

SURVEY FOR: BONNIE SCHERER

LOCATION: ALL OF LOT 16734 & PART OF LOT 16735 IN THE CITY OF MANSFIELD, RICHLAND CO., STATE OF OHIO.

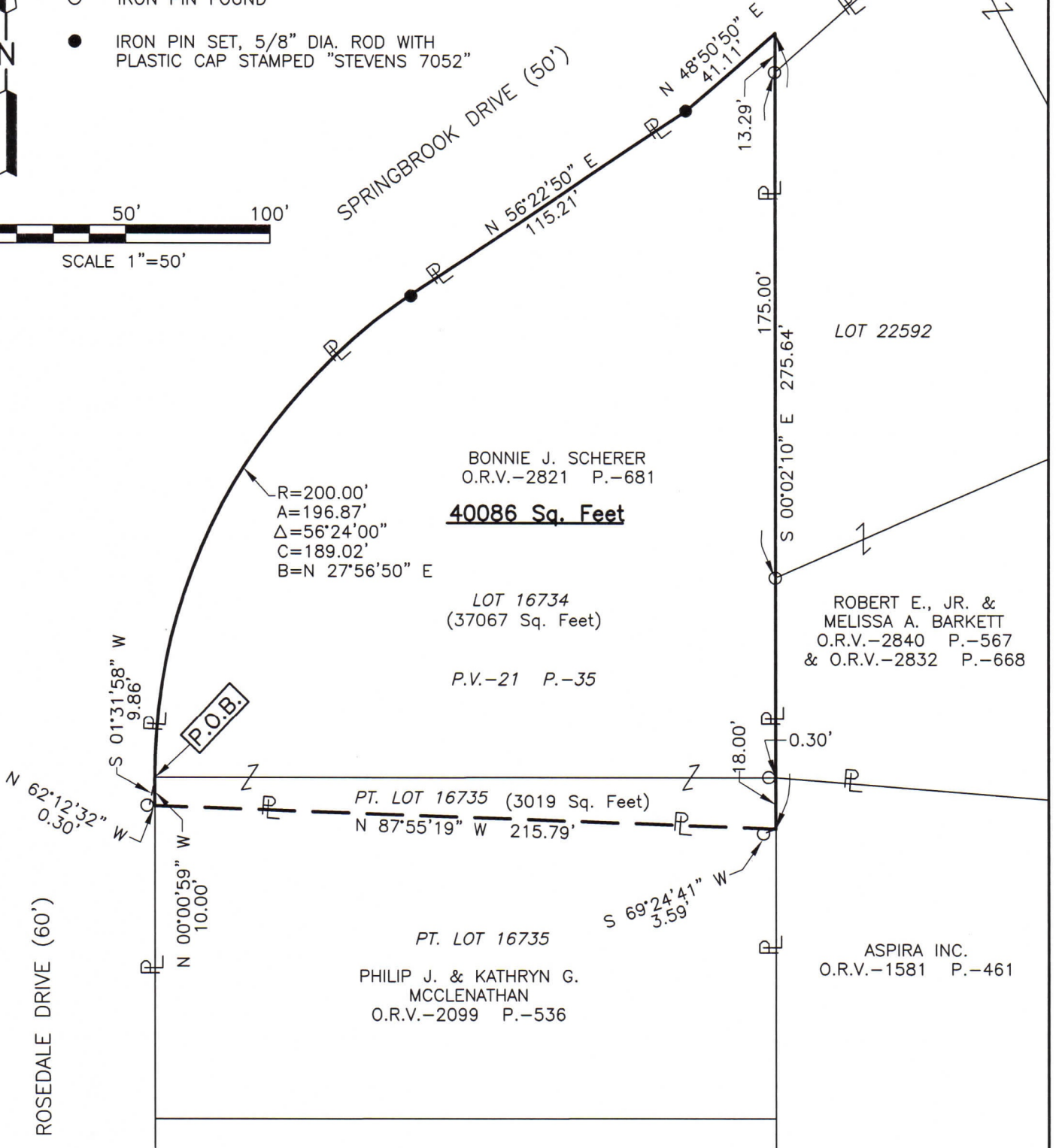
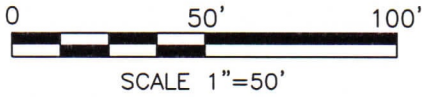
DATE: 8-26-22

JOB NUMBER: MANSFIELD16734



LEGEND

- IRON PIN FOUND
- IRON PIN SET, 5/8" DIA. ROD WITH PLASTIC CAP STAMPED "STEVENS 7052"



BONNIE J. SCHERER
O.R.V.-2821 P.-681
40086 Sq. Feet

LOT 16734
(37067 Sq. Feet)
P.V.-21 P.-35

ROBERT E., JR. &
MELISSA A. BARKETT
O.R.V.-2840 P.-567
& O.R.V.-2832 P.-668

ASPIRA INC.
O.R.V.-1581 P.-461

PT. LOT 16735
PHILIP J. & KATHRYN G.
MCCLLENATHAN
O.R.V.-2099 P.-536



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

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK **9-13-22**
INITIAL DATE
00-297

Distances shown hereon are expressed in feet and decimal parts thereof, bearings are to an assumed meridian and are used to express angles only.

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
BONNIE SCHERER**

Lot 16734 & Part of Lot 16735

Situated in the City of Mansfield, County of Richland, State of Ohio, being Lot 16734 and part of Lot 16735 of the consecutively numbered Lots in said City as recorded in plat volume 21, page 35 and being more particularly described as follow:

Beginning at a point being the southwest corner of said Lot 16734, said point also being in the east right of way line of Rosedale Drive (60') and being referenced by an iron pin found S 01° 31' 58" W, 9.86 feet from said point;

Thence with the following **Six** courses:

- 1) **Northeasterly** along the northwesterly line of said Lot 16734 also being along said easterly right of way line of Rosedale Drive (60') on a **curve to the right having a radius of 200.00 feet, an arc length of 196.87 feet, a delta angle of 56° 24' 00", a chord length of 189.02 feet and a chord bearing of N 27° 56' 50" E** to an iron pin set in a point of tangency, said iron pin also being in the southeasterly right of way line of Springbrook Drive (50');
- 2) **N 56° 22' 50" E, 115.21 feet** and continuing along said northwesterly line of said Lot 16734 and along said southeasterly right of way line of Springbrook Drive (50') to an iron pin set;
- 3) **N 48° 50' 50" E, 41.11 feet** and continuing along said northwesterly line of said Lot 16734 and along said southeasterly right of way line of Springbrook Drive (50') to a point being the northeasterly corner of said Lot, said point being referenced by an iron pin found S 00° 02' 10" E, 13.29 feet from said point;
- 4) **S 00° 02' 10" E, 275.64 feet** along the east line of said Lot 16734 and along the east line of said Lot 16735 to a point being the northeast corner of a parcel of land conveyed to Philip J. and Kathryn G. McClenathan by official records volume 2099, page 536, said point being referenced by an pin found S 69° 24' 41" W, 3.59 feet from said point and passing through previously referenced iron pin found at 13.29 feet and passing through iron an pin found at 188.29 feet;
- 5) **N 87° 55' 19" W, 215.79 feet** along the north line of said land of Philip J. and Kathryn G. McClenathan to a point being the northwest corner of said land, said point also being in the west line of said Lot 16735, being in said east right of way line of Rosedale Drive (60') and being referenced by an iron pin found N 62° 12' 32" W, 0.30 feet from said point;
- 6) **N 00° 00' 59" W, 10.00 feet** along said west line of said Lot 16735 and along said east right of way line of Rosedale Drive (60') to the **place of beginning** and containing **40,086 square feet**, more or less, of which 37,067 square feet are in Lot 16734 and 3,019 square feet are in part of Lot 16735 and subject to all legal highways and easements of record.

Bearings are to an assumed meridian and are used to express angles only.

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.

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK **9-13-22**
 INITIAL DATE
00-297



Roger L. Stevens
 Roger L. Stevens
 Registered Surveyor No. 7052
 MANSFIELD 16734