED, "RICHLAND ENG. RLS 7209"E
- ◇ RAILROAD SPIKE FOUND
- IRON PIPE FOUND
- ⊕ P.K. NAIL FOUND
- ◆ MAG-NAIL FD
- ◆ 2" MAG-NAIL SET

MAG NAIL FD
NW CORNER SW 1/4
SEC. 15 AND NE CORNER
SE 1/4 SEC. 16

**SURVEY FOR
CITY OF MANSFIELD**
0.369 ACRE PARCEL

Situated in the City of Mansfield, County of Richland, State of Ohio, and being a part of the Southeast Quarter of Section 16, Township 21 North, Range 18 West.

N. LINE S.E. QTR. SEC. 16
LONGVIEW AVE. (60' R/W)



Description of a 0.369 acre parcel for the City of Mansfield

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of lands now or formerly owned by the City of Mansfield as recorded in Official Record Volume 1255, Pages 151-157 of the Richland County Recorder's records, and being a part of the Southeast Quarter of Section 16, Township 21 North, Range 18 West and more particularly described as follows:

Commencing at a mag nail found at the northwest corner of the Southwest Quarter of Section 15, also being the northeast corner of the Southeast Quarter of Section 16;

Thence South 01 degree 38 minutes 51 seconds West along the west line of the Southwest Quarter of Section 15, also being the east line of the Southeast Quarter of Section 16, passing through a railroad spike found at 20.00 feet, a total distance of 1504.05 feet to a 2" mag nail set;

Thence North 88 degrees 21 minutes 09 seconds West a distance of 98.84 feet to a 2" mag nail set in asphalt at the **Point of Beginning** of the parcel herein described;

1. Thence **South 01 degree 14 minutes 40 seconds West** a distance of **36.08 feet** to a 2" mag nail set in asphalt;
2. Thence **South 89 degrees 09 minutes 25 seconds East** a distance of **16.29 feet** to a 2" mag nail set in asphalt;
3. Thence **South 02 degrees 08 minutes 32 seconds West** passing thru a drill hole set at a distance of 161.49 feet, a total distance of **164.98 feet** to a point on the centerline of a common building wall;
4. Thence **North 87 degrees 49 minutes 33 seconds West** with the centerline of said common building wall, a distance of **35.17 feet** to a point;
5. Thence **North 02 degrees 08 minutes 32 seconds East** with the east property line of lands now or formerly owned by W.J. Sanchez as recorded in Official Record Volume 1536, Page 88 of the Richland County Recorder's records, a distance of **116.45 feet** to a 2" mag nail set in asphalt;
6. Thence **North 89 degrees 04 minutes 10 seconds West** with a north property line of said Sanchez lands, a distance of **6.89 feet** to a 3" galvanized fence post found;
7. Thence **North 01 degree 54 minutes 41 seconds East** with an east property line of said Sanchez lands, a distance of **44.98 feet** to a 4" galvanized fence post found;
8. Thence **North 77 degrees 13 minutes 15 seconds West** with a northerly property line of said Sanchez lands, a distance of **27.26 feet** to a point at the corner of a concrete pad;

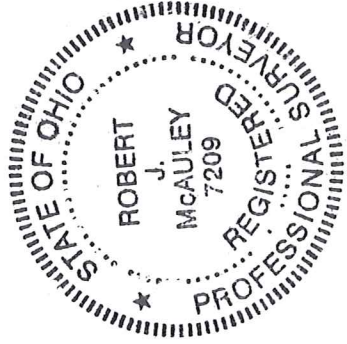
9. Thence **North 87 degrees 46 minutes 49 seconds West** with a north property line of said Sanchez lands, a distance of **61.95 feet** to a point at the corner of a concrete pad;
10. Thence **South 44 degrees 51 minutes 32 seconds West** with a northerly property line of said Sanchez lands, a distance of **88.44 feet** to a mag nail found on the east property line of lands now or formerly owned by the Ashland Railway Inc. as recorded in Official Record Volume 623, Page 621 of the Richland County Recorder's records;
11. Thence **North 10 degrees 33 minutes 08 seconds West** with the easterly property line of said Ashland Railway Inc. lands, a distance of **110.00 feet** to a survey marker set;
12. Thence **South 85 degrees 31 minutes 42 seconds East** a distance of **198.46 feet** to the **Point of Beginning**, containing **0.369 acres** of land, more or less, subject to all highways, easements and use restrictions of record.

The grantees, his heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site under applicable zoning.

This description is based on an actual field survey made by Richland Engineering Limited, January 2020. All bearings are based on the east right of way line of North Main Street (S.R. 13) being North 05°44'10" East as recorded in Official Record Volume 331, Page 64.

Survey markers set and found are 5/8 inch diameter by 30 inch long rebar with cap stamped "RICHLAND ENG. RLS 7209".

Permanent Parcel No. 027-05-099-18-001



Robert J. McAuley 6 March 2020
 Robert J. McAuley Date

Reg. Surveyor No. 7209
 Richland Engineering Limited

NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE

INITIAL DATE
 FAX 3-9-20
 MM-53