

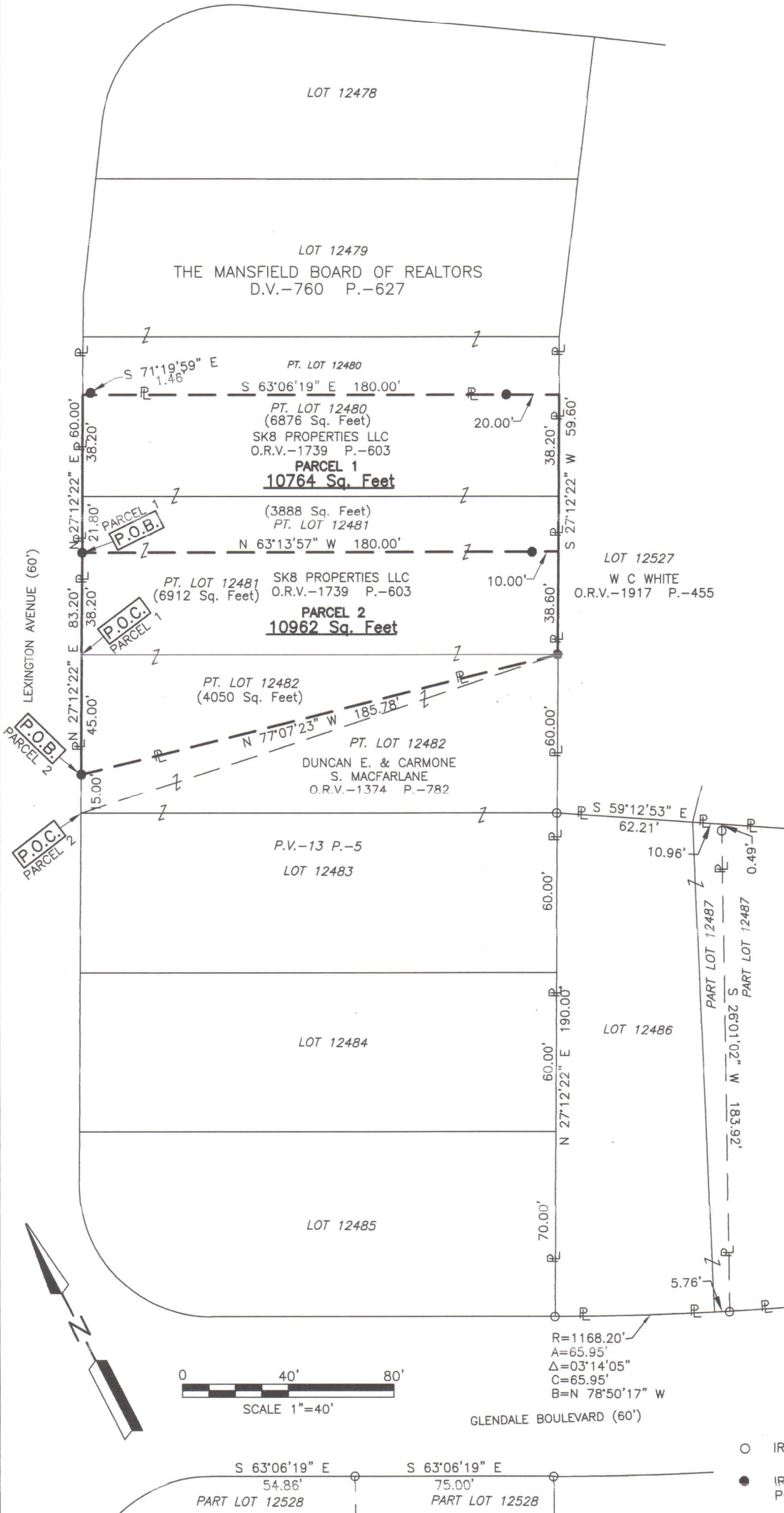
Distances shown hereon are expressed in feet and decimal parts thereof.

Basis of bearings: Survey PP-223.

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.

SURVEY FOR SK8 PROPERTIES

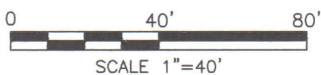
Roger L. Stevens
Roger L. Stevens, P.S. #7052 Date 7-3-24
MANS-12486-7



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 7-11-24

INITIAL & DATE
QQ-204

PARTS OF LOTS 12480,
12481 & 12482 IN THE
CITY OF MANSFIELD,
RICHLAND CO., OHIO.



GLENDALE BOULEVARD (60')

R=1168.20'
A=65.95'
Δ=03°14'05"
C=65.95'
B=N 78°50'17" W

LEGEND

- IRON PIN FOUND
- IRON PIN SET, 5/8" DIA. ROD WITH PLASTIC CAP STAMPED "STEVENS 7052"

**SURVEYOR'S DESCRIPTION FOR
SK8 PROPERTIES**

PARCEL 1

Situated in the City of Mansfield, County of Richland, State of Ohio, being part of Lots 12480 and 12481 of the consecutively numbered Lots in said City and being more particularly described as follows:

Commencing at a point being the southwesterly corner of said Lot 12481, said point also being in the easterly right of way line of Lexington Avenue (60') and being referenced by an iron pin set N 27° 12' 22" E, 38.20 feet from said point;

Thence N 27° 12' 22" E, 38.20 feet along the westerly line of said Lot 12481, also being along said easterly right of way line of Lexington Avenue (60') to an iron pin set, said iron pin being the **true place of beginning**;

Thence with the following **FOUR** courses:

- 1) **N 27° 12' 22" E, 60.00 feet** and continuing along said westerly line of said Lot 12481 and along the westerly line of said Lot 12480, also continuing along said easterly right of way line of Lexington Avenue (60') to a point being the southwesterly corner of a parcel of land conveyed to The Mansfield Board of Realtors by deed volume 760, page 627, said point being referenced by an iron pin set S 71° 19' 59" E, 1.46 feet from said point;
- 2) **S 63° 06' 19" E, 180.00 feet** along the southerly line of said land of The Mansfield Board of Realtors to a point being the southeasterly corner of said land, said point also being in the easterly line of said Lot 12480 and passing through an iron pin set at 160.00 feet;
- 3) **S 27° 12' 22" W, 59.60 feet** along said easterly line of said Lot 12480 and along the easterly line of said Lot 12481 to a point, said point being referenced by an iron pin set N 63° 13' 57" W, 10.00 feet from said point;
- 4) **N 63° 13' 57" W, 180.00 feet** to the **true place of beginning**, passing through previously referenced iron pin set at 10.00 and containing **10,764 square feet**, more or less, of which 6,876 square feet are in part of Lot 12480 and 3,888 square feet are in part of Lot 12481 and subject to all legal highways and easements of record.

Basis of bearings: Survey PP-223.

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

According to a survey made in July 2024 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.



Roger L. Stevens
 Roger L. Stevens
 Registered Surveyor No. 7052
 MANS-12480-1-2

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 7-11-24

INITIAL & DATE

QQ-204

PARCEL 2

Situated in the City of Mansfield, County of Richland, State of Ohio, being part of Lots 12481 and 12482 of the consecutively numbered Lots in said City and being more particularly described as follows:

Commencing at a point being the southwesterly corner of said Lot 12482, said point also being in the easterly right of way line of Lexington Avenue (60') and being referenced by an iron pin set N 27° 12' 22" E, 15.00 feet from said point;

Thence N 27° 12' 22" E, 15.00 feet along the westerly line of said Lot 12482, also being along said easterly right of way line of Lexington Avenue (60') to an iron pin set, said iron pin being the **true place of beginning**;

Thence with the following **FOUR** courses:

- 5) **N 27° 12' 22" E, 83.20 feet** and continuing along said westerly line of said Lot 12482 and along the westerly line of said Lot 12481, also continuing along said easterly right of way line of Lexington Avenue (60') to an iron pin set;
- 6) **S 63° 13' 57" E, 180.00 feet** to a point being in the easterly line of said Lot 12481 and passing through an iron pin set at 170.00 feet;
- 7) **S 27° 12' 22" W, 38.60 feet** along said easterly line of said Lot 12481 to an iron pin set in the southeasterly corner of said Lot 12481, said iron pin also being in the northeasterly corner of said Lot 12482;
- 8) **N 77° 07' 23" W, 185.78 feet** to the **true place of beginning**, passing through previously referenced iron pin set at 10.00 and containing **10,962 square feet**, more or less, of which 6,912 square feet are in part of Lot 12481 and 4,050 square feet are in part of Lot 12482 and subject to all legal highways and easements of record.

Basis of bearings: Survey PP-223.

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

According to a survey made in July 2024 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.



Roger L. Stevens
Roger L. Stevens
Registered Surveyor No. 7052
MANS-12480-1-2

NEW SURVEY
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