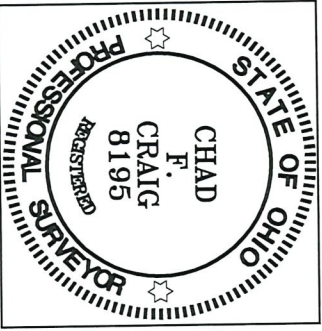


BASIS OF BEARING IS STATE PLANE
 GRID NORTH NAD 83 (2011), GEOID
 184, OHIO NORTH ZONE.

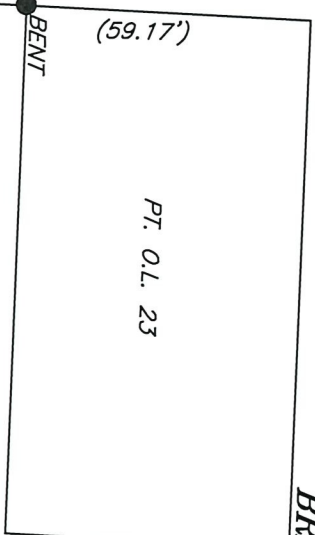


SURVEY BY: *Chad F. Craig*

CHAD F. CRAIG P.S. #8195
 for SELER & CRAIG SURVEYING INC.
 270 PARK AVENUE WEST
 MANSFIELD, OHIO 44902
 (419) 525-3644
 EMAIL: SELERANDCRAIG@SELERANDCRAIG.COM

SOUTH MAIN STREET 60' R/W

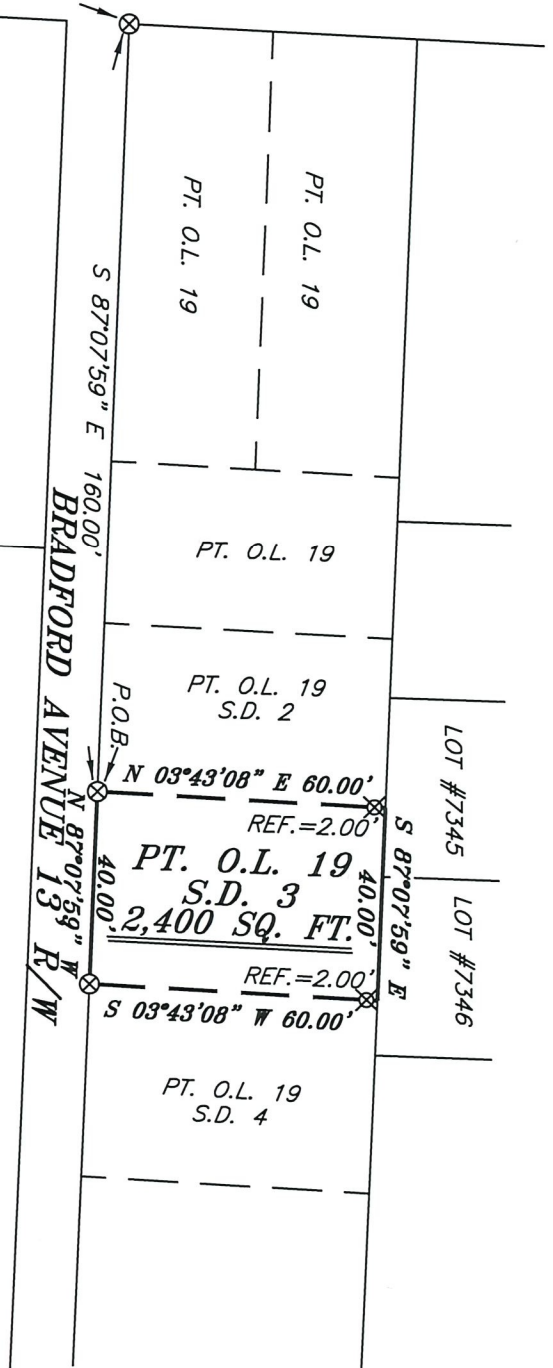
N 03°43'08" E 99.17'



PT. O.L. 23

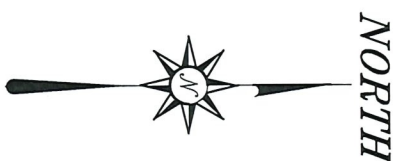
NOTE:
 THE INTENT OF THIS SURVEY IS TO CORRECT THE
 PLACE OF COMMENCEMENT OF SURVEY X-295 ON
 FILE AT THE RICHLAND COUNTY TAX MAP OFFICE.

MINERVA AVENUE 13' R/W



BRADFORD AVENUE 13' R/W

LOT #7345 LOT #7346



LEGEND

- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ⊗ 3" SURVEY MARKER SET IN PAVEMENT
- △ RAILROAD SPIKE SET
- ▲ RAILROAD SPIKE FOUND
- ⊗ 5/8" IRON PIN SET WITH CAP STAMPED "CRAIG 8195"

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 9-26-22
 INITIAL DATE

00-312

SURVEY PLAT FOR
CONDITIONAL DEED
PART O.L. 19, S.D. 3, CITY OF MANSFIELD, RICHLAND COUNTY, OHIO
DATE: SEPTEMBER 15, 2022 SCALE: 1"=40'
BRADFORD_AVE_25

SURVEY DESCRIPTION

PART O.L. 19 S.D. 3
CITY OF MANSFIELD,
RICHLAND COUNTY, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being known as part Out Lot 19, S.D. 3 in said city and being more particularly described as follows:

Commencing at a 3 inch survey marker set in pavement at the southwest corner of said Out Lot, the same being the northwest corner of Bradford Avenue and on the east right of way of South Main Street, Thence, South 87 degrees 07 minutes 59 seconds East with the south line of said out lot 160.00 feet to a 3 inch survey marker set in pavement, being the place of beginning for the parcel herein described;

Thence, North 03 degrees 43 minutes 08 seconds East passing through an iron pin set for reference at a distance of 58.00 feet, a total distance of 60.00 feet to a point on the south line of Lot #7345;

Thence, South 87 degrees 07 minutes 59 seconds East with the south line of said lot and the easterly prolongation thereof 40.00 feet to a point on the south line of Lot #7346 referenced by an iron pin set on a bearing of South 03 degrees 43 minutes 08 seconds West and at a distance of 2.00 feet;

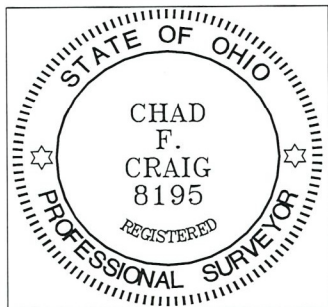
Thence, South 03 degrees 43 minutes 08 seconds West passing through said iron pin set, 60.00 feet to a 3 inch survey marker set in pavement on the south line of said out lot;

Thence, North 87 degrees 07 minutes 59 seconds West with the south line of said out lot 40.00 feet to the place of beginning, containing 2,400 square feet, according to survey by Chad F. Craig P.S. 8195 on September 15, 2022, but subject to all easements, right of ways and highways of record.

Iron pins set are 5/8" rods with caps stamped "CRAIG 8195".

Bearings are based on State Plane Grid North NAD 83 (2011), Geoid 18A, Ohio North Zone and are intended to be used for angular determination only.

The intent of this survey is to correct the place of commencement of survey X-295 on file at the Richland County Tax Map office.



Chad F. Craig
Chad F. Craig P.S. #8195
Seiler and Craig Surveying, Inc.

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK **9-26-22**
INITIAL DATE

00-312