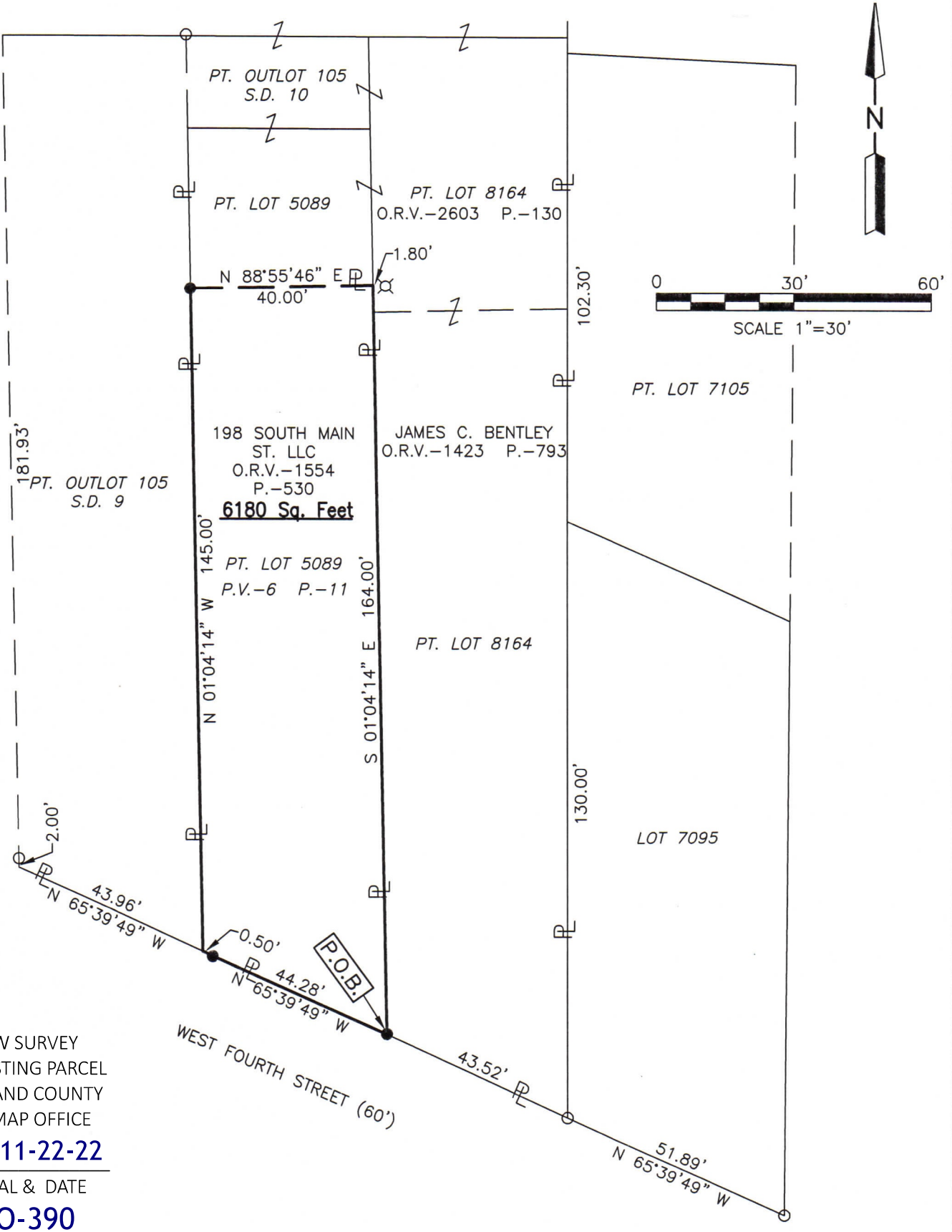


**SURVEY FOR: 198 SOUTH MAIN ST. LLC**

DATE: 11-5-2022

JOB NUMBER: MANS-5089

LOCATION: PART OF LOT 5089, CITY OF MANSFIELD, RICHLAND CO., STATE OF OHIO.



NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK 11-22-22**  
 INITIAL & DATE  
**00-390**

LEGEND

- IRON PIN FOUND
- ⊗ 1 1/2" PIPE 3.5' TALL FOUND
- IRON PIN SET, 5/8" DIA. ROD WITH PLASTIC CAP STAMPED "STEVENS 7052"

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



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  
198 SOUTH MAIN ST. LLC**

**6,180 SQ. FT.**

Situated in the City of Mansfield, County of Richland, State of Ohio, being part of Lot 5089 in said City as shown in plat volume 6, page 11, and being more particularly described as follows:

**Beginning** at an iron pin set in the southeasterly corner of said Lot 5089, said iron pin also being in the northerly right of way line of West Fourth Street (60');

Thence with the following **FOUR** courses:

- 1) **N 65° 39' 49" W, 44.28 feet** along the southerly line of said Lot 5089 also being along said northerly right of way line of West Fourth Street (60') to a point being the southwesterly corner of said Lot and passing through an iron pin set at 43.78 feet;
- 2) **N 01° 04' 14" W, 145.00 feet** along the west line of said Lot 5089 to an iron pin set in the southwest corner of a parcel of land conveyed to James C. Bentley by official records volume 2603, page 130;
- 3) **N 88° 55' 46" E, 40.00 feet** along the south line of said land of James C. Bentley to a point being the southeast corner of said land, said point also being in the east line of said Lot 5089 and being referenced by a 1.5 inch diameter pipe 3.5 feet tall found N 88° 55' 46" E, 1.80 feet from said point;
- 4) **S 01° 04' 14" E, 164.00 feet** along said east line of said Lot 5089 to the **place of beginning**, and containing 6,180 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 November 2022 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.

All iron pins set are 5/8" diameter rod with plastic cap stamped "STEVENS 7052".

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

**EAK 11-22-22**

INITIAL & DATE

**00-390**



*Roger L. Stevens*

Roger L. Stevens  
Registered Surveyor No. 7052  
MANS-5089