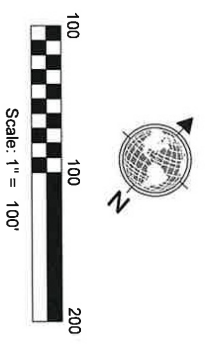


CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	24°39'05"	290.00'	124.77'	S 59°16'00" E	123.81'
LINE	BEARING	DISTANCE			
L1	N 41°34'08" W	118.31'			
L2	N 48°26'46" E	30.00'			
L3	N 41°34'08" W	35.24'			
L4	S 41°33'21" E	28.22'			
L5	S 07°15'39" E	54.92'			
L6	S 56°06'50" W	120.59'			
L7	S 50°55'11" W	84.72'			
L8	S 36°00'12" W	30.26'			



Acresage Table:

- 0.036 Acres: NW 1/4 Section 5
PID: 0579422916017
- 2.120 Acres: Part of Lot 22599, Lots 22600-2603, and the east part of vacated Maplewood Drive
PID: 0579422916013
- + 2.221 Acres: Lots 22595-22598 and the west Part of vacated Maplewood Drive
PID: 0579422916005
- 4.377 Acres Total

Legend

- 1/2-inch Rebar Found
- 5/8-inch Rebar Set, 30 inches in length with a yellow Cap
Stamped: "DLZ Ohio Inc."
- ⊙ Iron Pipe Found

**Boundary Survey of
4.377 ACRES**

Lying in
All of Lots 22595 through 22598, Part of Lot 22599,
All of Lots 22600 through 22603 and part of
Vacated Maplewood Drive
Forest Glen Block "A"
Plat Vol. 26, Page 17

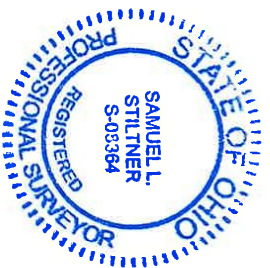
NW 1/4 Section 5 and NE 1/4 Section 6,
Township 20 N, Range 18 W
City of Mansfield, Washington Township,
Richland County, Ohio
Scale: 1" = 100' Date: September, 2022
DLZ Job No.: 21212095

General Notes:

1. No evidence of occupation along boundary lines unless otherwise shown.
2. All records shown hereon are from the Recorder's Office, Richland County, Ohio.
3. This plat does not reflect any utilities that may affect the subject property.
4. This plat does not reflect any easements that may affect the subject property.

Basis of Bearings:

The Bearings shown hereon are based on the bearing of South 41°32'39" East, for the easterly line of Forest Glen, Block "A", a subdivision of record in Plat Volume 26, Page 17.



Samuel Stiltner
Samuel Stiltner
Professional Surveyor No. 8364
Date: 9/21/2022

Certification:

I hereby certify that the attached plat was prepared from an actual ground survey performed in July, 2021 under my direct supervision and the information is correct to the best of my knowledge.

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

00-315



**DESCRIPTION OF 4.377 ACRES
CITY OF MANSFIELD. WASHINGTON TOWNSHIP,
RICHLAND COUNTY, OHIO**

Situate in the City of Mansfield, Township of Washington, County of Richland, State of Ohio, lying in the Northwest Quarter of Section 5 and the Northeast Quarter of Section 6, Township 20 North, Range 18 West and being the following all of Lots 22595 through 22598, all of lots 22600 through 22603, Part of Lot 22599 all lots in Forest Glen Block "A" a subdivision plat of record in Plat Volume 26, Page 17, part of Maplewood Drive (60 feet in width) and vacated by Ordinance No. 21-263, all of the 0.036 acre tract conveyed to Cassandra Bauer by deed of record in Official Record 2823, Page 405 (all records herein are from the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

Beginning at a 5/8 inch rebar set at the southeasterly corner of Lot 22594 of Forest Glen Block "A", and being on a common corner to Lot 22595;

Thence North $48^{\circ}25'52''$ East, a distance of 217.26 feet, along the line common to Lots 22594 and 22595 and partly across vacated Maplewood Drive, to a 5/8 inch rebar set on the center line of vacated Maplewood Drive;

Thence North $41^{\circ}34'08''$ West, a distance of 118.31 feet, along the center line of vacated Maplewood Drive, to a 5/8 inch rebar set on the southerly line of Spring Brook Drive (60' R/W);

Thence North $48^{\circ}26'46''$ East, a distance of 30.00 feet, across vacated Maplewood Drive, to a 5/8 inch rebar set on the westerly line of Lot 22603;

Thence North $41^{\circ}34'08''$ West, a distance of 35.24 feet, passing an iron pipe found, with a cap bearing the name "Baker" at a distance of 10.14 feet, along the westerly line of Lot 22603, to a 5/8 inch rebar set at the common corner of Lot 22603 and a 0.47 acre tract "Parcel 1" as conveyed to Catherine D. Goldman Living Trust by deed of record in Deed Volume 567, Page 992;

Thence North $48^{\circ}25'46''$ East, a distance of 236.08 feet, along the line common to Lot 22603, the 0.47 acre tract and the 0.036 acre tract, to a 1/2 inch rebar found on the southerly line of the Crossings at Forest Glen Condominium First Amendment a condominium plat of record in Plat Volume 27, Page 52;

Thence South $41^{\circ}33'21''$ East, a distance of 28.22 feet, along the line common to the 0.036 acre tract and the Crossings at Forest Glen Condominium First Amendment, to the common corner of the 0.036 acre tract, the Crossings at Forest Glen Condominium First Amendment and Lot 23258 of Aspira Subdivision a subdivision of record in Plat Volume 30, Page 75 (witnessed by an iron pin found with cap bearing the name "Stultz", 0.80 feet north);

Thence South $07^{\circ}15'39''$ East, a distance of 54.92 feet, along the line common to the 0.036 acre tract and Lot 23258, to a 5/8 inch rebar set on the easterly line of Lot 22603;

Thence South $41^{\circ}32'39''$ East, a distance of 336.49 feet, passing an iron pipe found with cap bearing the name "Seiler & Assoc." at a distance 271.47 feet, along line common to Lot 22599 through 22603 and Lot 23258, to an iron pipe found with cap bearing the name "Seiler & Assoc.";

Thence the following two (2) courses and distances along the northerly lines of a 1.36 acre tract "Parcel 2" as conveyed to The Cleveland Clinic Foundation by deed of record in Official Record 2278, Page 720;

1. South $56^{\circ}06'50''$ West, a distance of 120.59 feet, to an iron pipe found with cap bearing the name "Seiler & Assoc.";

2. South 50°55'11" West, a distance of 84.72 feet, to a 5/8 inch rebar set at the common corner to the 1.36 acre tract and Lot 22600 and being on the easterly right-of-way line of vacated Maplewood Drive;

Thence South 36°00'12 West, a distance of 30.26 feet, across vacated Maplewood Drive, to a 5/8 inch rebar set on a curve in the center line of vacated Maplewood Drive;

Thence along the center line of vacated Maplewood Drive and along a curve to the left having a central angle of 24°39'05", a radius of 290.00 feet, an arc length of 124.77 feet, a chord bearing South 59°16'00" East and a chord length of 123.81 feet, to a 5/8 inch rebar set on a northerly line of a 18.917 acre tract" Parcel 1" as conveyed to Aspira, Inc. by deed of record in Official Record 1581, Page 461;

Thence South 20°20'13" West, a distance of 285.54 feet, passing a 1/2 inch rebar found 0.30 feet East at a distance of 30.02 feet, along the line common to vacated Maplewood Drive, Lot 22598 and the 18.917 acre tract, to a 1/2 inch rebar found at the common corner of Lot 22598 and the 18.917 acre tract;

Thence North 42°03'47" West, a distance of 495.67 feet, passing an iron pipe found with cap bearing the name "SJL" at a distance of 164.45 feet, an 1/2 inch rebar found at a distance of 293.98 feet and passing an iron pipe found with cap bearing the name "SJL" at a distance of 394.04 feet, along the line common to Lots 22595 through 22598, the 18.917 acre tract and Lot 22593, to the **Point of Beginning**, containing 4.377 acre, more or less, of which 0.036 acres is within Northwest Quarter of Section 5 (Parcel Number 0579422916017); 2.120 acres is within part of Lot 22599, Lots 22600-22603 and the easterly part of vacated Maplewood Drive (Parcel Number 05794222916013); 2.221 acres is within Lots 22595-22598 and the westerly part of the vacated Maplewood Drive (Parcel Number 0579422916005), being subject to all easements, restrictions and rights-of-way of record;

The bearings in the above descriptions are based on the bearing of South 41°32'39" East, for the easterly line of Forest Glen, Block "A", a subdivision of record in Plat Volume 26, Page 17.

This description is based on a survey performed by DLZ Ohio Inc. under my direct supervision in July, 2021.


All rebar set are 5/8 inch in Diameter, 30 inches in length with a yellow cap stamped "DLZ Ohio Inc.".

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

00-315



DLZ Ohio Inc.


Samuel Stiltner 9/26/2021
Professional Surveyor No. 8364 Date