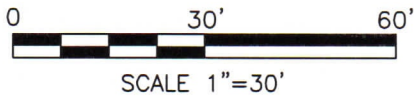


SURVEY FOR: RJBELLEW INVESTMENTS LLC

DATE: 8-18-22

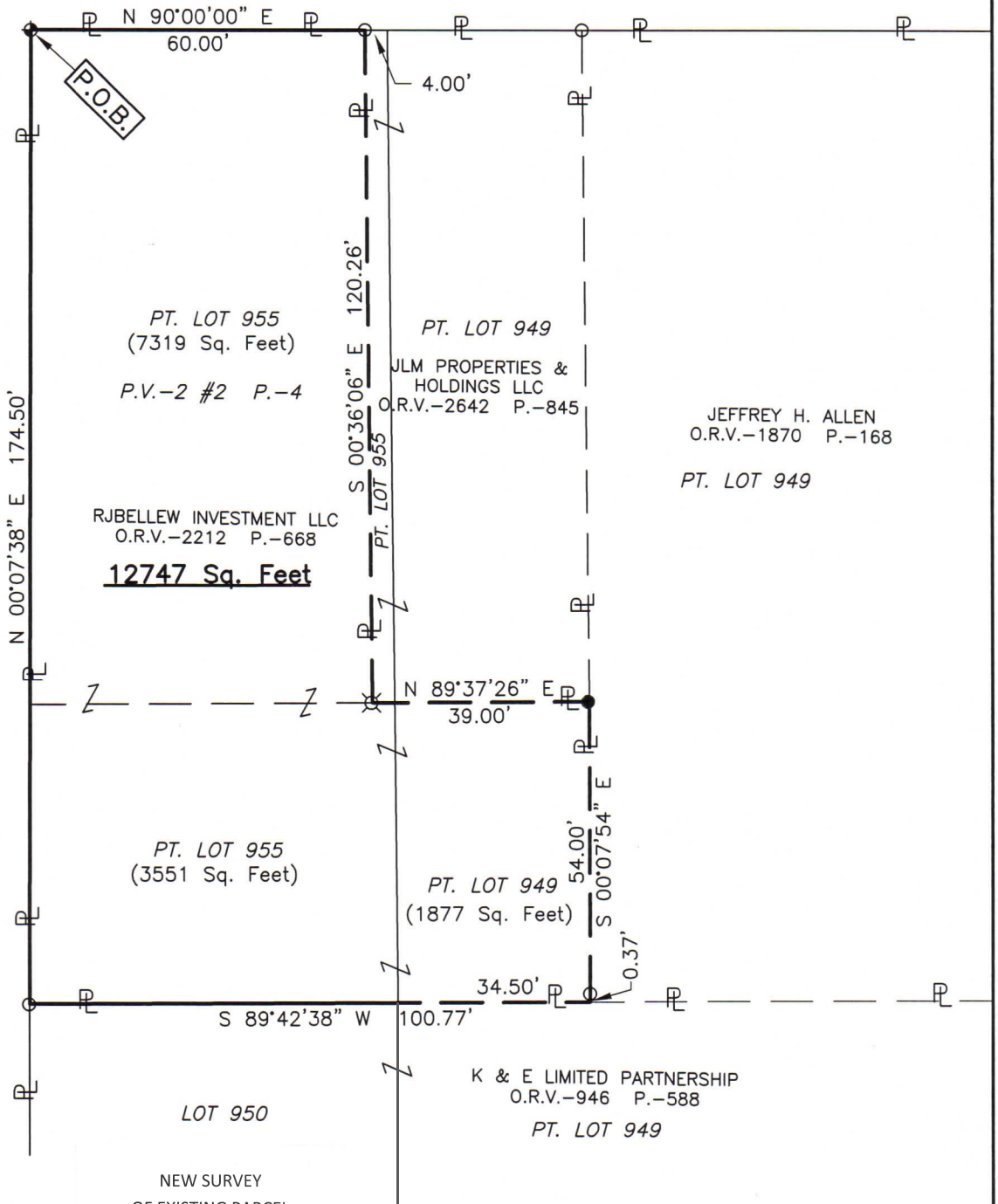
JOB NUMBER: MANS 949 955

LOCATION: PART OF LOTS 949 & 955 IN
THE CITY OF MANSFIELD,
RICHLAND CO., STATE OF OHIO.



WEST THIRD STREET (60')

BOWMAN STREET (50')



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 9-1-22

INITIAL DATE
OO-286

LEGEND

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

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



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

Basis of bearings: Survey B-41.

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
RJBELLEW INVESTMENTS LLC**

Part of Lots 949 & 955

Situated in the City of Mansfield, County of Richland, State of Ohio, being part of Lots 949 and 955 of the consecutively numbered Lots in said City as recorded in plat volume 2 No.2, page 4 and being more particularly described as follow:

Beginning at a drill hole set in concrete in the northwest corner of said Lot 955, said drill hole also being in the intersection of the south right of way line of West Third Street (60') and the east right of way line of Bowman Street (50');

Thence with the following **Six** courses:

- 1) **N 90° 00' 00" E, 60.00 feet** along the north line of said Lot 955 also being along said south right of way line of West Third Street (60') to an iron pin found in the northwest corner of a parcel of land conveyed to JLM Properties and Holdings LLC by official records volume 2642, page 845;
- 2) **S 00° 36' 06" E, 120.26 feet** along the west line of said land of JLM Properties and Holdings LLC to a drill hole found in concrete in the southwest corner of said land;
- 3) **N 89° 37' 26" E, 39.00 feet** along the south line of said land of JLM Properties and Holdings LLC to an iron pin set in the southeast corner of said land, said iron pin also being in the west line of a parcel of land conveyed to Jeffrey H. Allen by official records volume 1870, page 168;
- 4) **S 00° 07' 54" E, 54.00 feet** along said west line of said land of Jeffrey H. Allen to a point being the southwest corner of said land, said point also being in the north line of a parcel of land conveyed to K & E Limited Partnership by official records volume 946, page 588 and passing through an iron pin found at 53.63 feet;
- 5) **S 89° 42' 38" W, 100.77 feet** along said north line of said land of K & E Limited Partnership a part of which is also along the south line of said Lot 955 to an iron pin found in the northwest corner of said land of K & E Limited Partnership, said iron pin also being in the southwest corner of said Lot 955 and being in the east right of way line of Bowman Street (50');
- 6) **N 00° 07' 38" E, 174.50 feet** along the west line of said Lot 955 and along said east right of way line of Bowman Street (50') to the **place of beginning**, and containing **12,747 square feet**, more or less, of which 1,877 square feet are in part of Lot 949 and 10,870 square feet are in part of Lot 955 and subject to all legal highways and easements of record.

Basis of bearings: Survey B-41.

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

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



Roger L. Stevens

 Roger L. Stevens
 Registered Surveyor No. 7052
 MANS 949 955

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK **9-1-22**
 INITIAL DATE