

**STATE OF OHIO, COUNTY OF RICHLAND, CITY OF MANSFIELD  
BEING PART OF LOT 11504 OF THE LESTER A. REMY SUBDIVISION  
OF LOT 6575 AND PART OF OUT LOT 2 - PLAT BOOK 15, PAGE 35**

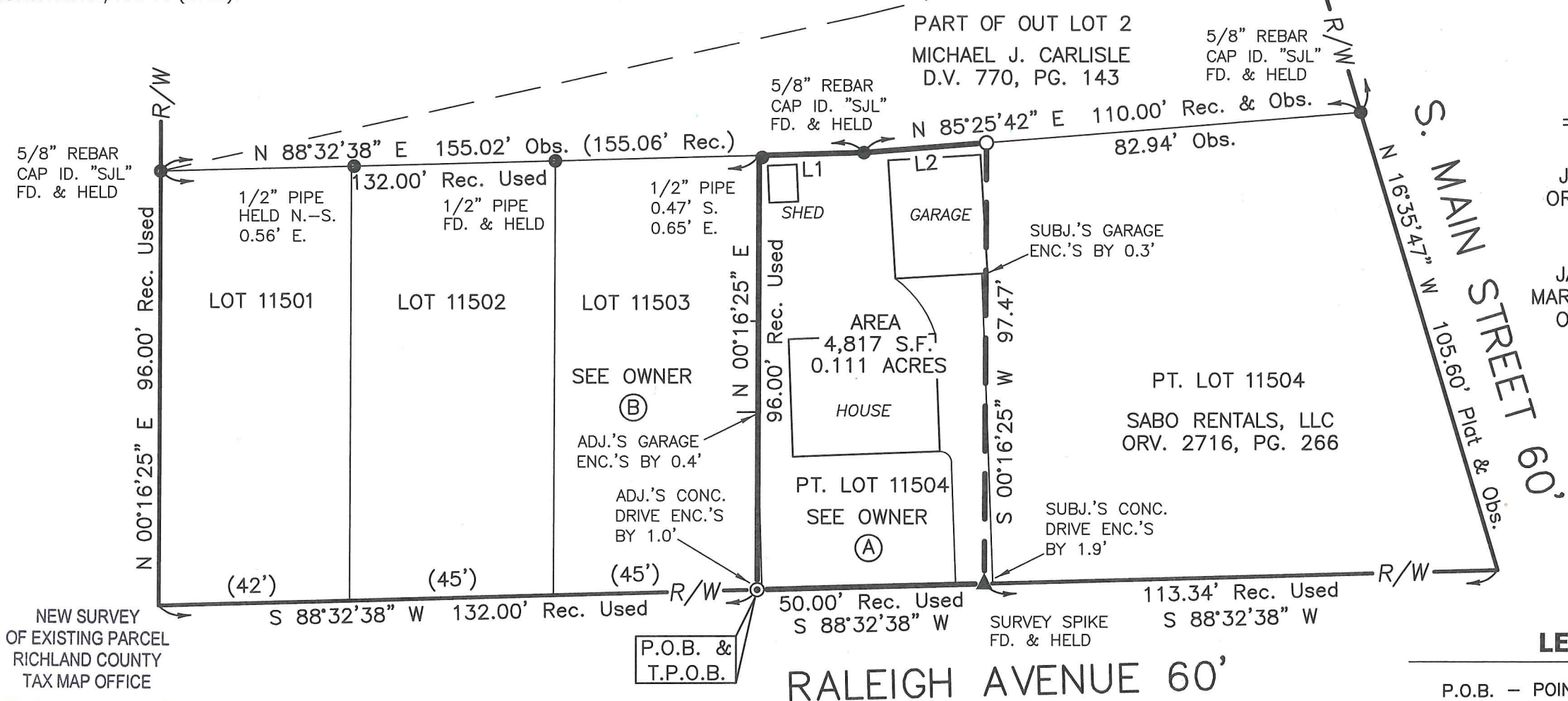
DATE: 06/30/2020  
BY: JPY  
SCALE: 1"=30'

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011).

**LINE INFO**

L1 N 88°32'38" E 23.02'  
L2 N 85°25'42" E 27.06'

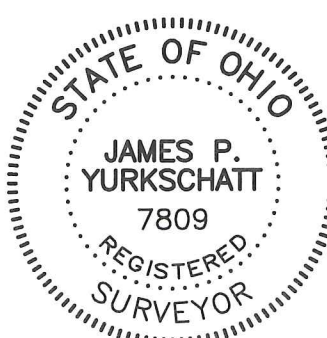


NEW SURVEY OF EXISTING PARCEL RICHLAND COUNTY TAX MAP OFFICE  
EAK 7-16-20  
INITIAL DATE  
MM-20L

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS DESCRIBED IN O.A.C. CHAPTER 4733-37.

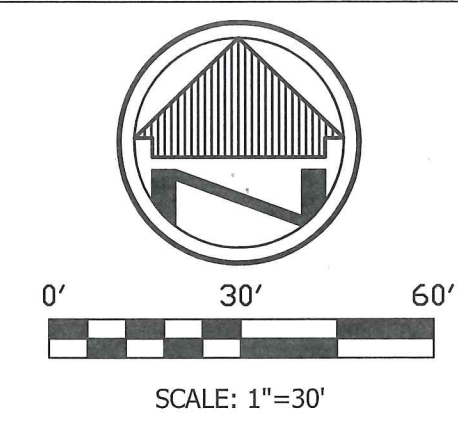
*James P. Yurkschatt*  
JAMES P. YURKSCHATT  
CAMPBELL & ASSOCIATES, INC. REG. NO. 7809

06/30/2020  
DATE



**REFERENCES**

RICHLAND COUNTY AUDITOR/GIS  
RICHLAND COUNTY DEEDS REFERENCED HEREON  
PLAT: LESTER A. REMY SUBDIVISION  
PLAT BOOK 15, PAGE 35  
SURVEYS:  
RAMSEY SURVEYING DATED 12/11/2012  
S.J.L & ASSOC. DATED 07/02/2019



**OWNERS**

- (A) JOSHUA L. TUTTLE  
ORV. 2563, PG. 322
- (B) JAY E. MCELVAIN & MARY JANE E. MCELVAIN  
ORV. 691, PG. 394

**LEGEND**

- P.O.B. - POINT OF BEGINNING
- T.P.O.B. - TRUE PLACE OF BEGINNING
- REC. - RECORD DISTANCE
- OBS. - OBSERVED DISTANCE
- - MONUMENT FOUND, SIZE & TYPE AS INDICATED.
- - 5/8" REBAR, 30 INCHES IN LENGTH, WITH C.&A. I.D. CAP SET
- ▲ - SURVEY SPIKE FOUND
- ⊙ - DRILL-HOLE SET
- R/W - RIGHT-OF-WAY



CAMPBELL & ASSOCIATES, INC.  
Land Surveying  
3485 Fortuna Drive, Ste. 100  
Akron, Ohio 44312  
(330) 945-4117  
www.campbellsurvey.com

JOB NO.  
20200114  
SHEET 1 OF 1

BOUNDARY SURVEY  
14 W. RALEIGH AVENUE  
MANSFIELD, OHIO 44907

14 W. RALEIGH AVENUE  
MANSFIELD, OHIO 44907  
0.111 ACRES

Situated in the State of Ohio, County of Richland, City of Mansfield, being part of Lot 11504 of the Lester A. Remy Subdivision of Lot 6575 and part of Out Lot 2 as recorded in Plat Book 15, Page 35 of Richland County Recorder's records, being all of the land conveyed to Joshua L. Tuttle as recorded in O.R. 2563, Page 322 of Richland County Recorder's records and being more particularly bounded and described as follows:

Beginning at a drill-hole set in a concrete driveway marking the southwest corner of said Lot 11504 and being on the north right-of-way line of Raleigh Avenue (60' wide). Said set drill-hole also being the southeast corner of Lot 11503 of said Lester A. Remy Subdivision and the **TRUE PLACE OF BEGINNING** for the parcel of land described herein;

Thence N 00°16'25"E, along the east line of said Lot 11503, a distance of 96.00' to the northeast corner thereof and being a point on a south line of land conveyed to Michael J. Carlisle as recorded in D.V. 770, Page 143 of Richland County Recorder's records (witness a 1/2" pipe found 0.47' south and 0.65' east);

Thence N 88°32'38"E, along a south line of said Carlisle land, a distance of 23.02' to a 5/8" rebar (cap id. "SJL") found and held marking a corner thereof;

Thence N 85°25'42"E, along a south line of said Carlisle land, a distance of 27.06' to a 5/8" rebar (cap id. "C&A") set thereon marking the northwest corner of land conveyed to Sabo Rentals, LLC as recorded in O.R. 2716, Page 266 of Richland County Recorder's records;

Thence S 00°16'25"W, along the west line of said Sabo Rentals, LLC land, a distance of 97.47' to a survey spike found and held marking the southwest corner thereof and being on the north right-of-way line of Raleigh Avenue;

Thence S 88°32'38"W, along the north right-of-way line of Raleigh Avenue, a distance of 50.00' to the **TRUE PLACE OF BEGINNING** and containing 0.111 acres (4,817 square feet) of land as surveyed by James P. Yurkschatt (P.S. 7809) of Campbell and Associates, Inc. on June 30, 2020. The 5/8" rebar set is 30" in length and capped "C&A".

The basis of bearings for this survey is Grid North of the Ohio State Plane Coordinate System, North Zone, NAD83(2011).

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

EAK 7-16-20  
INITIAL DATE  
MM-206

