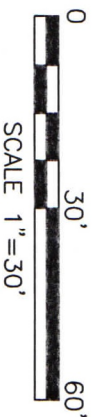


**SURVEY FOR
GAGE DOWERS**

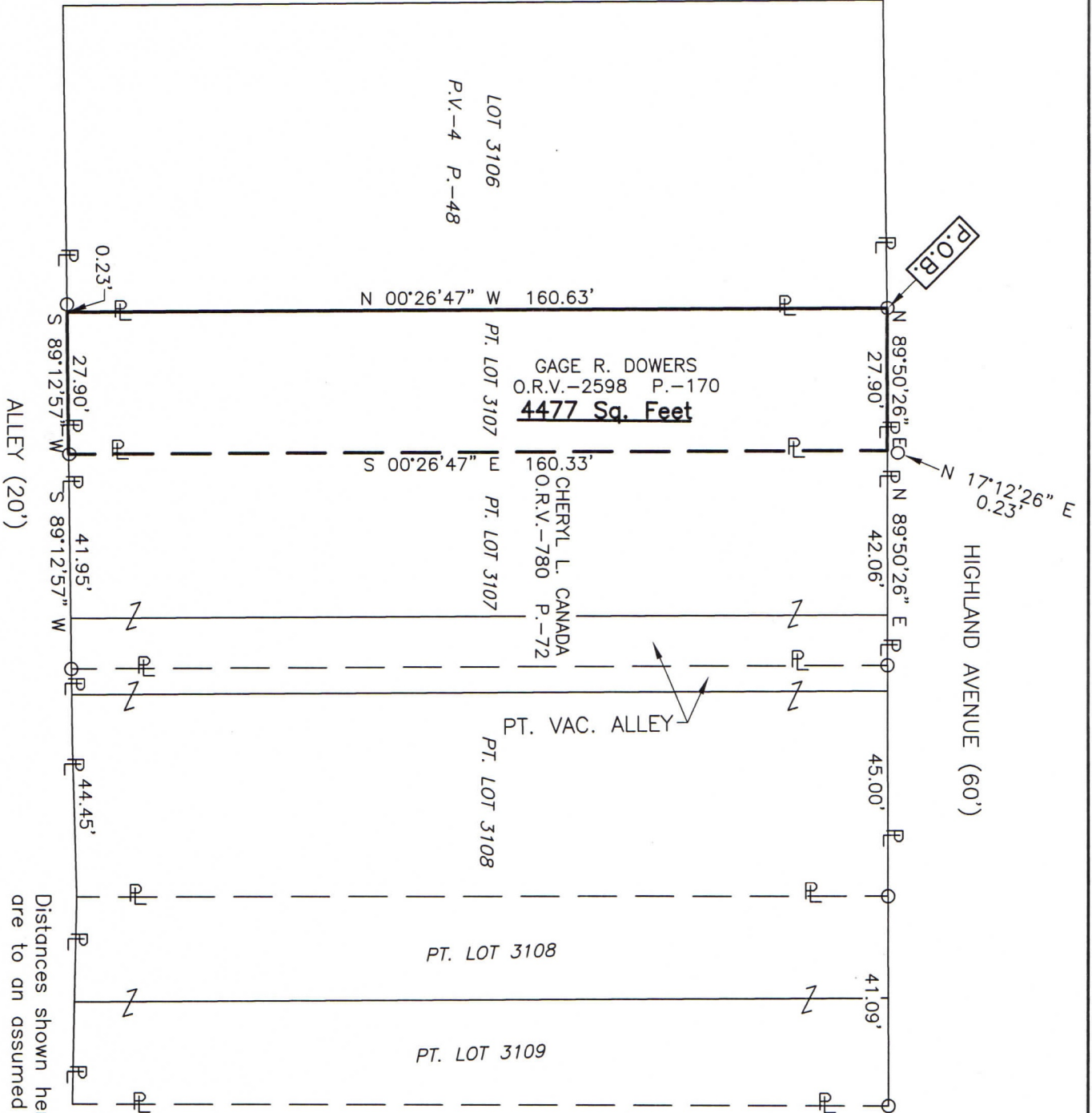


LEGEND
○ IRON PIN FOUND



**PART OF LOT 3107 IN
THE CITY OF MANSFIELD,
RICHLAND CO., OHIO.**

PT. LOT 3105
ALLEY (15')



NEW SURVEY

**OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE**

EAK 10-19-22

INITIAL & DATE

00-345



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

Date 9-28-22
MANSFIELD 3107

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
GAGE DOWERS**

Part of Lot 3107

Situated in the City of Mansfield, County of Richland, State of Ohio, being part of Lot 3107 of the consecutively numbered lots in said City, as shown in plat volume 4, page 48 and being more particularly described as follows:

Beginning at an iron pin found in the northwest corner of said Lot 3107, said iron pin also being in the south right of way line of Highland Avenue (60');

Thence with the following **FOUR** courses:

- 1) **N 89° 50' 26" E, 27.90 feet** along the north line of said Lot 3107 also being along said south right of way line of Highland Avenue (60') to a point being the northwest corner of a parcel of land conveyed to Cheryl L. Canada. by official records volume 780, page 72, said point being referenced by an iron pin found N 17° 12' 26" E, 0.23 feet from said point;
- 2) **S 00° 26' 47" E, 160.33 feet** along the west line of said land of Cheryl L. Canada to an iron pin found in the southwest corner of said land, said iron pin also being in the south line of said Lot 3107 and being in the north right of way line of an Alley (20');
- 3) **S 89° 12' 57" W, 27.90 feet** along said south line of said Lot 3107 and along said north right of way line of an Alley (20') to a point being the southwest corner of said Lot, said point being referenced by an iron pin found S 89° 12' 57" W, 0.23 feet from said point;
- 4) **N 00° 26' 47" W, 160.63 feet** along the west line of said Lot 3107 to the **place of beginning** and containing **4,477 square feet**, more or less, and subject to all legal highways and easements of record.

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

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



Roger L. Stevens

 Roger L. Stevens
 Registered Surveyor No. 7052
 MANSFIELD-3107

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 10-19-22

INITIAL & DATE

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