

**SURVEY FOR: ANTHONY NEGRETE**

DATE: 10-21-20

JOB NUMBER: SM-1070

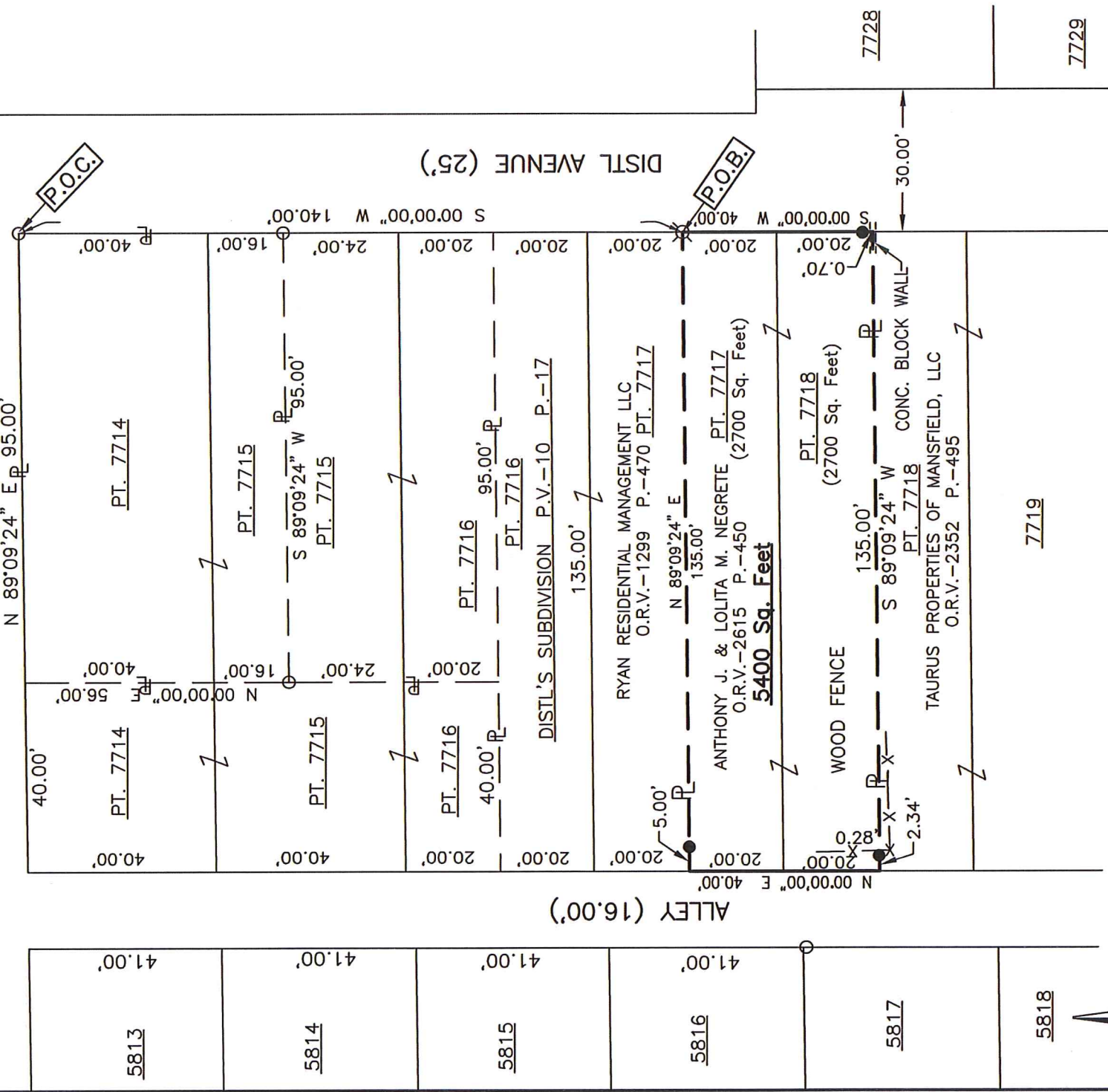
LOCATION: PART OF LOTS 7717 & 7718  
IN THE CITY OF MANSFIELD,  
COUNTY OF RICHLAND, STATE  
OF OHIO.

2311

2312

2313

**HOLLY DRIVE (20')**



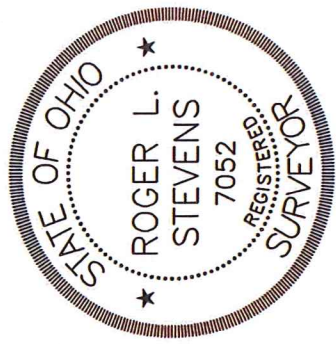
**LEGEND**

- IRON PIN FOUND
- ⊗ DRILL HOLE SET IN CONCRETE WALL
- IRON PIN SET, 5/8" DIA. ROD WITH PLASTIC CAP STAMPED "STEVENS 7052"

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

**EAK** 11-17-20  
INITIAL DATE  
**MM-366**

*Roger L. Stevens*  
Roger L. Stevens, P.S. #7052



Distances shown hereon are expressed in feet and decimal parts thereof.

Basis of bearings: Survey H-12.

CERTIFICATION: I hereby certify that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code and is correct to the best of my knowledge.

**SURVEYOR'S DESCRIPTION FOR ANTHONY NEGRETE**

**Part of Lots 7717 & 7718**

Situated in the City of Mansfield, County of Richland, State of Ohio, being part of lot numbers 7717 and 7718 of the consecutively numbered lots in said City, and being more particularly described as follows:

**Commencing** an iron pin found in the northeast corner of lot number 7714, said iron pin also being in the intersection of the south right of way line of Holly Drive (20 feet) and the west right of way line of Distl Avenue (25 feet);

Thence S 00° 00' 00" W, 140.00 feet along said west line of Distl Avenue (25 feet) also being the east line of said lot number 7714 and along the east line of lot numbers 7715 through 7717 to a drill hole set in a concrete wall in the southeast corner of a parcel of land conveyed to Ryan Residential Management, LLC by official records volume 1299, page 470 and being the **true place of beginning**;

Thence with the following **FOUR** courses:

- 1) **S 00° 00' 00" W, 40.00 feet** and continuing along said west line of Distl Avenue (25 feet changing over to 30 feet) also being along the east line of said lot numbers 7717 and 7718 to a point being the northeast corner of a parcel of land conveyed to Taurus Properties Of Mansfield, LLC by official records volume 2352, page 495 and passing through an iron pin set at 39.30 feet;
- 2) **S 89° 09' 24" W, 135.00 feet** along the north line of said land of Taurus Properties Of Mansfield, LLC to a point being the northwest corner of said land, said point also being in the west line of said lot number 7718 and being in the east line of an Alley (16.00'), and passing through an iron pin set at 132.66 feet;
- 3) **N 00° 00' 00" E, 40.00 feet** along said west line of said lot numbers 7718 and 7717, also along said east line of said Alley (16.00') to a point being the southwest corner of said land of Ryan Residential Management, LLC, said point being referenced by an iron pin set N 89° 09' 24" E, 5.00 feet from said point;
- 4) **N 89° 09' 24" E, 135.00 feet** along the south line of said land of Ryan Residential Management, LLC to the **true place of beginning**, passing through previously referenced iron pin set at 5.00 feet and containing **5,400 square feet**, more or less, of which 2,700 square feet are in part of lot number 7717 and 2,700 square feet are in part of lot number 7718 and subject to all legal highways and easements of record.

Basis of bearings: Survey H-12.

According to a survey made in October 2020 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.

Iron pins set are 5/8" diameter rod with plastic cap stamped "STEVENS 7052".

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 Registered Surveyor No. 7052  
 SM-1070A