SURVEY FOR Distances shown hereon are expressed in feet and decimal parts thereof. SK8 PROPERTIES 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 Roger L. Stevens, P.S. #7052 and is correct to the best of my knowledge. Date 7-3-24 MANS-12486-7 OF OHIC LOT 12478 ROGER **STEVENS** 7052 PEGISTERED SURVEYOR LOT 12479 THE MANSFIELD BOARD OF REALTORS D.V.-760 P.-627 S 71:19'59" E PT. LOT 12480 S 63°06'19" E 180.00' PT. LOT 12480 (6876 Sq. Feet) SK8 PROPERTIES LLC O.R.V.-1739 P.-603 PARCEL 1 60.00 59,60 20.00'-38.20 3 Jp 27.12,22" 10764 Sq. Feet 12,22" (3888 Sq. Feet) PT. LOT 12481 N 63°13'57" W 180.00' LOT 12527 LEXINGTON AVENUE (60') SK8 PROPERTIES LLC 0.R.V.-1739 P.-603 10.00 W C WHITE O.R.V.-1917 P.-455 ,09 PARCEL 2 10962 Sq. Feet 38. 27.12,22" PT. LOT 12482 W 185.78 1 (4050 Sq. Feet) N 77.07 PT. LOT 12482 DUNCAN E. & CARMONE S. MACFARLANE O.R.V.-1374 P.-782 S 59°12'53" P.V.-13 P.-5 LOT 12483 60.00 107 **NEW SURVEY** 107 OF EXISTING PARCEL PART RICHLAND COUNTY 190.00 TAX MAP OFFICE EAK 7-11-24 LOT 12486 LOT 12484 60.00° INITIAL & DATE 1 27.12,22" QQ-204 183 5.92 PARTS OF LOTS 12480, 12481 & 12482 IN THE 70.007 LOT 12485 CITY OF MANSFIELD, RICHLAND CO., OHIO. 5.76 R=1168.20'-A=65.95' Δ=03'14'05" C=65.95' B=N 78'50'17" W SCALE 1"=40' GLENDALE BOULEVARD (60') LEGEND IRON PIN FOUND S 63°06'19" E S 63°06'19" E IRON PIN SET, 5/8" DIA. ROD WITH PLASTIC CAP STAMPED "STEVENS 7052" PART LOT 12528 PART LOT 12528

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.

NEW SURVEY OF EXISTING PARCEL RICHLAND COUNTY TAX MAP OFFICE

EAK 7-11-24

INITIAL & DATE

QQ-204

Roger L. Stevens

Registered Surveyor No. 7052

MANS-12480-1-2

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. *

**TEVENS

7052

PEGISTERED.

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