

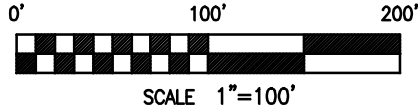
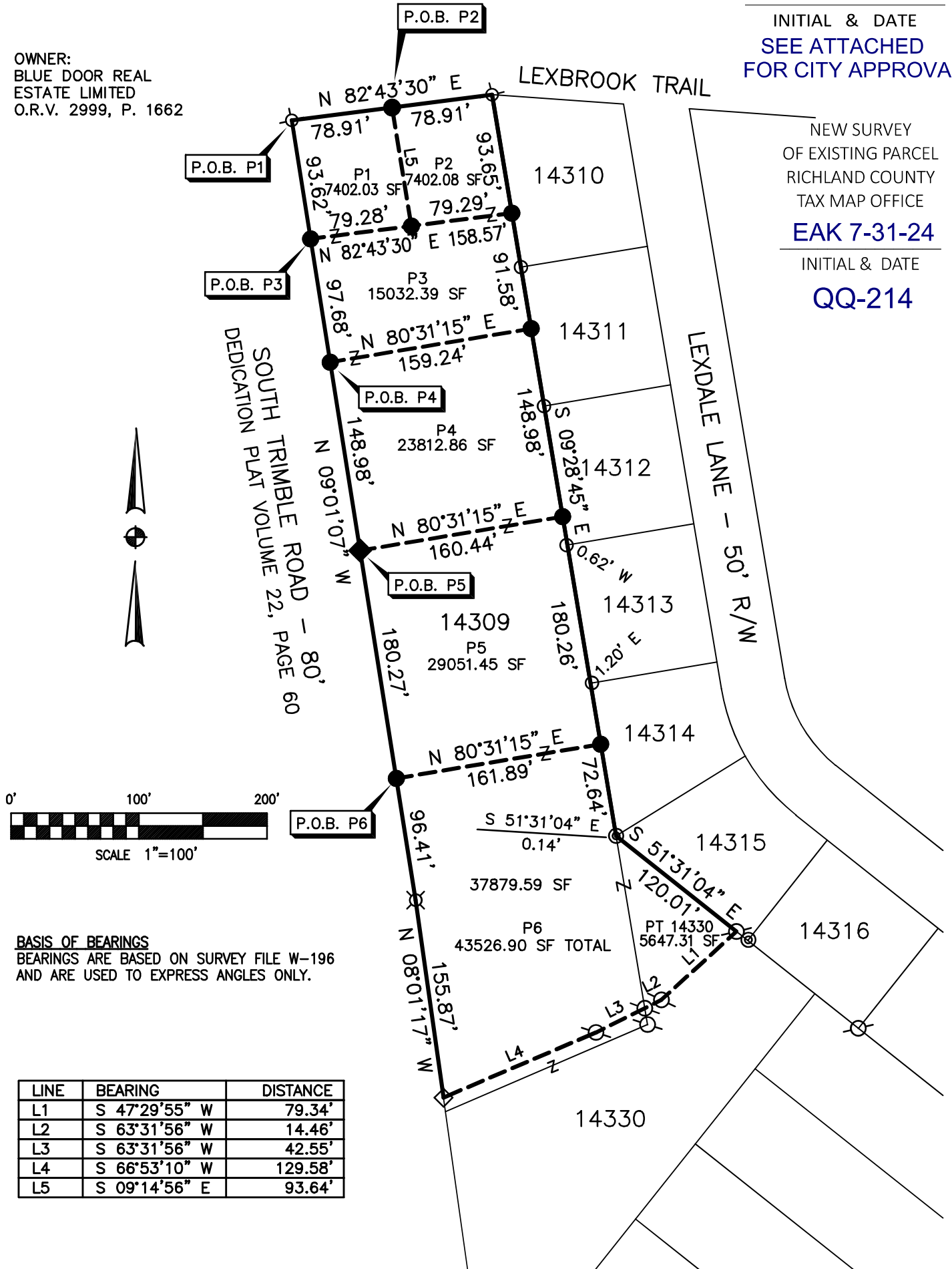
PLAT OF PROPERTY SURVEY AT THE REQUEST OF  
**BLUE DOOR REAL ESTATE LIMITED**  
 PART OF LOT NUMBER 14309 , PLAT VOLUME 19, PAGE 66 AND  
 PART OF LOT NUMBER 14330, PLAT VOLUME 14, PAGE 5  
 CITY OF MANSFIELD, RICHLAND COUNTY, OHIO

NEW SPLIT  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK 7-31-24**

INITIAL & DATE  
**SEE ATTACHED  
 FOR CITY APPROVAL**

OWNER:  
 BLUE DOOR REAL  
 ESTATE LIMITED  
 O.R.V. 2999, P. 1662

NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK 7-31-24**  
 INITIAL & DATE  
**QQ-214**



**BASIS OF BEARINGS**  
 BEARINGS ARE BASED ON SURVEY FILE W-196  
 AND ARE USED TO EXPRESS ANGLES ONLY.

LINE	BEARING	DISTANCE
L1	S 47°29'55" W	79.34'
L2	S 63°31'56" W	14.46'
L3	S 63°31'56" W	42.55'
L4	S 66°53'10" W	129.58'
L5	S 09°14'56" E	93.64'

**LEGEND**

- 5/8" DIA. x 30" LONG REBAR SET WITH PLASTIC CAP STAMPED "WEIGLER 7747"
- ◆ 2" MAG NAIL SET
- ⊗ REBAR WITH CAP STAMPED "WEIGLER 7747" FOUND
- ⊙ REBAR WITH CAP STAMPED "SEILER 6869" FOUND
- 1/2" IRON PIPE FOUND
- ⊙ 1/2" IRON ROD FOUND
- ◇ MAG NAIL 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.**

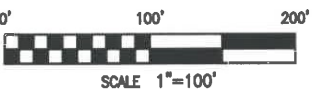
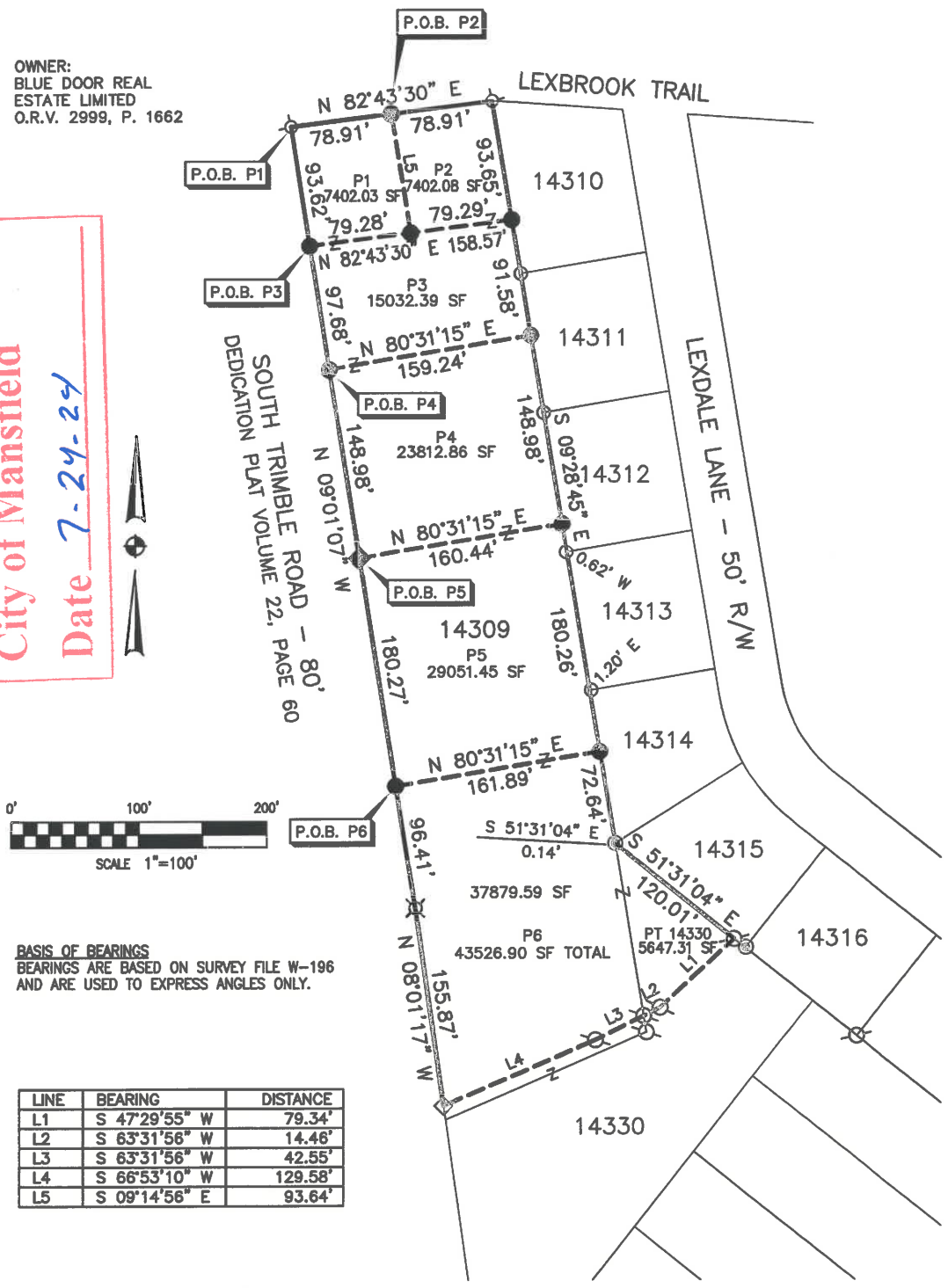
GARY E. WEIGLER  
 OHIO REGISTERED SURVEYOR NO. 7747  
 DATE: MAY 24, 2024  
 FILE NO. 24020



PLAT OF PROPERTY SURVEY AT THE REQUEST OF  
**BLUE DOOR REAL ESTATE LIMITED**  
 PART OF LOT NUMBER 14309, PLAT VOLUME 19, PAGE 66 AND  
 PART OF LOT NUMBER 14330, PLAT VOLUME 14, PAGE 5  
 CITY OF MANSFIELD, RICHLAND COUNTY, OHIO

OWNER:  
 BLUE DOOR REAL  
 ESTATE LIMITED  
 O.R.V. 2999, P. 1662

**Zoning Approved**  
*(Signature)*  
**City of Mansfield**  
**Date 7-24-24**



**BASIS OF BEARINGS**  
 BEARINGS ARE BASED ON SURVEY FILE W-196  
 AND ARE USED TO EXPRESS ANGLES ONLY.

LINE	BEARING	DISTANCE
L1	S 47°29'55" W	79.34'
L2	S 63°31'56" W	14.46'
L3	S 63°31'56" W	42.55'
L4	S 66°53'10" W	129.58'
L5	S 09°14'56" E	93.64'

**LEGEND**

- 5/8" DIA. x 30" LONG REBAR SET WITH PLASTIC CAP STAMPED "WEIGLER 7747"
- ◆ 2" MAG NAIL SET
- ⊗ REBAR WITH CAP STAMPED "WEIGLER 7747" FOUND
- ⊙ REBAR WITH CAP STAMPED "SEILER 6869" FOUND
- 1/2" IRON PIPE FOUND
- ⊕ 1/2" IRON ROD FOUND
- ◇ MAG NAIL 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.**  
*(Signature)*  
 GARY E. WEIGLER  
 OHIO REGISTERED SURVEYOR NO. 7747  
 DATE: MAY 24, 2024  
 FILE NO. 24020





**Weigler Land Surveying, Ltd.**  
 513 Amoy East Road, Mansfield, Ohio 44903  
 Phone (419) 747-7155

24020

**DESCRIPTION  
 PART LOT 14309  
 PARCEL 1**

Situated in the State of Ohio, County of Richland, City of Mansfield, being part of Lot 14309 of the consecutively numbered lots in said City as indicated on Plat Volume 19, Page 66, and being more particularly described as follows;

**BEGINNING** at a rebar with cap stamped "Weigler 7747" found marking the northwest corner of Lot 14309, said rebar also marking the intersection of the east right-of-way line of South Trimble Road (80 feet in width) and the south right-of-way line of Lexbrook Trail and the north line of Lot 14309;

Thence with the following Four (4) courses;

1. North 82°43'30" East, 78.91 feet with the south right-of-way line of Lexbrook Trail and north line of Lot 14309 to a rebar with cap stamped "Weigler 7747" set;
2. South 09°14'56" East, 93.64 feet to a 5/8" rebar with cap stamped "Weigler 7747" set;
3. South 82°43'30" West, 79.28 feet parallel with the north line of said Lot 14309 to a 5/8" rebar with cap stamped "Weigler 7747" set in the east right-of-way line of South Trimble Road;
4. North 09°01'07" West, 93.62 feet with the East right-of-way line of Trimble Road to the point of beginning, containing 7402.03 square feet, being subject to all legal easements, restrictions and rights-of-way now on record.

Bearings are based on survey file W-196 of the Richland County Tax Map Records, 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 2999, Page 1662

prepared by:  
**Weigler Land Surveying, Ltd.**

Gary E. Weigler  
 Registered Surveyor No. 7747  
 Date: May 24, 2024



**NEW SPLIT  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
 EAK 7-31-24**

**INITIAL & DATE  
 QQ-214**



**Weigler Land Surveying, Ltd.**  
 513 Amoy East Road, Mansfield, Ohio 44903  
 Phone (419) 747-7155

24020

**DESCRIPTION  
 PART LOT 14309  
 PARCEL 2**

Situated in the State of Ohio, County of Richland, City of Mansfield, being part of Lot 14309 of the consecutively numbered lots in said City as indicated on Plat Volume 19, Page 66, and being more particularly described as follows;

**Commencing** at a rebar with cap stamped "Weigler 7747" found marking the northwest corner of Lot 14309, said rebar also marking the intersection of the east right-of-way line of South Trimble Road (80 feet in width) and the south right-of-way line of Lexbrook Trail and the north line of Lot 14309;

Thence North 82°43'30" East, 78.91 feet with the south right-of-way line of Lexbrook Trail and north line of Lot 14309 to a rebar with cap stamped "Weigler 7747" set marking the **POINT OF BEGINNING** for the parcel herein described;

Thence with the following Four (4) courses;


1. North 82°43'30" East, 78.91 feet with the south right-of-way line of Lexbrook Trail and north line of Lot 14309 to a rebar with cap stamped "Weigler 7747" found marking the northeast corner of Lot 14309 and the northwest corner of Lot 14310;
2. South 09°28'45" East, 93.65 feet with the line common to lot 14309 and Lot 14310, to a 5/8" rebar with cap stamped "Weigler 7747" set;
3. South 82°43'30" West, 79.29 feet parallel with the north line of said Lot 14309 to a 5/8" rebar with cap stamped "Weigler 7747" set;
4. North 09°14'56" West, 93.64 feet to the point of beginning, containing 7402.08 square feet, being subject to all legal easements, restrictions and rights-of-way now on record.

Bearings are based on survey file W-196 of the Richland County Tax Map Records, 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 2999, Page 1662

prepared by:  
**Weigler Land Surveying, Ltd.**

  
 Gary E. Weigler  
 Registered Surveyor No. 7747  
 Date: May 24, 2024



**NEW SPLIT**  
**RICHLAND COUNTY**  
**TAX MAP OFFICE**  
**EAK 7-31-24**

**INITIAL & DATE**  
**QQ-214**



**Weigler Land Surveying, Ltd.**  
 513 Amoy East Road, Mansfield, Ohio 44903  
 Phone (419) 747-7155

24020

**DESCRIPTION  
 PART LOT 14309  
 PARCEL 3**

Situated in the State of Ohio, County of Richland, City of Mansfield, being part of Lot 14309 of the consecutively numbered lots in said City as indicated on Plat Volume 19, Page 66, and being more particularly described as follows;

**Commencing** at a rebar with cap stamped "Weigler 7747" found marking the northwest corner of Lot 14309, said rebar also marking the intersection of the east right-of-way line of South Trimble Road (80 feet in width) and the south right-of-way line of Lexbrook Trail and the north line of Lot 14309;

Thence South 09°01'07" East, 93.62 feet with the east right-of-way line of Trimble Road and west line of Lot 14309 to a rebar with cap stamped "Weigler 7747" set marking the **POINT OF BEGINNING** for the parcel herein described;

Thence with the following Four (4) courses;


1. North 82°43'30" East, 158.57 feet parallel with the south right-of-way line of Lexbrook Trail and north line of Lot 14309 to a rebar with cap stamped "Weigler 7747" set in the west line of Lot 14310;
2. South 09°28'45" East, 91.58 feet with the west line of Lot 14310 and Lot 14311, to a 5/8" rebar with cap stamped "Weigler 7747" set;
3. South 80°31'15" West, 159.24 feet to a 5/8" rebar with cap stamped "Weigler 7747" set in the east right-of-way line of Trimble Road;
4. North 09°01'07" West, 97.68 feet to the point of beginning, containing 15032.39 square feet, being subject to all legal easements, restrictions and rights-of-way now on record.

Bearings are based on survey file W-196 of the Richland County Tax Map Records, 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 2999, Page 1662

prepared by:  
**Weigler Land Surveying, Ltd.**

  
 Gary E. Weigler  
 Registered Surveyor No. 7747  
 Date: May 24, 2024



NEW SPLIT  
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**QQ-214**



**Weigler Land Surveying, Ltd.**  
 513 Amoy East Road, Mansfield, Ohio 44903  
 Phone (419) 747-7155

24020

**DESCRIPTION  
 PART LOT 14309  
 PARCEL 4**

Situated in the State of Ohio, County of Richland, City of Mansfield, being part of Lot 14309 of the consecutively numbered lots in said City as indicated on Plat Volume 19, Page 66, and being more particularly described as follows;

**Commencing** at a rebar with cap stamped "Weigler 7747" found marking the northwest corner of Lot 14309, said rebar also marking the intersection of the east right-of-way line of South Trimble Road (80 feet in width) and the south right-of-way line of Lexbrook Trail and the north line of Lot 14309;

Thence South 09°01'07" East, 191.30 feet with the east right-of-way line of Trimble Road and west line of Lot 14309 to a rebar with cap stamped "Weigler 7747" set marking the **POINT OF BEGINNING** for the parcel herein described;

Thence with the following Four (4) courses;

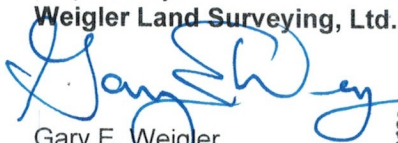
1. North 80°31'15" East, 159.24 feet to a rebar with cap stamped "Weigler 7747" set in the west line of Lot 14311;
2. South 09°28'45" East, 148.98 feet with the west line of Lot 14311 and Lot 14312, to a 5/8" rebar with cap stamped "Weigler 7747" set;
3. South 80°31'15" West, 160.44 feet to a 2" mag nail set, in asphalt, in the east right-of-way line of Trimble Road;
4. North 09°01'07" West, 148.98 feet to the point of beginning, containing 23,812.86 square feet, being subject to all legal easements, restrictions and rights-of-way now on record.

Bearings are based on survey file W-196 of the Richland County Tax Map Records, 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 2999, Page 1662

prepared by:  
 Weigler Land Surveying, Ltd.

  
 Gary E. Weigler  
 Registered Surveyor No. 7747  
 Date: May 24, 2024



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 RICHLAND COUNTY  
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**Weigler Land Surveying, Ltd.**  
 513 Amoy East Road, Mansfield, Ohio 44903  
 Phone (419) 747-7155

24020

**DESCRIPTION  
 PART LOT 14309  
 PARCEL 5**

Situated in the State of Ohio, County of Richland, City of Mansfield, being part of Lot 14309 of the consecutively numbered lots in said City as indicated on Plat Volume 19, Page 66, and being more particularly described as follows;

**Commencing** at a rebar with cap stamped "Weigler 7747" found marking the northwest corner of Lot 14309, said rebar also marking the intersection of the east right-of-way line of South Trimble Road (80 feet in width) and the south right-of-way line of Lexbrook Trail and the north line of Lot 14309;

Thence South 09°01'07" East, 340.28 feet with the east right-of-way line of Trimble Road and west line of Lot 14309 to a 2" mag nail set, in asphalt, marking the **POINT OF BEGINNING** for the parcel herein described;

Thence with the following Four (4) courses;

1. North 80°31'15" East, 160.44 feet to a rebar with cap stamped "Weigler 7747" set in the west line of Lot 14312;
2. South 09°28'45" East, 180.26 feet with the west line of Lot 14312 and Lot 14313 and Lot 14314, to a 5/8" rebar with cap stamped "Weigler 7747" set;
3. South 80°31'15" West, 161.89 feet to a 5/8" rebar with cap stamped "Weigler 7747" set in the east right-of-way line of Trimble Road;
4. North 09°01'07" West, 180.27 feet to the point of beginning, containing 29,061.45 square feet, being subject to all legal easements, restrictions and rights-of-way now on record.

Bearings are based on survey file W-196 of the Richland County Tax Map Records, 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 2999, Page 1662

prepared by:  
**Weigler Land Surveying, Ltd.**

Gary E. Weigler  
 Registered Surveyor No. 7747  
 Date: May 24, 2024



NEW SPLIT  
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INITIAL & DATE

**QQ-214**



# Weigler Land Surveying, Ltd.

513 Amoy East Road, Mansfield, Ohio 44903

Phone (419) 747-7155

24020

## DESCRIPTION PART LOT 14309 AND PART LOT 14330 PARCEL 6

Situated in the State of Ohio, County of Richland, City of Mansfield, being part of Lot 14309 and part of Lot 14330 of the consecutively numbered lots in said City as indicated on Plat Volume 14, page 5 and Plat Volume 19, Page 66, and being more particularly described as follows;

**Commencing** at a rebar with cap stamped "Weigler 7747" found marking the northwest corner of Lot 14309, said rebar also marking the intersection of the east right-of-way line of South Trimble Road (80 feet in width) and the south right-of-way line of Lexbrook Trail and the north line of Lot 14309;

Thence South 09°01'07" East, 520.55 feet with the east right-of-way line of Trimble Road and west line of Lot 14309 to a rebar with cap stamped "Weigler 7747" set marking the **POINT OF BEGINNING** for the parcel herein described;

Thence with the following Nine (9) courses;

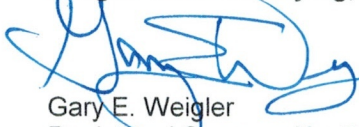
1. North 80°31'15" East, 161.89 feet to a rebar with cap stamped "Weigler 7747" set in the west line of Lot 14314;
2. South 09°28'45" East, 72.64 feet with the west line of Lot 14314, to the northwest corner of Lot 14315 being referenced by a 1/2" iron rod found South 51°31'04" East, 0.14 feet;
3. South 51°31'04" East, 120.01 feet with the southwesterly line of Lot 14315 to a rebar with cap stamped "Seiler 6869" found;
4. South 47°29'55" West, 79.34 feet to a rebar with cap stamped "Seiler 6869" found;
5. South 63°31'56" West, 14.47 feet to a rebar with cap stamped "Seiler 6869" found;
6. South 63°31'56" West, 42.55 feet to a rebar with cap stamped "Seiler 6869" found;
7. South 66°53'10" West, 129.58 feet to mag nail found in the east right-of-way line of Trimble Road;
8. North 08°01'17" West, 155.87 feet to a rebar with cap stamped "Weigler 7747" found;
9. North 09°01'07" West, 96.41 feet to the point of beginning, containing 4,3526.90 square feet, of which 37,879.59 square feet are in Part Lot 14309 and 5,647.31 square feet are in Part Lot 14330, being subject to all legal easements, restrictions and rights-of-way now on record.

Bearings are based on survey file W-196 of the Richland County Tax Map Records, 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 2999, Page 1662

prepared by:  
**Weigler Land Surveying, Ltd.**

  
Gary E. Weigler  
Registered Surveyor No. 7747  
Date: May 24, 2024



NEW SURVEY  
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