

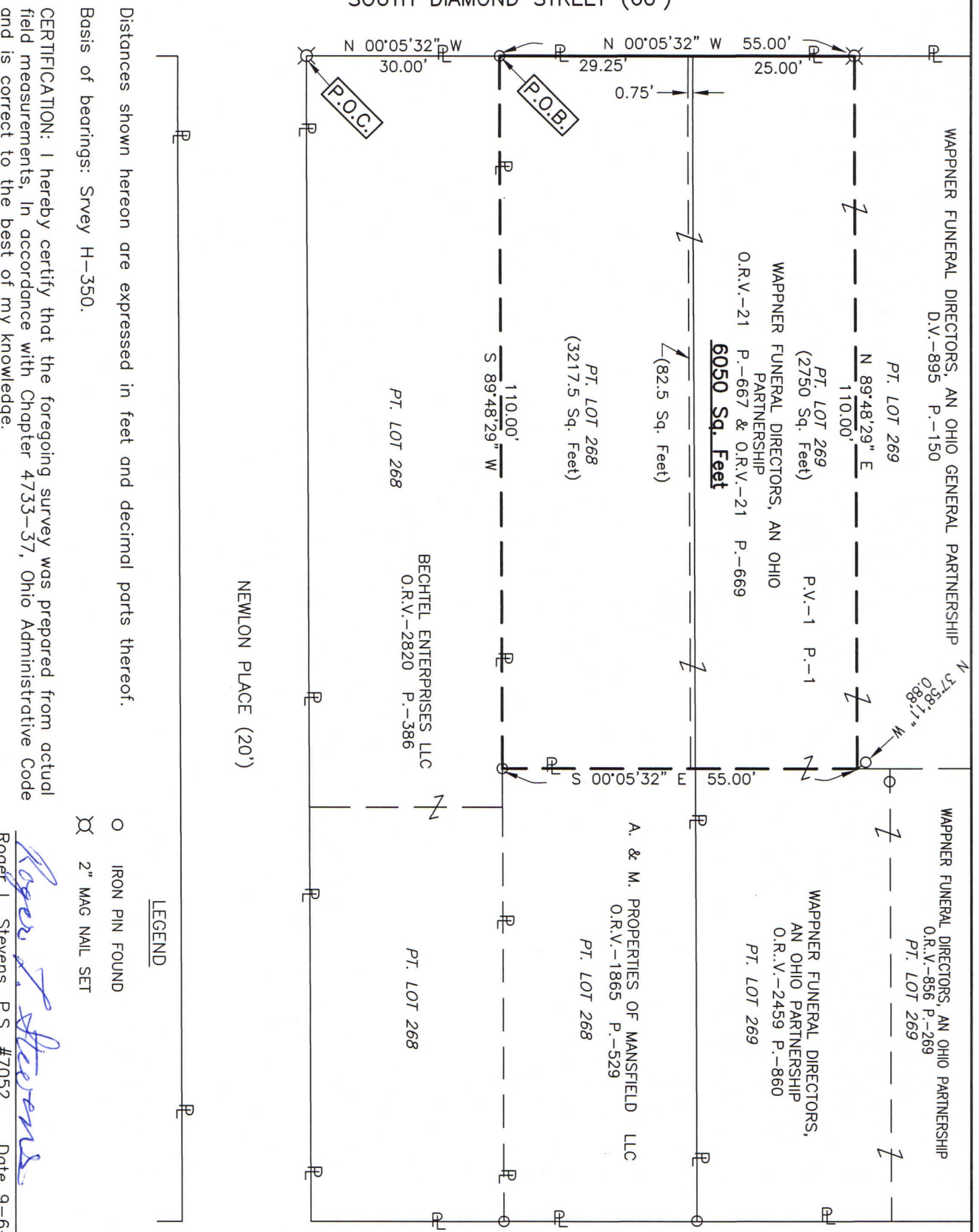
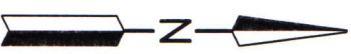
**SURVEY FOR
WAPPNER FUNERAL
DIRECTORS**

PART OF LOTS 268 & 269,
IN THE CITY OF MANSFIELD,
RICHLAND CO., OHIO.

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY

TAX MAP OFFICE
EAK 9-26-22
INITIAL DATE

00-313



- LEGEND**
- IRON PIN FOUND
 - ⊗ 2" MAG NAIL SET

Distances shown hereon are expressed in feet and decimal parts thereof.
Basis of bearings: Survey H-350.

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.

Roger L. Stevens
Roger L. Stevens, P.S. #7052 Date 9-6-22 SM-1374A



**SURVEYOR'S DESCRIPTION FOR
WAPPNER FUNERAL DIRECTORS**

Part of Lots 268 & 269

Situated in the City of Mansfield, County of Richland, State of Ohio, being part of Lots 268 and 269 of the consecutively numbered Lots in said City as shown in plat volume 1, page 1 and being more particularly described as follows:

Commencing at a mag nail set in asphalt in the southwest corner of said lot 268, said mag nail also being in the intersection of the east right of way line of Diamond Street (60 feet) and the north right of way line of Newlon Place (20 feet);

Thence N 00° 05' 32" W, 30.00 feet along the west line of said lot 268 also being along said east right of way line of Diamond street (60 feet) to an iron pin found in the northwest corner of a parcel of land conveyed to Bechtel Enterprises LLC by official records volume 2820, page 386, said iron pin being the **true place of beginning**;

Thence with the following **FOUR** courses:

- 1) **N 00° 05' 32" W, 55.00 feet** and continuing along said west line of said lot 268 and along the west line of said Lot 269, also continuing along said east right of way line of Diamond street (60 feet) to a mag nail set in asphalt in the southwest corner of a parcel of land conveyed to Wappner Funeral Directors an Ohio General Partnership by deed volume 895, page 150;
- 2) **N 89° 48' 29" E, 110.00 feet** along the south line of said land of Wappner Funeral Directors an Ohio General Partnership to a point being the southeast corner of said land said point also bing in the west line of a parcel of land conveyed to Wappner Funeral Directors an Ohio Partnership by official records volume 2459, page 860 said point being referenced by an iron pin found N 37° 58' 11" W, 0.88 feet from said point;
- 3) **S 00° 05' 32" E, 55.00 feet** along said west line of said land of Wappner Funeral Directors an Ohio Partnership and along the west line of a parcel of land conveyed to A. & M. Properties of Mansfield LLC by official records volume 1865, page 529 to an iron pin found in the southwest corner of said land of A. & M. Properties of Mansfield LLC, said iron pin also being in the north line of said land of Bechtel Enterprises LLC;
- 4) **S 89° 48' 29" W, 110.00 feet** along said north line of said land of Bechtel Enterprises LLC to **true place of beginning** and containing **6050 square feet**, more or less of which 3,300 square feet are in part of Lot 268 and 2,750 square feet are in part of Lot 269 and subject to all legal highways and easements of record.

Basis of bearings: Survey H-350.

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

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK **9-6-22**
INITIAL DATE



Roger L. Stevens
Roger L. Stevens
Registered Surveyor No. 7052
EM-1374B