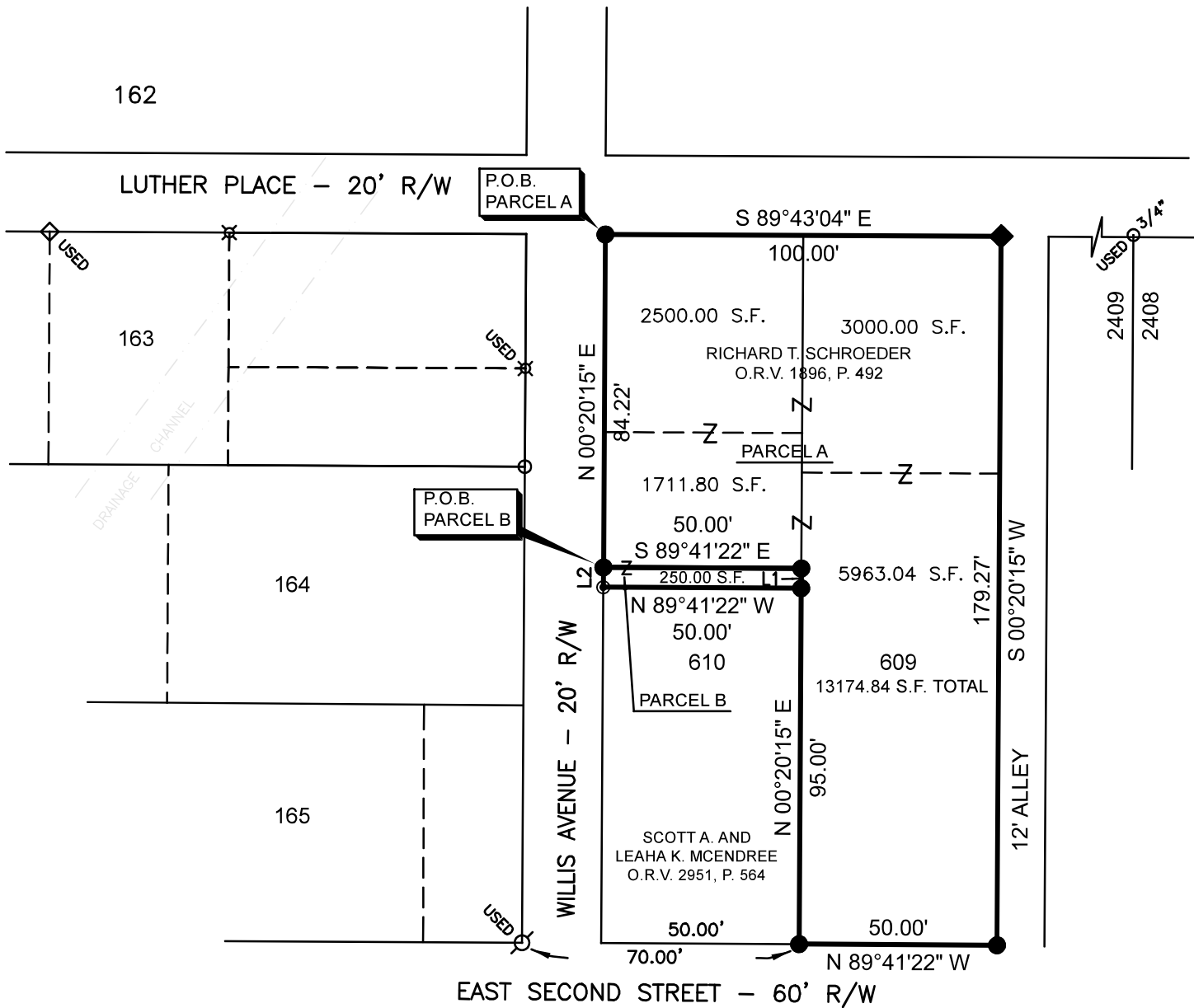
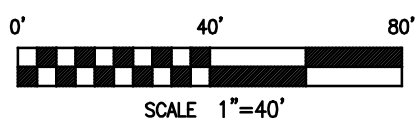


PLAT OF PROPERTY SURVEY FOR
PROPERTY TRANSFER
 LOT 609 AND PART LOT 610
 CITY OF MANSFIELD, RICHLAND COUNTY, OHIO



LINE	BEARING	DISTANCE
L1	S 00°20'15" W	5.00'
L2	N 00°20'15" E	5.00'

NEW SPLIT	NEW SURVEY
RICHLAND COUNTY	OF EXISTING PARCEL
TAX MAP OFFICE	RICHLAND COUNTY
EAK 3-10-22	EAK 3-10-22
INITIAL DATE	INITIAL DATE
250 SQ' PARCEL B MUST TRANSFER	
BEFORE 13174.84 SQ' PARCEL A.	
00-55	

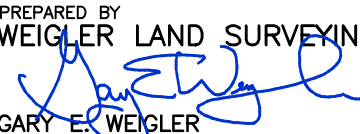


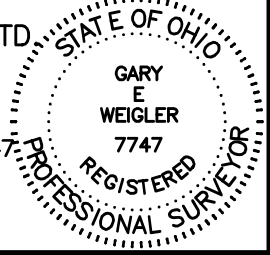
REFERENCE MATERIAL
 TAX MAP
 SURVEY FILES: I-189, J-324, Z-289

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"
- ◆ 2" MAG NAIL SET
- ⊙ DRILL HOLE IN CONCRETE SET
- ⊗ REBAR WITH CAP STAMPED "WEIGLER 7747"
- ⊕ REBAR WITH CAP STAMPED "PS 7016"
- ◇ P.K. NAIL FOUND
- 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: FEBRUARY 25, 2022
 FILE NO. 22007





Weigler Land Surveying, Ltd.

513 Amoy East Road, Mansfield, Ohio 44903

Phone and Fax (419) 747-7155

22007

DESCRIPTION LOT 609 AND PART LOT 610

Situated in the State of Ohio, County of Richland, City of Mansfield and being Lot 609 and part of Lot 610 of the consecutively numbered lots in said City and being more particularly described as follows;

BEGINNING at a 5/8" rebar with cap stamped "Weigler 7747" set marking the northwest corner of Lot 610 and marking the intersection of the east right-of-way line of Willis Avenue (20 feet in width) and the south right-of-way line of Luther Place (20 feet in width);

Thence with the following Six (6) courses;

1. South 89°43'04" East, 100.00 feet with the south right-of-way line of Luther Place and north line of said Lot 610 and 609 to a 2" mag nail set marking the northeast corner of Lot 609 and the intersection of the south right-of-way line of Luther place and the west right-of-way line of a 12 foot wide alley;
2. South 00°20'15" West, 179.27 feet with the east line of Lot 609 and the west right-of-way line of said 12 foot wide alley to a 5/8" rebar with cap stamped "Weigler 7747" set marking the southeast corner of Lot 609 and the intersection of the west right-of-way line of said 12 foot wide alley and the north right-of-way line of East Second Street (50 feet in width);
3. North 89°41'22" West, 50.00 feet with the south line of Lot 609 and the north right-of-way of East Second Street to a 5/8" rebar with cap stamped "Weigler 7747" set marking the southwest corner of Lot 609 and the southeast corner of Lot 610;
4. North 00°20'15" East, 95.00 feet with the line common to Lot 609 and Lot 610 to a 5/8" rebar with cap stamped "Weigler 7747" set;
5. North 89°41'22" West, 50.00 feet parallel with the North right-of-way line of said East Second Street to a 5/8" rebar with cap stamped "Weigler 7747" set in the east line of Willis Avenue and west line of Lot 610;
6. North 00°20'15" East, 84.22 feet with the east line of Willis Avenue and the west line of Lot 610 to the point of beginning for the parcel herein described, containing 13,174.84 square feet, of which 4,211.8 square feet are in part of Lot 610 and 8,963.04 square feet are in Lot 609, and 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 1896, Page 492

prepared by:
Weigler Land Surveying, Ltd.

Gary E. Weigler
Registered Surveyor No. 7747
Date: February 25, 2022



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK **3-10-22**

INITIAL DATE

**250 SQ.' PARCEL MUST
TRANSFER BEFORE
THIS PARCEL.
00-55**



Weigler Land Surveying, Ltd.

513 Amoy East Road, Mansfield, Ohio 44903

Phone and Fax (419) 747-7155

22007

DESCRIPTION PART LOT 610

Situated in the State of Ohio, County of Richland, City of Mansfield and being part of Lot 610 of the consecutively numbered lots in said City and being more particularly described as follows;

COMMENCING at a 5/8" rebar with cap stamped "Weigler 7747" set marking the northwest corner of Lot 610 and marking the intersection of the east right-of-way line of Willis Avenue (20 feet in width) and the south right-of-way line of Luther Place (20 feet in width);

Thence South 00°20'15" East, 84.22 feet with the east right-of-way line of Willis Avenue to a 5/8" rebar with cap stamped "Weigler 7747" set marking the **POINT OF BEGINNING**;

Thence with the following Four (4) courses;

1. South 89°41'22" East, 50.00 feet to a 5/8" rebar with cap stamped "Weigler 7747" set in the east line of Lot 610;
2. South 00°20'15" West, 5.00 feet with the east line of Lot 610 to a 5/8" rebar with cap stamped "Weigler 7747" set marking the northeast corner of lands now of formerly owned by Scott A. and Leaha K. Mcendree as recorded in Official Record Volume 2951, Page 564;
3. North 89°41'22" West, 50.00 feet with the north line of said Mcendree lands to a drill hole set in concrete in the east right-of-way line of Willis Avenue;
4. North 00°20'15" East, 5.00 feet with the east line of Willis Avenue and the west line of Lot 610 to the point of beginning, containing 250.00 square feet, and being subject to all legal easements, restrictions and rights-of-way now on record.

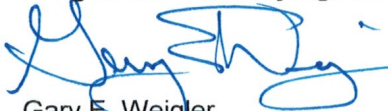
The Grantees, his heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.

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 1896, Page 492

prepared by:
Weigler Land Surveying, Ltd.


Gary E. Weigler
Registered Surveyor No. 7747
Date: February 25, 2022



NEW SPLIT	
RICHLAND COUNTY	
TAX MAP OFFICE	
<u>EAK</u>	<u>3-10-22</u>
INITIAL	DATE
00-55	