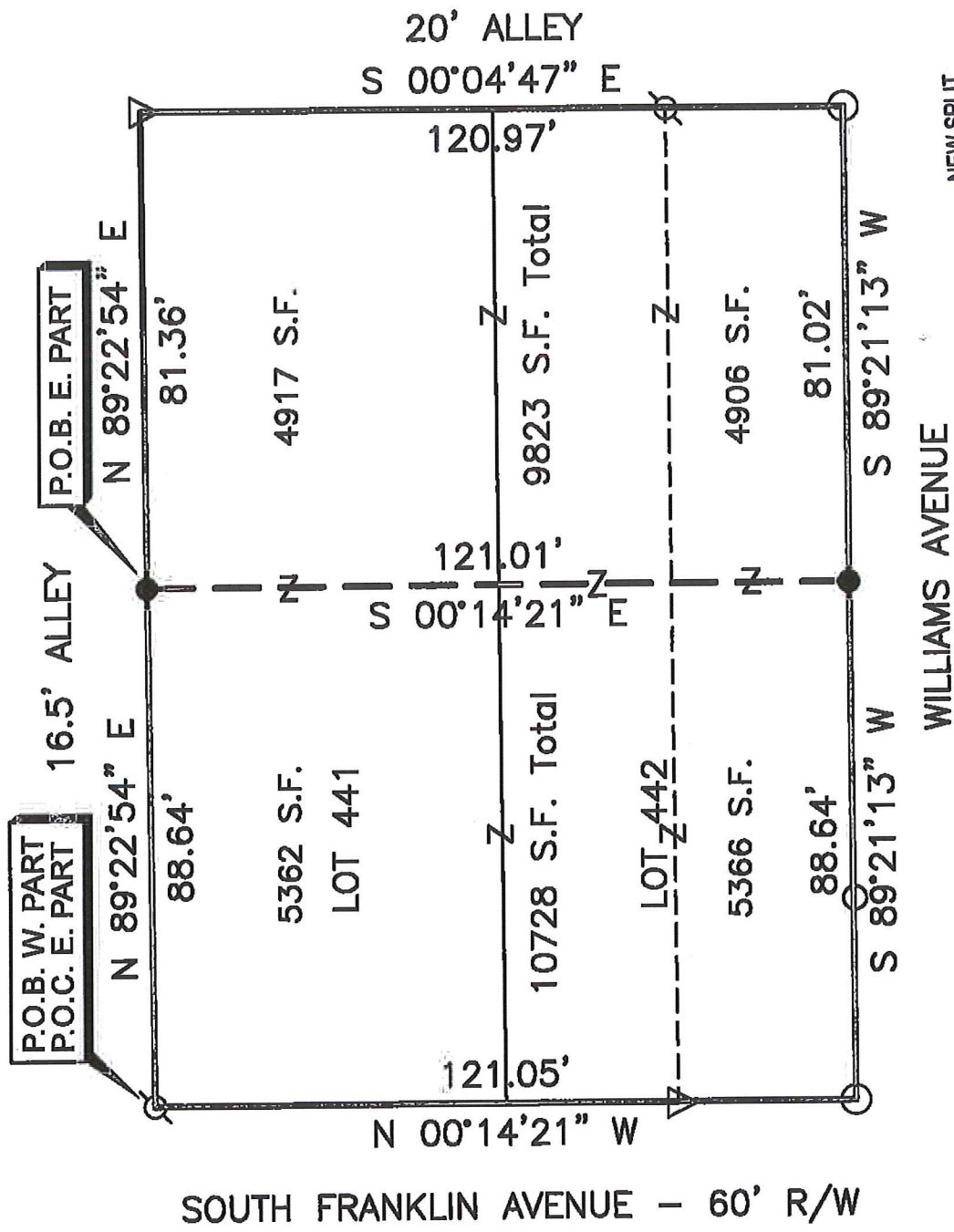



PLAT OF SUBDIVISION SURVEY FOR
63 ROWLAND OF MANSFIELD, LLC
 PART OF LOT 441 AND PART OF LOT 442
 PLAT VOLUME 1, PAGE 59
 CITY OF MANSFIELD, RICHLAND COUNTY, OHIO



Zoning Approved

City of Mansfield
Date 9/14/20

REFERENCE MATERIAL
 TAX MAP
 PLAT VOLUME 1, PAGE 59
 SURVEY FILES: L-346, O-18

BASIS OF BEARINGS
 BEARINGS ARE BASED ON A SURVEY BY SCOTT
 A. ENGLAND OF LOT 441 AND PART LOT 442
 DATED DECEMBER 6, 1999 (SURVEY FILE L-346)
 FOUND IN THE RICHLAND COUNTY TAX MAP SURVEY
 RECORDS AND ARE USED TO EXPRESS ANGLES ONLY.

LEGEND

- 5/8" DIA. x 30" LONG REBAR SET WITH
- PLASTIC CAP STAMPED "WEIGLER 7747"
- ⊕ REBAR WITH CAP STAMPED "S.A. ENGLISH 7452" FOUND
- REBAR WITH CAP STAMPED "SEILER 6869"
- ▽ 5/8" REBAR FOUND

WILLIAMS AVENUE

NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE

EAK INITIAL
9-15-20 DATE

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE

EAK INITIAL
9-15-20 DATE
MM-287

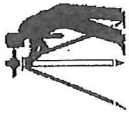


CERTIFICATION: I HEREBY CERTIFY THAT THE
 FOREGOING SURVEY WAS PREPARED FROM ACTUAL
 FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER
 4733-37, OHIO ADMINISTRATIVE CODE.

PREPARED BY
WEIGLER LAND SURVEYING, LTD.

Gary E. Weigler
 GARY E. WEIGLER
 OHIO REGISTERED SURVEYOR NO. 7747
 DATE: JULY 11, 2020
 FILE NO. 20013





Weigler Land Surveying, Ltd.

513 Amoy East Road, Mansfield, Ohio 44903

Phone and Fax (419) 747-7155

20013

DESCRIPTION EAST PART LOT 441 AND EAST PART LOT 442

Situated in the State of Ohio, County of Richland, City of Mansfield, being part of Lot 441 and Part of Lot 442 of the consecutively numbered lots in the City of Mansfield as recorded in Plat Volume 1, Page 59 of the Richland County Recorder's Plat Records and being more particularly described as follows;

Commencing at a rebar with cap stamped 'S.A. England 7452' found marking the northwest corner of said Lot 441, also marking the intersection of the east right-of-way line of South Franklin Avenue (60 feet in width) and the south right-of-way line of a 16.5 foot wide Alley;

Thence North 89°22'54" East, 88.64 feet to a 5/8" rebar with cap stamped "Weigler 7747" set in the north line of Lot 441 and the south line of said 16.5 foot wide Alley, and being the point of beginning for the parcel herein described;

Thence with the following Four (4) courses;

1. North 89°22'54" East, 81.36 feet to a 5/8" rebar found marking the northeast corner of said Lot 441 and also marking the intersection of right-of-ways of said 16.5 foot wide alley and the west right-of-way of a 20 foot wide alley;
2. South 00°04'47" East, 120.97 feet to a rebar with cap stamped "Seiler 6869" found marking the southeast corner of Lot 442, and the intersection of the west right-of-way of a said 20 foot wide Alley and the north right-of-way line of Williams Avenue;
3. South 89°21'13" West, 81.02 feet with the north line of said Williams Avenue to a 5/8" rebar with cap stamped "Weigler 7747" set in the south line of said Lot 442;
4. North 00°14'21" West, 121.01 feet parallel with the east right-of-way line of South Franklin Avenue to the point of beginning for the parcel herein described, containing 9823 square feet of which 4917 square feet are in part of Lot 441 and 4906 square feet are in part of Lot 442, being subject to all legal easements, restrictions and rights-of-way now on record.

Bearings are based on survey file L-346 of the Richland County Tax Map Records, and are used to express angles only.

I hereby certify that this description is based upon an actual field survey made by Gary E. Weigler, Registered Surveyor No. 7747 and all monumentation was set or found as indicated.

Prior Deed Reference: Official Record Volume 2785, Page 570

prepared by:

Weigler Land Surveying, Ltd.

Gary E. Weigler
Registered Surveyor No. 7747
Date: July 11, 2020



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK INITIAL **9-15-20** DATE
MM-287



Weigler Land Surveying, Ltd.
 513 Amoy East Road, Mansfield, Ohio 44903
 Phone and Fax (419) 747-7155

20013

DESCRIPTION
WEST PART LOT 441 AND WEST PART LOT 442

Situated in the State of Ohio, County of Richland, City of Mansfield, being part of Lot 441 and Part of Lot 442 of the consecutively numbered lots in the City of Mansfield as recorded in Plat Volume 1, Page 59 of the Richland County Recorder's Plat Records and being more particularly described as follows:

BEGINNING at a rebar with cap stamped "S.A. England 7452" found marking the northwest corner of said Lot 441, also marking the intersection of the east right-of-way line of South Franklin Avenue (60 feet in width) and the south-right-of-way line of a 16.5 foot wide Alley;

Thence with the following Four (4) courses;


1. North 89°22'54" East, 88.64 feet to a 5/8" rebar with cap stamped "Weigler 7747" set in the north line of Lot 441 and south line of said 16.5 foot wide Alley;
2. South 00°14'21" East, 121.01 feet to a 5/8" rebar with cap stamped "Weigler 7747" set in the south line of said Lot 442 and the north line of Williams Avenue;
3. South 89°21'13" West, 88.64 feet with the north line of said Williams Avenue to a rebar with cap stamped "Seiler 6869" found marking the southwest corner of said Lot 442, also marking the intersection of the north right-of-way of Williams Avenue and the east right-of-way of South Franklin Avenue;
4. North 00°14'21" West, 121.05 feet with the east right-of-way line of South Franklin Avenue to the point of beginning for the parcel herein described, containing 10728 square feet of which 5362 square feet are in part of Lot 441 and 5366 square feet are in part of Lot 442, being subject to all legal easements, restrictions and rights-of-way now on record.

Bearings are based on survey file L-346 of the Richland County Tax Map Records, and are used to express angles only.

I hereby certify that this description is based upon an actual field survey made by Gary E. Weigler, Registered Surveyor No. 7747 and all monumentation was set or found as indicated.

Prior Deed Reference: Official Record Volume 2785, Page 570

prepared by:
 Weigler Land Surveying, Ltd.


 Gary E. Weigler
 Registered Surveyor No. 7747
 Date: July 11, 2020



NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
 INITIAL DATE
 EAK 9-15-20
 MM-287