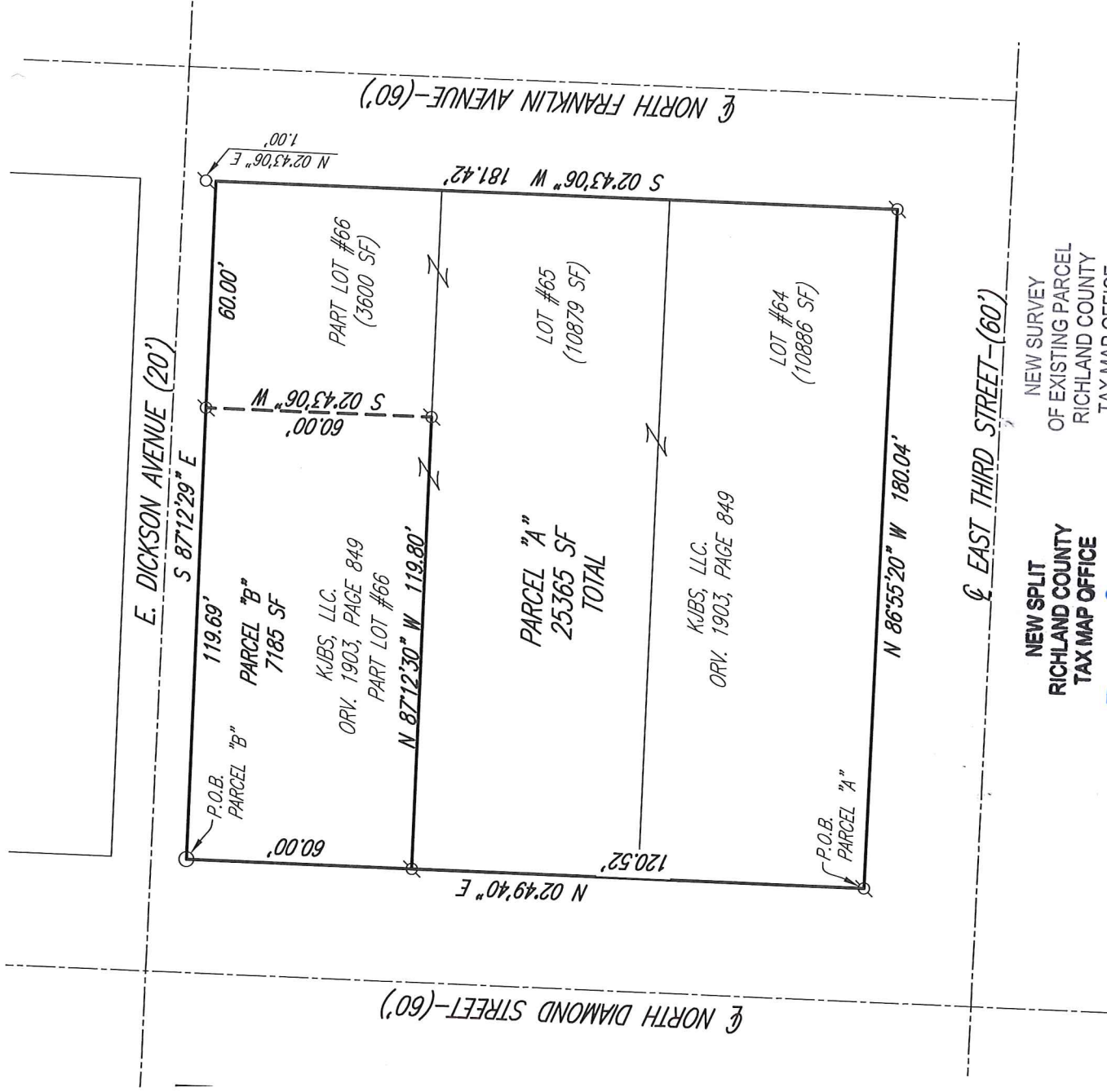


**SURVEY FOR: KJBS, LLC AN OHIO LIMITED LIABILITY COMPANY
BEING LOTS NUMBER (64), (65) & (66) OF THE CONSECUTIVELY
NUMBERED LOTS OF THE CITY OF MANSFIELD, COUNTY OF
RICHLAND, STATE OF OHIO**



BASIS OF BEARINGS :

BEARINGS ARE RELATIVE TO GRID NORTH THE OHIO STATE
PLANE COORDINATE SYSTEM NORTH ZONE NAD83(2011)

LEGEND

- IRON PIPE FOUND
- ⊗ 2" MAG NAIL SPIKE SET IN PAVEMENT

**NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE**

EAK 9-3-20
INITIAL DATE

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

EAK 9-3-20
INITIAL DATE
MM-2-17



Nathaniel B. Ramsey

NATHANIEL B. RAMSEY, P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR NO. S-8396
For K.E. McCartney & Associates, Inc.

08/26/2020

SCALE IN FEET





LEGAL DESCRIPTION

PARCEL "A"

8/26/2020
SY-678

Situated in the City of Mansfield, County of Richland, State of Ohio and being all of Lots #64 and #65, and a part of Lot #66, of the consecutively numbered lots in said City, being more particularly described as follows;

Beginning for the same at a Magnail spike set in the southwest corner of said Lot 64, said spike also being in the intersection of the north existing right of way line of East Third Street-(60' R/W) with the east existing right of way line of North Diamond Street-(60' R/W);

Thence, the following **SIX** Courses:

1. North 02 degrees 49 minutes 40 seconds East, 120.52 feet along said east existing right of way line of North Diamond Street to a Magnail spike set in the southwest corner of Lot 66;
2. South 87 degrees 12 minutes 30 seconds East, 119.80 feet along the south line of said Lot 66 to a Magnail spike set;
3. North 02 degrees 43 minutes 06 seconds East, 60.00 feet to a Magnail spike set on the north line of said Lot 66, said spike also being on the south existing right of way line of East Dickson Avenue-(20' R/W);
4. South 87 degrees 12 minutes 29 seconds East, 60.00 feet along said south right of way line to a Magnail spike set in the northeast corner of said Lot 66, said spike also being in the intersection of the south existing right of way line of East Dickson Avenue with the west existing right of way line of North Franklin Avenue-(60' R/W);
5. South 02 degrees 43 minutes 06 seconds West, 181.42 feet along said west existing right of way line of North Franklin Avenue to a Magnail spike set in the southeast corner of the aforementioned Lot 64, said spike also being in the intersection of the west line of North Franklin Avenue with the north existing right of way line of East Third Street;
6. North 86 degrees 55 minutes 20 seconds West, 180.04 feet along said north existing right of way line of East Third Street to the Place of Beginning, and containing a total of 25365 square feet, more or less, of which 10886 sq. ft. is located in said Lot 64, 10879 sq. ft. is located in said Lot 65, and 3600 sq. ft. is located in said part Lot 66, and subject to all easements, leases, and use restrictions of record;

This description was prepared and reviewed in August 2020 by Nathaniel B. Ramsey, P.S. S-8396 from an actual field survey performed for K.E. McCartney and Associates, Inc.

Magnail spikes set are 2" in length

Basis of Bearings: Bearings are relative to the Ohio State Plane Coordinate System NAD83(2011) as derived from GPS observations made in August 2020 and are for the purpose of determining directional variations.

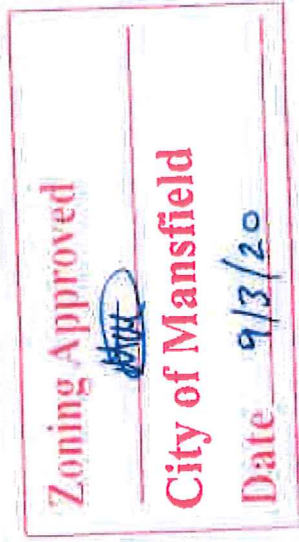


Nathaniel B. Ramsey
Ohio Registered Professional Surveyor No. 8396
for K.E. McCartney & Associates, Inc.



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

INITIAL **EAK** DATE **9-3-20**
MM-277



KEM

K.E. McCartney & Associates, Inc.
Engineers • Planners • Surveyors

LEGAL DESCRIPTION

PARCEL "B"

8/26/2020
SY-678

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot #66, of the consecutively numbered lots in said City, being more particularly described as follows;

Beginning for the same at a iron pipe found in the northwest corner of said Lot 66, said pipe also being in the intersection of the south existing right of way line of East Dickson Avenue-(20' R/W) with the east existing right of way line of North Diamond Street-(60' R/W);

Thence, the following **FOUR** Courses:

1. South 87 degrees 12 minutes 29 seconds East, 119.69 feet along said south existing right of way line of East Dickson Avenue to a Magnail spike set;
2. South 02 degrees 43 minutes 06 seconds West, 60.00 feet to a Magnail spike set on the south line of said Lot 66;
3. North 87 degrees 12 minutes 30 seconds West, 119.80 feet along said south line of Lot 66 to a Magnail spike set in the southwest corner of said Lot, said spike also being on the aforementioned east existing right of way line of North Diamond Street;
4. North 02 degrees 49 minutes 40 seconds East, 60.00 feet along said east line of North Diamond Street to the Place of Beginning, and containing 7185 square feet, more or less, and subject to all easements, leases, and use restrictions of record;

This description was prepared and reviewed in August 2020 by Nathaniel B. Ramsey, P.S. S-8396 from an actual field survey performed for K.E. McCartney and Associates, Inc.

Magnail spikes set are 2" in length

Basis of Bearings: Bearings are relative to the Ohio State Plane Coordinate System NAD83(2011) as derived from GPS observations made in August 2020 and are for the purpose of determining directional variations.

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EAK 9-3-20
INITIAL DATE
MM-277




Nathaniel B. Ramsey
Ohio Registered Professional Surveyor No. 8396
for K.E. McCartney & Associates, Inc.

