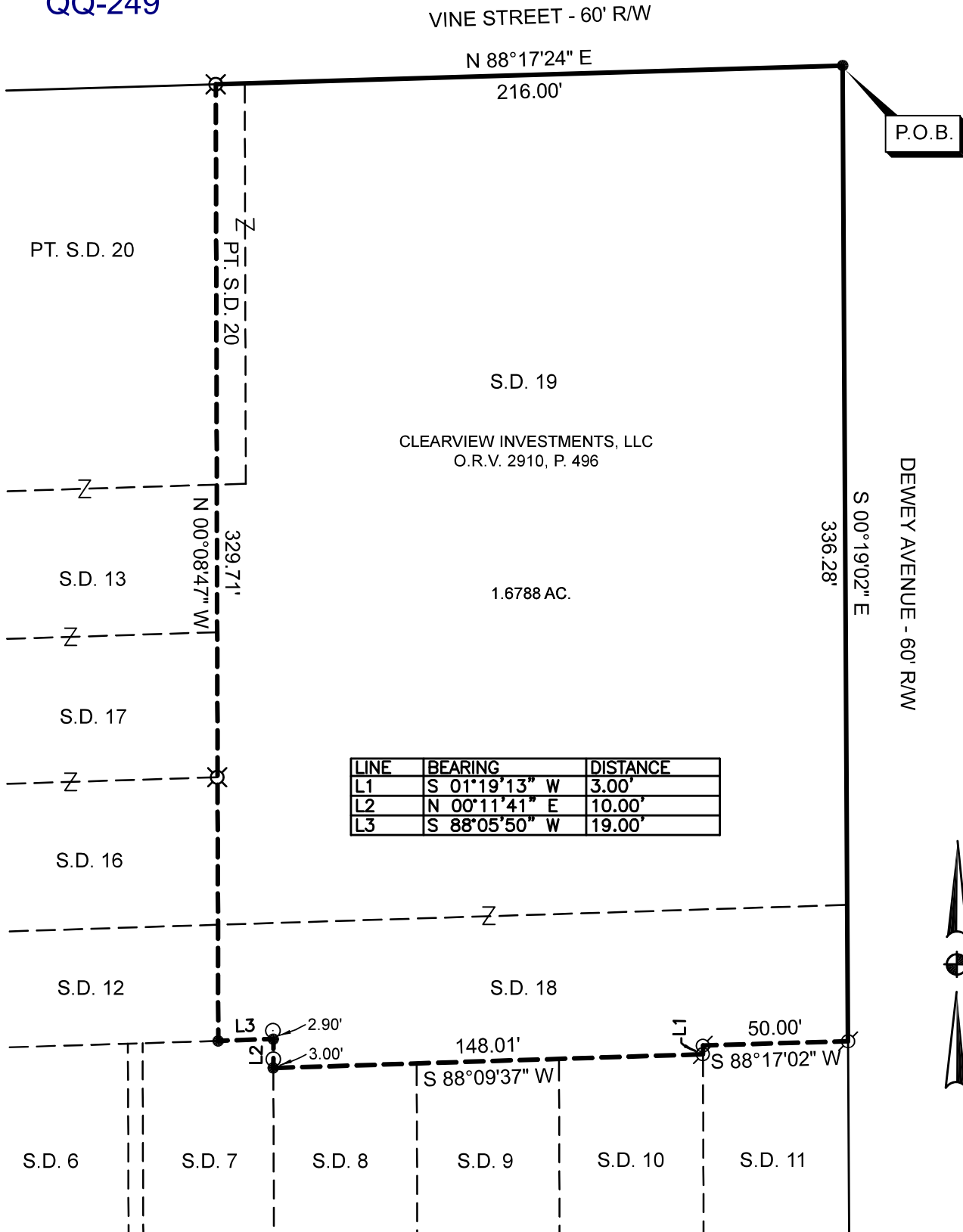


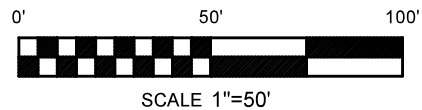
NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 9-6-24

PLAT OF BOUNDARY SURVEY FOR
CLEARVIEW INVESTMENTS, LLC
 S.D. 18, S.D. 19 AND PART S.D. 20
 PART OF THE SOUTHWEST QUARTER OF SECTION FIFTEEN (15)
 TOWNSHIP TWENTY-ONE (21), RANGE EIGHTEEN (18)
 MADISON TOWNSHIP, CITY OF MANSFIELD, RICHLAND COUNTY, OHIO

INITIAL & DATE
QQ-249



REFERENCE MATERIAL
 TAX MAP
 DEED VOLUME 2910, PAGE 496
 SURVEY FILES B-222, H-17, GG-294, II-168



LEGEND

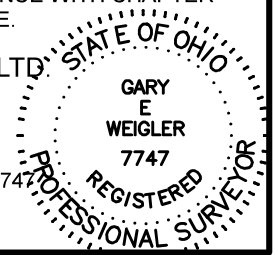
- 5/8" DIA. x 30" LONG REBAR SET WITH PLASTIC CAP STAMPED "WEIGLER 7747"
- ⊗ REBAR WITH CAP STAMPED "SJL" FOUND
- 3/4" IRON PIPE FOUND
- ⊗ REBAR WITH CAP STAMPED "CRAIG 8195" FOUND

BASIS OF BEARINGS
 BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE USED TO EXPRESS ANGLES ONLY.

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: JULY 1, 2024
 FILE NO. 21012





Weigler Land Surveying, Ltd.

513 Amoy East Road, Mansfield, Ohio 44903

Phone (419) 747-7155

21012

DESCRIPTION 1.6788 ACRE

Situated in the State of Ohio, County of Richland, City of Mansfield, Township of Madison, being part of the Southwest Quarter of Section Fifteen (15), Township Twenty-one (21), Range Eighteen (18) and being a 1.677 acre parcel now or formerly owned by Clearview Investments, LLC as recorded in Official Record Volume 2910, Page 496, and being more particularly described as follows;

BEGINNING at a 5/8" rebar with cap stamped "Weigler 7747" set marking the intersection of the south right-of-way line of Vine Street (60 feet in width) and the west right-of-way line of Dewey Avenue (60 feet in width);

Thence with the following Eight (8) courses;

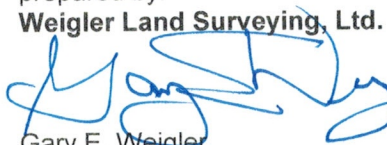
1. South 00°19'02" East, 336.28 feet with the west right-of-way line of said Dewey Avenue to a rebar with cap stamped "SJL" found marking the northeast corner of S.D. 11;
2. South 88°17'02" West, 50.00 feet with the north line of S.D. 11 to a rebar with cap stamped "SJL" found marking the northwest corner of S.D. 11;
3. South 01°19'13" West, 3.00 feet with the west line of S.D. 11 to a rebar with cap stamped "SJL" found marking the northeast corner of S.D. 10;
4. South 88°09'37" West, 148.01 feet with the north line of S.D. 10, S.D. 9, and S.D. 8 to a 5/8" rebar with cap stamped "Weigler 7747" set in the east line of S.D. 7, and marking the northwest corner of S.D. 8;
5. North 00°11'41" East, 10.00 feet with the east line of S.D. 7 to a 5/8" rebar with cap stamped "Weigler 7747" set marking the northeast corner of S.D. 7;
6. South 88°05'50" West, 19.00 feet with the north line of S.D. 7 to a 5/8" rebar with cap stamped "Weigler 7747" set marking the southeast corner of S.D. 12;
7. North 00°08'47" West, 329.71 feet with the east line of S.D. 12, S.D. 16, S.D. 17, and S.D. 13 and through S.D. 20 to a rebar with cap stamped "Craig 8195" found in the south right line of said Vine Street;
8. North 88°17'24" East, 216.00 feet with the south right-of-way line of said Vine Street, containing 1.6788 acre, being subject to all legal easements, restrictions and rights-of-way now on record.

Bearings are based on an assumed meridian, 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 2910, Page 496

prepared by:
Weigler Land Surveying, Ltd.


Gary E. Weigler
Registered Surveyor No. 7747
Date: July 1, 2024



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 9-6-24

INITIAL & DATE

QQ-249