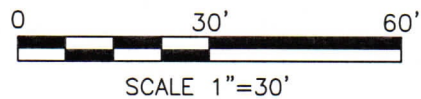


SURVEY FOR: ADAM THORTON

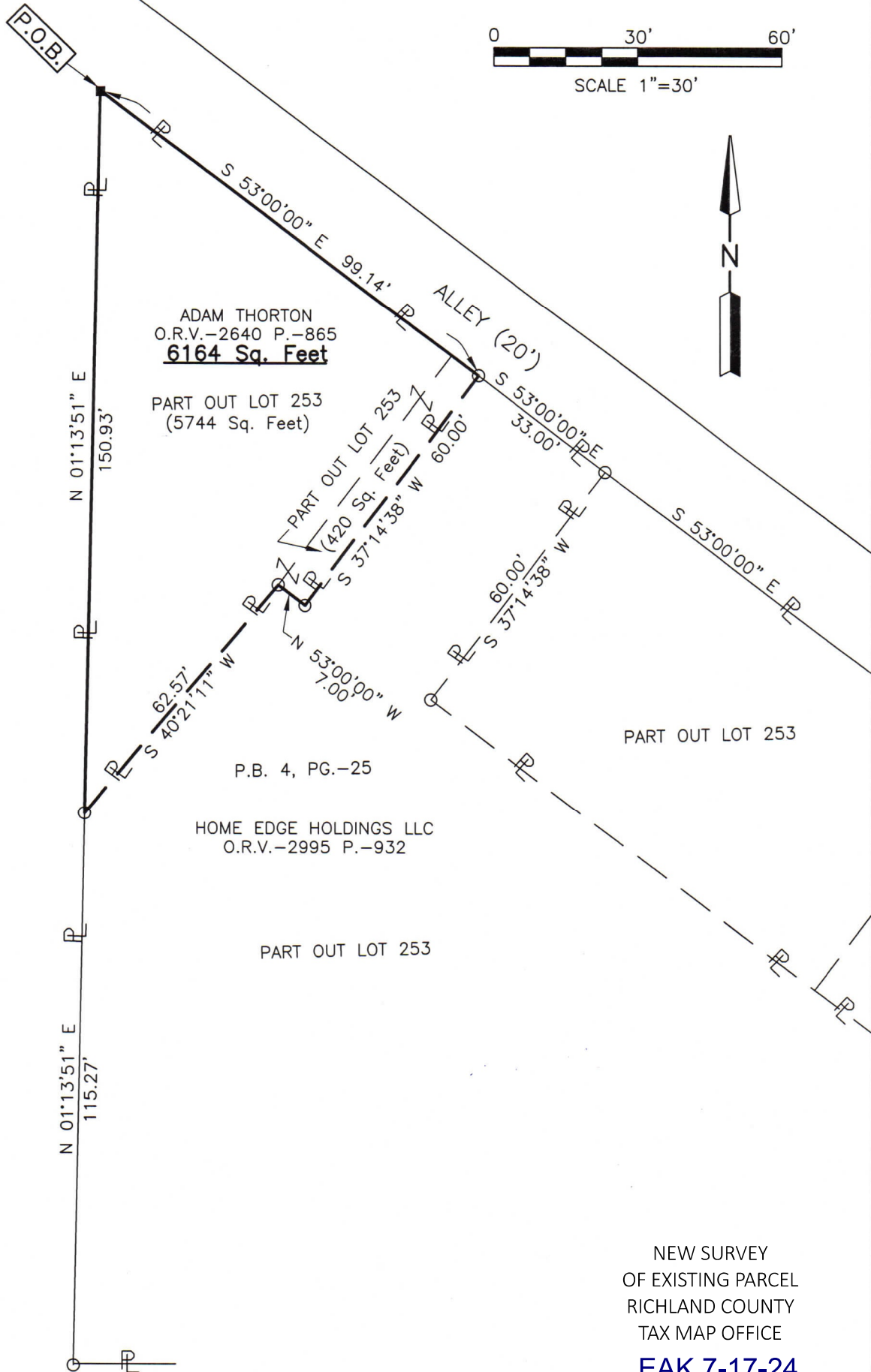
DATE: 7-15-24

JOB NUMBER: MANS OUT LOT 253

LOCATION: PART OF OUT LOT 253, CITY OF MANSFIELD, RICHLAND CO., STATE OF OHIO.



LUTHER STREET (60')



LEGEND

- IRON PIN FOUND
- RAILROAD SPIKE SET IN ASPHALT

Roger L. Stevens
Roger L. Stevens, P.S. #7052

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 7-17-24

INITIAL & DATE
QQ-213

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

Basis of bearings: Survey N-332.

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.



MADE FOR AND AT THE REQUEST OF:

TEAM KILEY
and/or
LAWRENCE FINANCIAL GROUPE

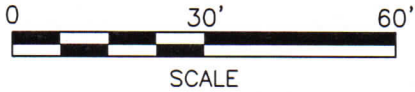
OWNER: ADAM THORTON

PROPERTY ADDRESS:
411 LUTHER STREET
MANSFIELD, OHIO
RICHLAND COUNTY

PURCHASER: JENIFER & PHIL HOWE

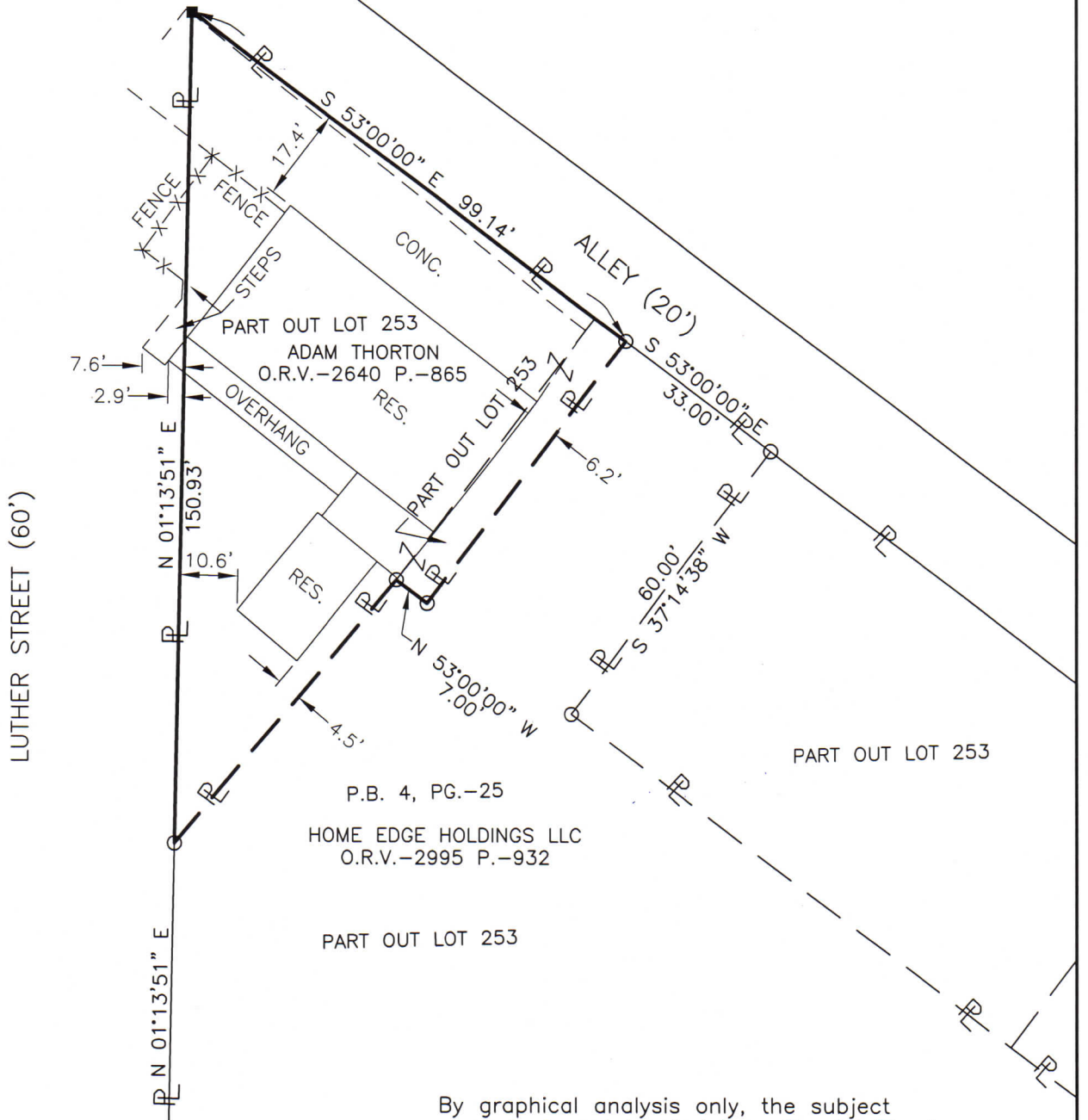
PARCEL NO. 027-06-054-12-000
027-06-054-13-000

PROPERTY DESCRIPTION:
PART OF OUT LOT 253
PLAT VOLUME 4, PAGE 25
CITY OF MASNSFIELD



LEGEND

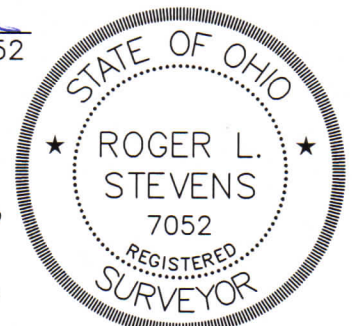
- IRON PIN FOUND
- RAILROAD SPIKE SET



NOTE: This service has been provided for title insurance and mortgage loan purposes only. this Mortgage Location Survey does not constitute a boundary survey, and therefore the information contained on this plat must not be utilized for the location of property lines or corners.

By graphical analysis only, the subject property is not located in a Special Flood Hazard Area as delineated on Flood insurance Rate Map Number: 39139C0210E DATE 4-4-2011

Roger L. Stevens
Roger L. Stevens, P.S. #7052
Date 7-15-24
MAMS OUT LOT 253



I hereby certify to the above named Title Insurer and/or Mortgage Lender that the foregoing Mortgage Location Survey Plat was prepared from actual field measurements made in accordance with Chapter 4733-38 of the Ohio Administrative Code; that this plat does not represent a boundary survey pursuant to Chapter 4733-37 of said Code; and that this plat delineates the location and dimensions of deeded boundaries. Set-back and side yard dimensions are within the tolerances of: plus or minus 1'±

**SURVEYOR'S DESCRIPTION FOR
ADAM THORTON**

PART OF OUT LOT 253

Situated in the City of Mansfield, County of Richland, State of Ohio, being part of Out Lot 253 as shown in plat volume 4, page 25 and being more particularly described as follows:

Beginning at a railroad spike set in asphalt in the northwesterly corner of said Out Lot 253, said railroad spike also being in the intersection of the east right of way line of Luther Street (60') and the southwesterly right of way line of an Alley (20');

Thence with the following **FIVE** courses:

- 1) **S 53° 00' 00" E, 99.14 feet** along the northeasterly line of said Out Lot 253 also being along said southwesterly right of way line of said Alley (20') to an iron pin found in a northerly corner of a parcel of land conveyed to Home Edge Holdings LLC by official records volume 2995, page 932;
- 2) **S 37° 14' 38" W, 60.00 feet** along a northwesterly line of said land of Home Edge Holdings LLC to an iron pin found in an interior corner of said land;
- 3) **N 53° 00' 00" W, 7.00 feet** along a northeasterly line of said land of Home Edge Holdings LLC to an iron pin found in a northerly corner of said land;
- 4) **S 40° 21' 11" W, 62.57 feet** along a northwesterly line of said land of Home Edge Holdings LLC to an iron pin found in a westerly corner of said land, said iron pin also being in said east right of way line of Luther Street (60');
- 5) **N 01° 13' 51" E, 150.93 feet** along said east right of way line of Luther Street (60') to the **place of beginning** and containing **6,164 square feet**, more or less, and subject to all legal highways and easements of record.

Basis of bearings: Survey N-332.

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 OUT LOT 253

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 7-17-24

INITIAL & DATE

QQ-213