

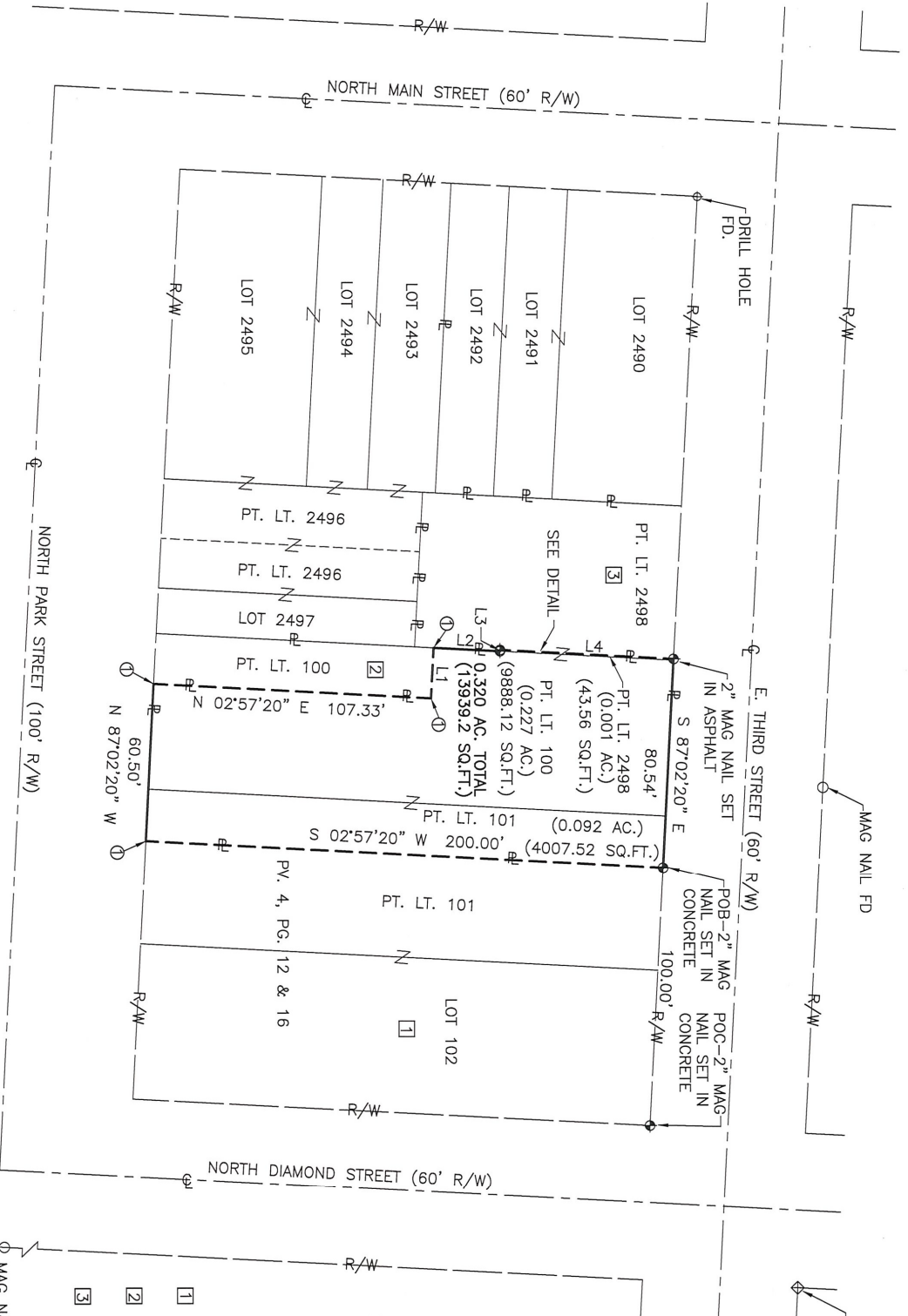
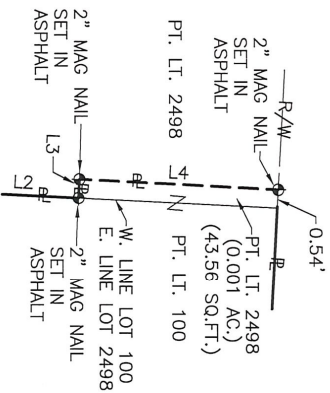
BEARINGS ARE ASSUMED FOR THE DETERMINATION OF ANGULAR MEASUREMENT.

LINE	BEARING	DISTANCE
L1	N 87°02'20" W	19.50'
L2	N 02°57'20" E	25.67'
L3	N 87°02'20" W	10.54'
L4	N 02°57'20" E	67.00'

OWNER:
 RICHLAND ENGINEERING LIMITED
 DEED VOLUME 904 PAGE 677
 PP#0270612108000

⊕ POINT WITHIN WALL OF EXISTING STRUCTURE

DETAIL
 NOT TO SCALE



PART OF LOTS 100, 101 AND 2498 OF THE CONSECUTIVELY NUMBERED LOTS OF THE CITY OF MANSFIELD, COUNTY OF RICHLAND AND STATE OF OHIO

SURVEY OF

- ⊠ OPEN ARMS HEALTH SYSTEMS LLC
O.R.V. 2906, P. 477
- ⊡ JEFFREY D. VAVRA
O.R.V. 1514, P. 342
- ⊢ GO KE LLC
O.R.V. 2356, P. 445

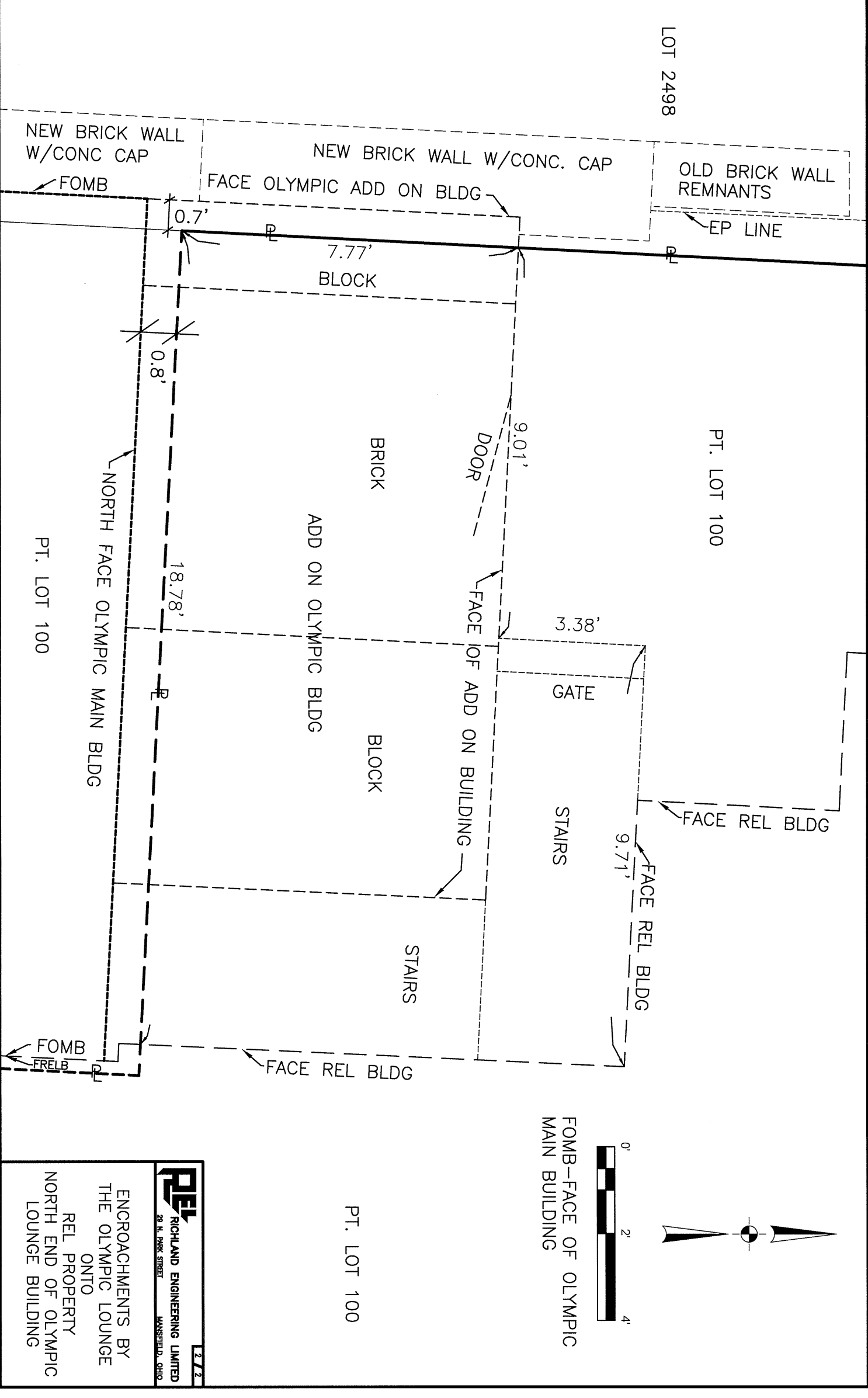
- LEGEND
- - MAG NAIL FOUND
 - ⊕ - RAILROAD SPIKE FOUND
 - ⊕ - DRILL HOLE FOUND
 - ⊕ - MAG NAIL SET

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 3-26-22
 INITIAL DATE
00-73



Brian Bescker
 BRIAN BESECKER
 P.S. NO. 7375
 DATE: 25 March 2022

REL RICHLAND ENGINEERING LIMITED
 29 NORTH PARK STREET
 MANSFIELD, OHIO



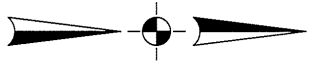
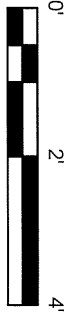
LOT 2498

PT. LOT 100

PT. LOT 100

PT. LOT 100

FOMB-FACE OF OLYMPIC MAIN BUILDING



REL
 RICHLAND ENGINEERING LIMITED
 29 N. PARK STREET
 MANSFIELD, OHIO

2/2

ENCROACHMENTS BY
 THE OLYMPIC LOUNGE
 ONTO
 REL PROPERTY
 NORTH END OF OLYMPIC
 LOUNGE BUILDING

Since 1968



RICHLAND ENGINEERING LIMITED

29 North Park Street, Mansfield, Ohio 44902-1769 • 419/524-0074 • FAX 419/524-1812

Celebrating 50 Years of Engineering Excellence

Description of Part Lots 100, 101 and 2498

Situated in the City of Mansfield, County of Richland and State of Ohio and being part of Lots 100, 101 and 2498 of the consecutively numbered Lots in the City of Mansfield as recorded in Plat Book Volume 4 Page 16 and Plat Book Volume 4 Page 12 of the Richland County Recorder's records and being lands now or formerly owned by Richland Engineering Limited as recorded in Deed Volume 904, Page 677 of the Richland County Recorder's records and being more particularly described as follows:

Commencing at a 2" Mag Nail set in concrete at the northeast corner of Lot 102, said point also being the intersection of the west right of way line of North Diamond Street (60' R/W) and the south right of way line of East Third Street (60' R/W);

Thence North 87 degrees 02 minutes 20 seconds West with the south right of way line of East Third Street (60' R/W) also being the north line of Lot 102 and Part Lot 101, a distance of 100.00 feet to a 2" Mag Nail set in concrete at the **Point of Beginning** of the parcel herein described;

1. Thence **South 02 degrees 57 minutes 20 seconds West** with the Owner's east property line, also being the west property line of lands now or formerly owned by Open Arms Health Systems LLC as recorded in Official Record Volume 2906, Page 477 of the Richland County Recorder's records, a distance of **200.00 feet** to a point on the north right of way line of North Park Street (100' R/W), also being on the south line of Lot 101, said point being within the wall of an existing structure;
2. Thence **North 87 degrees 02 minutes 20 seconds West** with the north right of way line of North Park Street (100' R/W) and the south line of Part Lot 101 and 100, a distance of **60.50 feet** to a point, said point being within the wall of an existing structure;
3. Thence **North 02 degrees 57 minutes 20 seconds East** with the Owner's west property line, also the east property line of lands now or formerly owned by Jeffrey D. Vavra as recorded in Official Record Volume 1514, Page 342 of the Richland County Recorder's records, a distance of **107.33 feet** to a point, said point being within the wall of an existing structure;
4. Thence **North 87 degrees 02 minutes 20 seconds West** with Owner's south property line, also being the north property line of said Vavra lands, a distance of **19.50 feet** to a point, said point being within the wall of an existing structure;

5. Thence **North 02 degrees 57 minutes 20 seconds East** with the Owner's west property line, also being the east property line of lands now or formerly owned by GO KE LLC as recorded in Official Record Volume 2356, Page 445 of the Richland County Recorder's records, also being the west line of Lot 100, a distance of **25.67 feet** to a 2" Mag Nail set in asphalt;
6. Thence **North 87 degrees 02 minutes 20 seconds West** with a Owner's south property line also being a north property line of said GO KE LLC lands, a distance of **0.54 feet** to a 2" Mag Nail set in asphalt;
7. Thence **North 02 degrees 57 minutes 20 seconds East** with the Owner's west property line also being the east property line of said GO KE LLC lands, a distance of **67.00 feet** to a 2" Mag Nail set in asphalt on the south right of way line of East Third Street (60' R/W);
8. Thence **South 87 degrees 02 minutes 20 seconds East** with the south right of way line of East Third Street (60' R/W), also being the north line of Part of Lots 2498, 100 and 101, distance of **80.54 feet** to the **Point of Beginning**, containing **0.320 acres (13939.2 sq. ft.)** plot of land, more or less, of which 0.227 acres (9888.12 sq. ft.) are in part of Lot 100, 0.092 acres (4007.52 sq. ft.) are in part of Lot 101 and 0.001 acres (43.56 sq. ft.) are in part of Lot 2498, subject to all highways, easements and use restrictions of record.

This description is based on an actual field survey made in 2018 by Richland Engineering Limited. All bearings are assumed for the purpose of angular measurement.

PP# 0270612108000



Brian Besecker 25 March 2022
 Brian Besecker Date

P.S. No. 7375

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
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