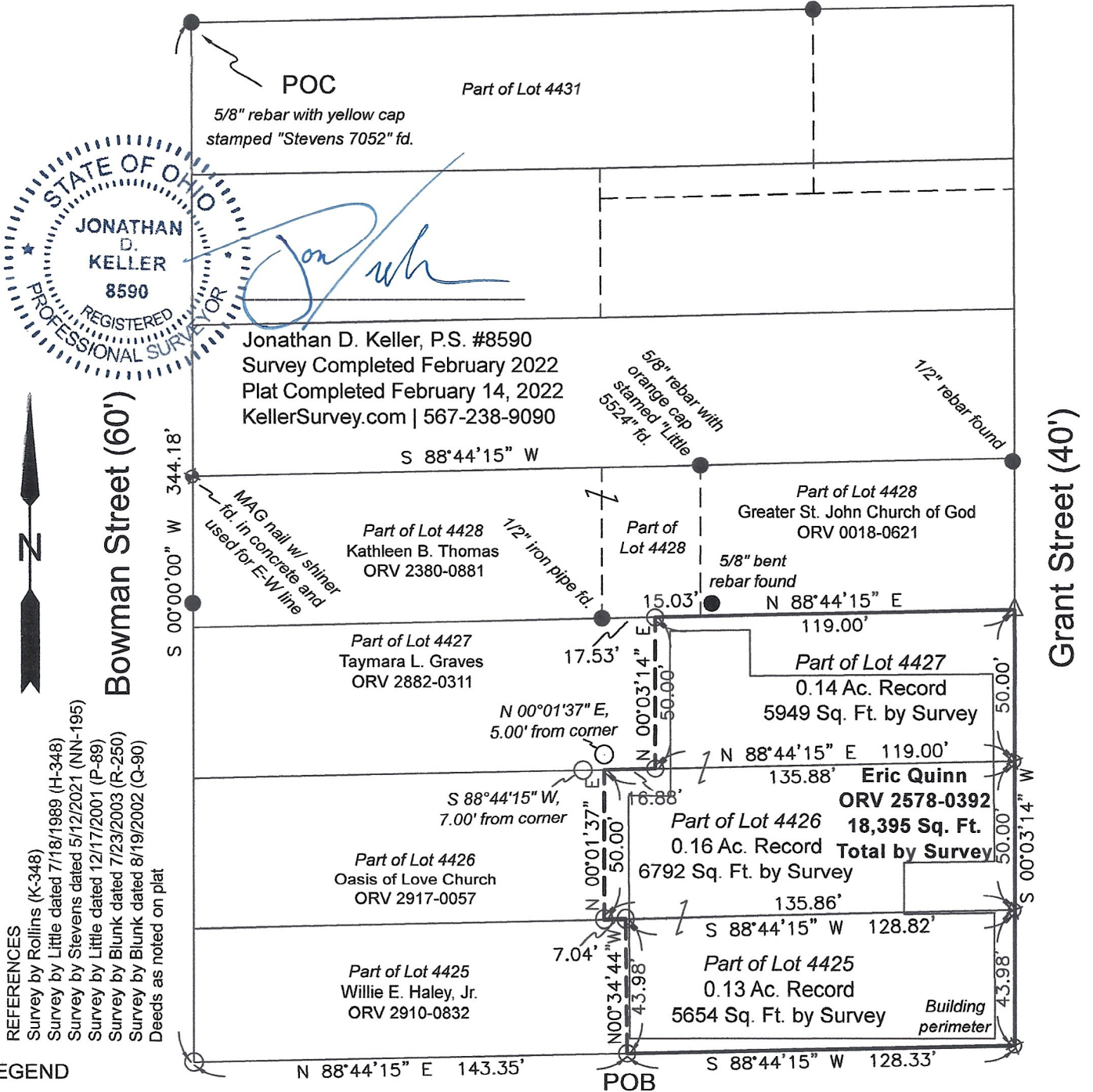


# SURVEY for ERIC QUINN

PART OF LOTS 4425, 4426 & 4427  
CITY OF MANSFIELD, RICHLAND COUNTY, OHIO

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK** **2-24-22**  
INITIAL DATE  
**00-48**

Raymond Avenue (50')



- REFERENCES**
- Survey by Rollins (K-348)
  - Survey by Little dated 7/18/1989 (H-348)
  - Survey by Stevens dated 5/12/2021 (NN-195)
  - Survey by Little dated 12/17/2001 (P-89)
  - Survey by Blunk dated 7/23/2003 (R-250)
  - Survey by Blunk dated 8/19/2002 (Q-90)
  - Deeds as noted on plat

- LEGEND**
- Iron bar or pipe found
  - 5/8" rebar with yellow cap stamped "KELLER 8590" set
  - ◆ 2" "MAG" nail found
  - ⊕ Drill hole set in concrete
  - △ 3" "MAG" spike set

<p>Lot 5485</p> <p style="text-align: center;">0      50      100</p>	<p style="text-align: center;">Lot 5486</p> <p><i>The bearings relate to Grid North of the State Plane Coordinate System, Ohio North Zone, NAD 83 (2011), and were derived from GNSS observations using the ODOT RTN in February 2022.</i></p>
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### Description of a 18,395 Square Foot Parcel

Situated in the City of Mansfield, Richland County, Ohio, being part of Lots 4425, 4426, and 4427 of the consecutively numbered Lots in said City and being more particularly described as follows:

Commencing for reference at a 5/8-inch rebar with yellow cap stamped "STEVENS 7052" found at the northwest corner of Lot 4431, said rebar also being at the intersection of the easterly right-of-way line of Bowman Street (60') and the southerly right-of-way line of Raymond Avenue (50');

Thence South 00 Degree 00 Minutes 00 Seconds West along the easterly right-of-way line of Bowman Street (60') a distance of 344.18 feet to a capped iron bar set at the intersection with the northerly right-of-way line of Chester Avenue (40');

Thence North 88 Degrees 44 Minutes 15 Seconds East along the northerly right-of-way line of Chester Avenue (40') a distance of 143.35 feet to a capped iron bar set at the southeasterly corner of a parcel of land conveyed to Willie E. Haley, Jr. by Official Record Volume 2910, Page 0832, said iron bar being the point of beginning for the parcel herein described;

Thence North 00 Degrees 34 Minutes 44 Seconds West along an easterly line of said land of Willie E. Haley, Jr. for a distance of 43.98 feet to a capped iron bar set;

Thence South 88 Degrees 44 Minutes 15 Seconds West along the northerly line of said land of Willie E. Haley, Jr. for a distance of 7.04 feet to a capped iron bar set at the southeasterly corner of a parcel of land conveyed to the Oasis of Love Church by Official Record Volume 2917, Page 0057;

Thence North 00 Degrees 01 Minute 37 Seconds East along an easterly line of said land of Oasis of Love Church for a distance of 50.00 feet to a point in a tree on the southerly line of a parcel of land conveyed to Taymara L. Graves by Official Record Volume 2882, Page 0311, said point referenced by a capped iron bar set at a bearing of South 88 Degrees 44 Minutes 15 Seconds West at a distance of 7.00 feet and by a capped iron bar set at a bearing of North 00 Degrees 01 Minute 37 Seconds East at a distance of 5.00 feet;

Thence North 88 Degrees 44 Minutes 15 Seconds East along the southerly line of said land of Taymara L. Graves a distance of 16.88 feet to a capped iron bar set;

Thence North 00 Degrees 03 Minutes 14 Seconds East along the easterly line of said land of Taymara L. Graves a distance of 50.00 feet to a capped iron bar set on the southerly line of a parcel of land conveyed to Kathleen B. Thomas by Official Record Volume 2380, Page 0881;

Thence North 88 Degrees 44 Minutes 15 Seconds East along the southerly line of said land of Kathleen B. Thomas and along the southerly line of a parcel of land conveyed to the Greater St. John Church of God by Official Record Volume 018, Page 621 a distance of 119.00 feet to a 3-inch "MAG" spike set on the westerly right-of-way line of Grant Street (40');

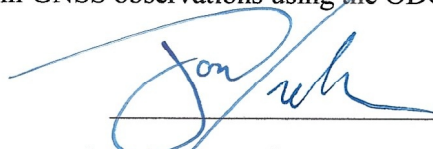
Thence South 00 Degrees 03 Minutes 14 Seconds West along the westerly right-of-way line of Grant Street (40') and passing drill holes set in concrete at 50.00 feet and 100.00 feet for a total distance of



143.98 feet to a drill hole set in concrete at the intersection with the northerly right-of-way line of Chester Avenue (40’);

Thence South 88 Degrees 44 Minutes 15 Seconds West along the northerly right-of-way line of Chester Avenue (40’) a distance of 128.33 feet to a capped iron bar set, which is the point of beginning, having an area of 18,395 square feet, more or less, of which 5,949 square feet are in part of Lot 4427 and 6,792 square feet are in part of Lot 4426 and 5,654 square feet are in part of Lot 4425, but subject to legal highways, restrictions or easements, if any, of record. This description was prepared from a field survey by Jonathan D. Keller, P.S. as represented in a Survey Plat dated February 14, 2022.

All capped iron bars set are a 5/8-inch rebar with yellow plastic cap stamped “KELLER 8590”. The bearings relate to Grid North of the State Plane Coordinate System, Ohio North Zone, NAD 83 (2011), and were derived from GNSS observations using the ODOT RTN in January, 2022.



Jonathan D. Keller, P.S. 8590 • February 14, 2022



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