

SURVEY FOR: ROZELAND KENNEL

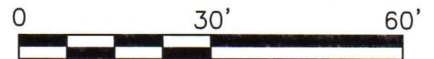
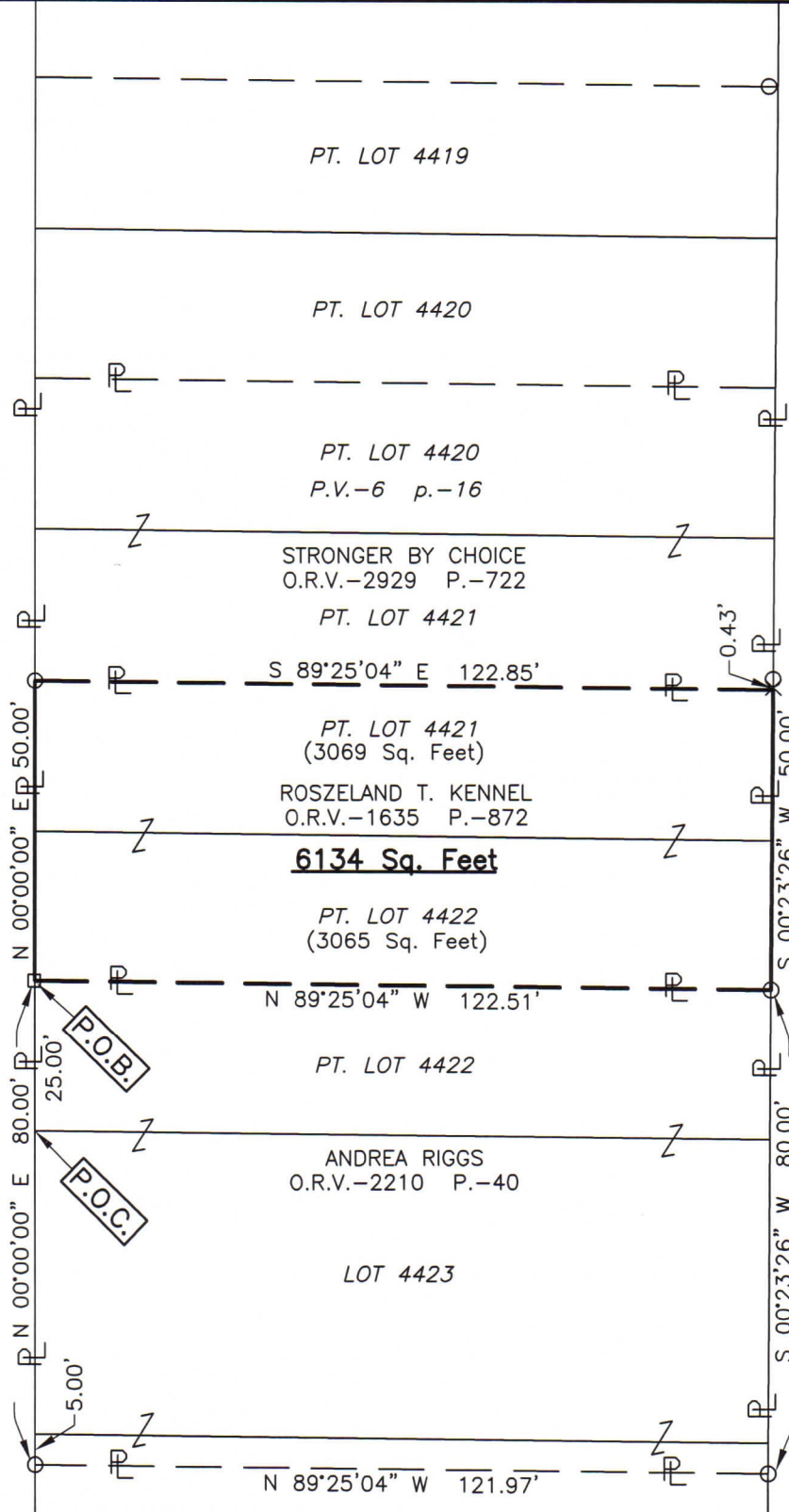
LOCATION: PART OF LOTS 4421 & 4422 IN THE CITY OF MANSFIELD, RICHLAND CO., STATE OF OHIO.

DATE: 5-10-21

JOB NUMBER: MANS-4421-4422

BLYMYER AVENUE (50')

ALLEY (16')



SCALE 1"=30'

LEGEND

- IRON PIN FOUND
- RAILROAD SPIKE FOUND

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 5-18-22

INITIAL DATE

00-161



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

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

Basis of bearings: Survey W-238.

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
ROZELAND KENNEL**

6,134 SQ. FT.

Situated in the City of Mansfield, County of Richland, State of Ohio, being part of Lots 4421 and 4422 of the consecutively numbered Lots in said City as shown in plat volume 6 , page 16 and being more particularly described as follows:

Commencing at a point being the southwest corner of said Lot 4422, said point also being in the east right of way line of Blymyer Avenue (50') and being referenced by railroad spike found N 00° 00' 00" E, 25.00 feet from said point;

Thence N 00° 00' 00" E, 25.00 feet along the west line of said Lot 4422 also being along said east right of way line of Blymyer Avenue (50') to a railroad spike found in the northwest corner of a parcel of land conveyed to Andrea Riggs by official records volume 2210, page 40, said railroad spike being the **true place of beginning**;

Thence with the following **FOUR** courses:

- 1) **N 00° 00' 00" E, 50.00 feet** and continuing along said west line of said Lot 4422 and along the west line of said Lot 4421, also continuing along said east right of way line of Blymyer Avenue (50') to an iron pin found in the southwest corner of a parcel of land conveyed to Stronger By Choice by official records volume 2929, page 722;
- 2) **S 89° 25' 04" E, 122.85 feet** along the south line of said land of Stronger By Choice to a point being the southeast corner of said land, said point also being in the east line of said Lot 4421, being in the west right of way line of an Ally (16') and being referenced by an iron pin found N 00° 23' 26" E, 0.43 feet from said point;
- 3) **S 00° 23' 26" W, 50.00 feet** along said east line of said Lot 4421 and along the east line of said Lot 4422, also being along said west right of way line of an Ally (16') to an iron pin found in the northeast corner of said land of Andrea Riggs;
- 4) **N 89° 25' 04" W, 122.51 feet** along the north line of said land of Andrea Riggs to the **true place of beginning**, and containing **6,134 square feet**, more or less, of which 3,069 square feet are in part of Lot 4421 and 3065 square feet are in part of Lot 4422, and subject to all legal highways and easements of record.

Basis of bearings: Survey W-238.

According to a survey made in May 2022 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
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 Registered Surveyor No. 7052
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