

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 10-5-22

INITIAL & DATE

00-329

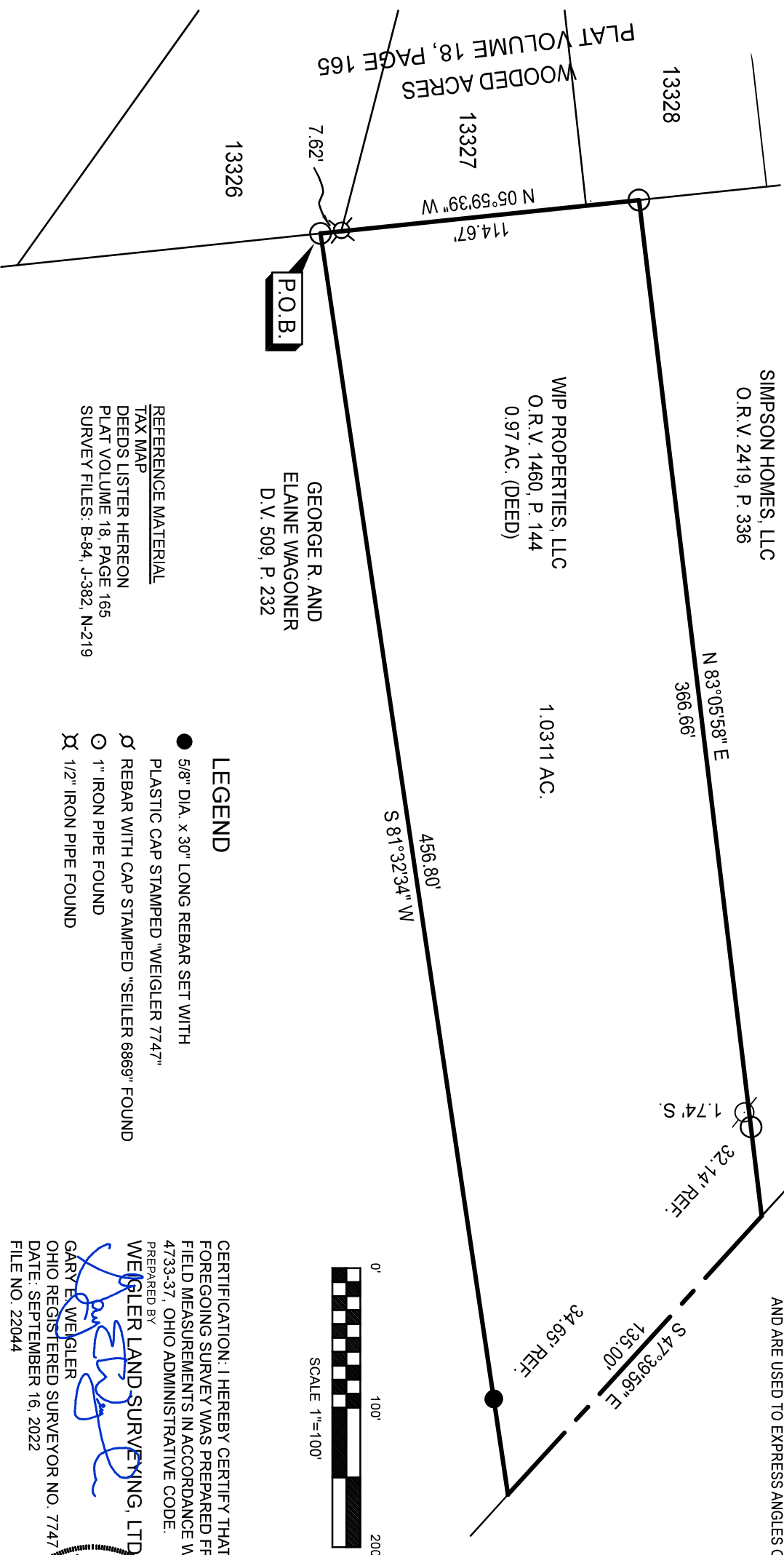
PLAT OF BOUNDARY SURVEY FOR
PROPERTY TRANSFER
PART OF THE NORTHEAST QUARTER OF SECTION TWENTY-SEVEN (27)
TOWNSHIP TWENTY-ONE (21), RANGE EIGHTEEN (18)
CITY OF MANSFIELD, RICHLAND COUNTY, OHIO

SIMPSON HOMES, LLC
O.R.V. 2419, P. 336

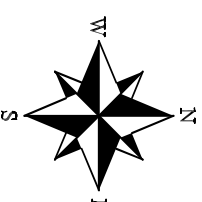
WIP PROPERTIES, LLC
O.R.V. 1460, P. 144
0.97 AC. (DEED)

GEORGE R. AND
ELAINE WAGONER
D.V. 509, P. 232

REFERENCE MATERIAL
TAX MAP
DEEDS LISTER HEREON
PLAT VOLUME 18, PAGE 165
SURVEY FILES: B-84, J-382, N-219



BASIS OF BEARINGS
BEARINGS ARE BASED ON AN ASSUMED MERIDIAN
AND ARE USED TO EXPRESS ANGLES ONLY.



LEGEND

- 5/8" DIA. x 30" LONG REBAR SET WITH PLASTIC CAP STAMPED "WEIGLER 7747"
- REBAR WITH CAP STAMPED "SEILER 6869" FOUND
- 1" IRON PIPE FOUND
- ⊗ 1/2" IRON PIPE FOUND

CERTIFICATION: I HEREBY CERTIFY THAT THE FOREGOING SURVEY WAS PREPARED FROM ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE.

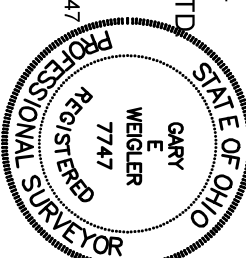
PREPARED BY
WEIGLER LAND SURVEYING, LTD.

GARY E. WEIGLER

OHIO REGISTERED SURVEYOR NO. 7747

DATE: SEPTEMBER 16, 2022

FILE NO.: 22044





Weigler Land Surveying, Ltd.

513 Amoy East Road, Mansfield, Ohio 44903

Phone and Fax (419) 747-7155

22044

DESCRIPTION

1.0311 ACRE

Situated in the State of Ohio, County of Richland, City of Mansfield, being part of the Northeast Quarter of Section Twenty-seven (27), Township Twenty-one (21), Range Eighteen (18) and being a 0.97 acre parcel now or formerly owned by WIP Properties, LLC as recorded in Official Record Volume 1460, Page 144 and being more particularly described as follows;

BEGINNING at a 1" iron pipe found South 05°59'39" East, 7.62 feet from a 1/2" iron pipe found marking the southeast corner of Lot Number 13327 in Wooded Acres as indicated on Plat Volume 18, Page 165;

Thence with the following Four (4) courses;


1. North 05°59'39" West, 114.67 feet with the east line of said Greenridge Allotment No. 1 to a 1" iron pipe found, marking the southwest corner of lands now or formerly owned by Simpson Homes, LLC as recorded in Official Record Volume 2419, Page 336;
2. North 83°05'58" East, 366.66 feet with the south Line of said Simpson Homes, LLC lands, to a point in the centerline of Oak Street (40 feet in width), passing through a 1" iron pipe found at 334.52 feet;
3. South 47°39'56" East, 135.00 feet with the centerline of said Oak Street to a point being referenced by a 5/8" rebar with cap stamped "Weigler 7747" set, South 81°32'34" West, 34.65 feet, said point also being the northeast corner of lands now or formerly owned by George R. and Elaine Wagoner as recorded in Deed volume 509, Page 232;
4. South 81°32'34" West, 456.80 feet with the north line of said Wagoner lands, to the point of beginning, containing 1.0311 acre, being subject to all legal easements, restrictions and rights-of-way now on record.

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

I hereby certify that this description is based upon an actual field survey made by Gary E. Weigler, Registered Surveyor No. 7747 and all monumentation was set or found as indicated.

Prior Deed Reference: Official Record Volume 1460, Page 144

prepared by:
Weigler Land Surveying, Ltd.


Gary E. Weigler
Registered Surveyor No. 7747
Date: September 16, 2022



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 10-5-22

INITIAL & DATE

00-329