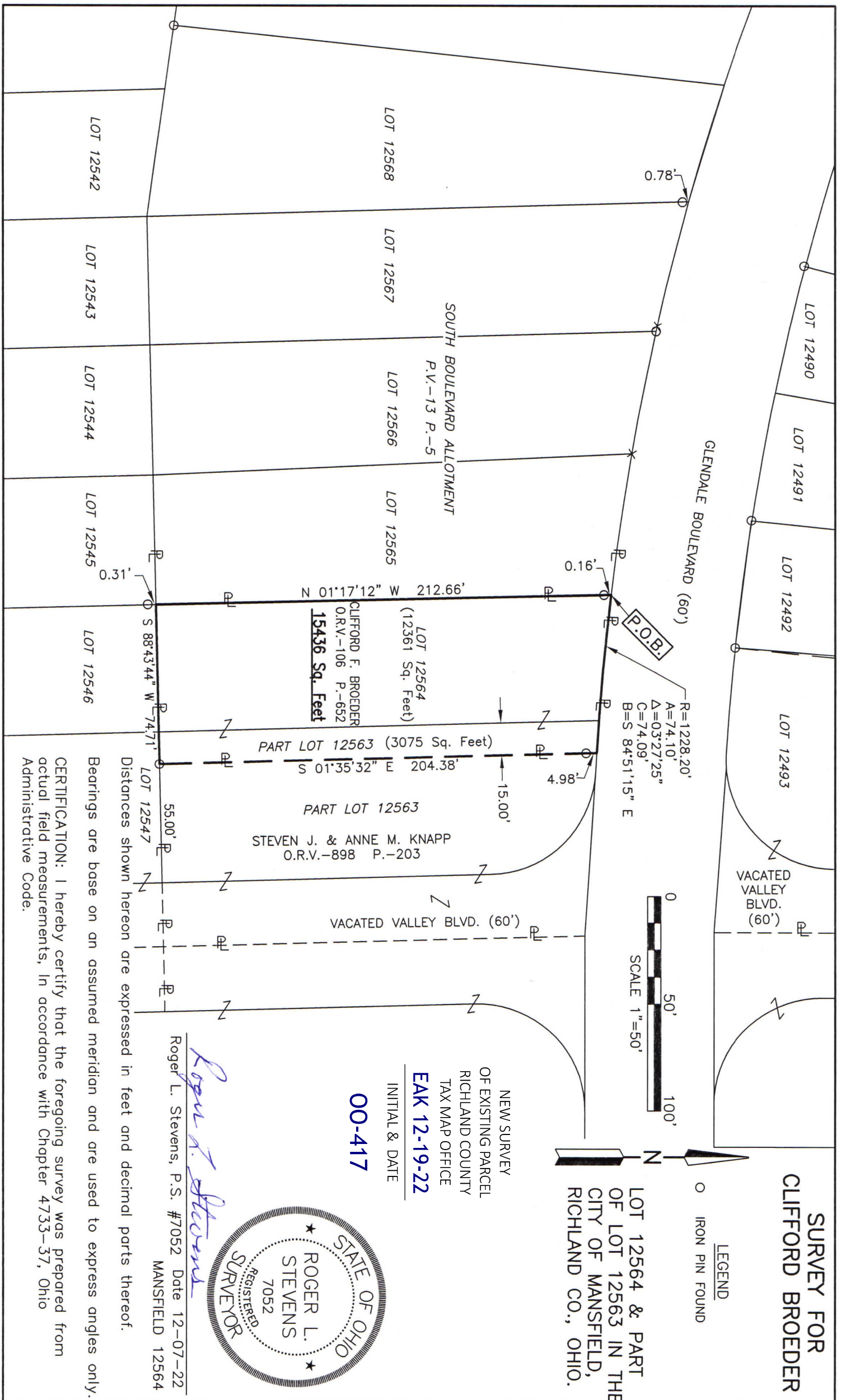
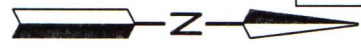


**SURVEY FOR
CLIFFORD BROEDER**

LOT 12564 & PART
OF LOT 12563 IN THE
CITY OF MANSFIELD,
RICHLAND CO., OHIO.

LEGEND
○ IRON PIN FOUND



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 12-19-22
INITIAL & DATE

00-417



Roger L. Stevens
Roger L. Stevens, P.S. #7052 Date 12-07-22
MANSFIELD 12564

Bearings are base on an assumed meridian and are used to express angles only.
Distances shown hereon are expressed in feet and decimal parts thereof.
CERTIFICATION: I hereby certify that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code.

**SURVEYOR'S DESCRIPTION FOR
CLIFFORD BROEDER**

Lot 12564 & part of Lot 12563

Situated in the City of Mansfield, County of Richland, State of Ohio, being all of Lot 12564 and part of Lot 12563 of the consecutively number Lots in said City as shown in plat volume 13, page 5 and being more particularly described as follows:

Beginning at a point being the northwesterly corner of said Lot 12564, said point also being in the southerly right of way line of Glendale Boulevard (60') and being referenced by an iron pin found S 01° 17' 12" W, 0.16 feet from said point;

Thence with the following **FOUR** courses:

- 1) **Easterly** along the northerly line of said Lots 12564 and 12563 also being along said southerly right of way line of Glendale Boulevard (60') on a **curve to the left having a radius of 1,228.20 feet, an arc length of 74.10 feet, a delta angle of 03° 27' 25", a chord length of 74.09 feet and a chord bearing of S 84° 51' 15" E** to a point being the northwesterly corner of a parcel of land conveyed to Steven J. and Anne M. Knapp by official records volume 898, page 203, said point being referenced by an iron pin found S 01° 35' 32" E, 4.98 feet from said point;
- 2) **S 01° 35' 32" E, 204.38 feet** along the west line of said land of Steven J. and Anne M. Knapp to an iron pin found in the southwest corner of said land, said iron pin also being in the south line of said Lot 12563 and passing through previously referenced iron pin found at 4.98 feet;
- 3) **S 88° 43' 44" W, 74.71 feet** along said south line of said Lot 12563 and along the south line of said Lot 12564 to a point being the southwest corner of said Lot 12564, said point being referenced by an iron pin found S 01° 17' 12" W, 0.31 feet from said point;
- 4) **N 01° 17' 12" W, 212.66 feet** along the west line of said Lot 12564 to the **place of beginning**, passing through previously referenced iron pin found at 212.50 feet and containing **15,436 square feet**, more or less, of which 12,361 square feet are in Lot 12564 and 3,075 square feet are in part of Lot 12563 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 December 2022 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.



Roger L. Stevens

Roger L. Stevens
Registered Surveyor No. 7052
MANFIELD 12564

NEW SURVEY
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