



BASES OF BEARINGS
 BEARINGS WERE TRANSFERRED BY TOTAL STATION GLOBAL POSITIONING
 TRAVERSE ORIGINATING ON THE O.D.O.T. C.O.R.S. NETWORK AND
 ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM,
 NAD 83(2011), NORTH ZONE.



NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 7-31-24

SURVEY FOR
STAMPFLI PROPERTIES LLC
 SITUATED IN THE CITY OF MANSFIELD, TOWNSHIP OF
 MADISON, COUNTY OF RICHLAND, STATE OF OHIO AND
 BEING A PART OF THE SOUTHWEST QUARTER OF
 SECTION 3, TOWNSHIP 21, RANGE 18,

- LEGEND**
- SURVEY MARKER SET 5/8" X 3/4" REBAR WITH PLASTIC CAP
 - ⊕ STAMPED "RICHLAND ENG. RLS 7375"
 - ⊕ 2 1/2" MAG NAIL SET
 - SURVEY MARKER FOUND (TYPE AS NOTED)

B. Bescker
 BRIAN BESECKER P.S. 7375
 RICHLAND ENGINEERING LIMITED

DATE 22 July 2024

INITIAL & DATE

QQ-215

REL RICHLAND ENGINEERING LIMITED
 A WALLACEPANCHER GROUP COMPANY
 29 NORTH PARK STREET MANSFIELD, OHIO

Description
5.853 Acre Parcel

Situated in the City of Mansfield, Township of Madison, County of Richland, State of Ohio and being a part of the Southwest Quarter of Section 3, Township 21, Range 18, also being a 5.853 acre parcel of land now or formerly owned by Stampfli Properties LLC as recorded in Official Record Volume 1653, Page 1 of the Richland County Recorder's records and being further described as follows:

Commencing at a 1 inch iron pin found in a monument box at the southwest corner of the Southwest Quarter of Section 3, and the intersection of the centerline of Harrington Memorial Road and the centerline of Piper Road (T.H. 269);

Thence North 88 Degrees 47 Minutes 22 Seconds East along the south line of the Southwest Quarter of Section 3 and the centerline of Piper Road (T.H. 269), a distance of 1171.06 feet to a MAG Nail set at the southwest corner of said Stampfli lands and the southeast corner of a 2.62 acre parcel now or formerly owned by Tiger Properties Ltd. as recorded in Official Record Volume 1624, Page 331, being the **Point of Beginning** of the parcel herein described;

1. Thence **North 01 Degrees 12 Minutes 37 Seconds West** along the west line of said Stampfli lands and the east line of said Tiger lands, passing through a survey marker set at 107.25 feet, a total distance of **702.49 feet** to a survey marker set at the northwest corner of said Stampfli lands on the south line a 4.842 acre parcel now or formerly owned by Industrial Building Associates LLC as recorded in Official Record Volume 1829, Page 350;
2. Thence **North 88 Degrees 38 Minutes 47 Seconds East** along the north line of said Stampfli lands and the south line of said Industrial lands, passing through a 5/8 inch rebar found at 291.76 feet and a survey marker set at 588.30 feet, a total distance of **678.92 feet** to a point on the centerline of S.R. 13;
3. Thence **South 40 Degrees 42 Minutes 04 Seconds West** along the east line of said Stampfli lands and the centerline of S.R.13, a distance of **946.26 feet** to a point on the south line of the Southwest Quarter of Section 3 and the centerline of Piper Road (T.H. 269), referenced by a MAG nail set South 88 Degrees 47 Minutes 22 Seconds West a distance of 46.84 feet;
4. Thence **South 88 Degrees 47 Minutes 22 Seconds West** along the south line of said Stampfli lands, the south line of the Southwest Quarter of Section 3 and the centerline of Piper Road (T.H. 269), a distance of **46.84 feet** to a Mag nail set at the **Point of Beginning**, containing **5.853 acres** of land, more or less, subject to all highways, easements and use restrictions of record.

Survey marker set indicates a 5/8" x 30" rebar with plastic cap stamped "Richland Eng. RLS 7375".

Based upon an actual field survey conducted in 2024 by Richland Engineering Limited. Bearings are based on the Ohio State Plane Coordinate System, NAD 83(2011), North Zone.

This description was prepared by Brain Besecker P.S., Registered Surveyor No. 7375.

Deed Reference: Official Record Volume 1653, Page 1.

The above-described parcel is Auditor's Parcel Number 0289015058003



B. Besecker 22 July 2024
Brian Besecker Date
Professional Land Surveyor No. 7375

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