

2412.0435
BOUNDARY SURVEY
RICHLAND COUNTY, OHIO

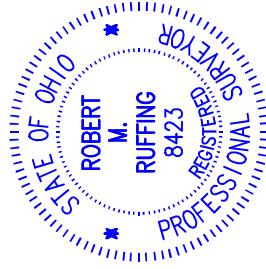
LEGEND

- FIRC-FOUND IRON ROD, CAPPED AS NOTED
- FIR-FOUND IRON ROD AS NOTED
- FIP-FOUND IRON PIPE AS NOTED
- SIRC-5/8" X 30" SET IRON ROD, CAPPED-"EXACTA SURVEYORS 8423"
- Ⓐ-FD AXLE AS NOTED
- Ⓜ-FD/SET DRILL HOLE AS NOTED
- Ⓜ-FD/SET MAG NAIL AS NOTED
- Ⓜ-FD/SET RR SPIKE AS NOTED
- Ⓜ-FD T-BAR/POST AS NOTED
- FOUND MONUMENT AS NOTED
- C-CALCULATED
- D-DEED
- M-MEASURED
- P-PLATTED
- S-SURVEY
- AC--ACRES
- B/E-BASEMENT ENTRY
- CLF-CHAIN-LINK FENCE
- CONC--CONCRETE
- C/L-CENTERLINE
- D.H--DRILL HOLE
- D/W-DRIVEWAY
- EP-EDGE OF PAVEMENT
- GAR--GARAGE
- INSTR--INSTRUMENT
- O.L--ORIGINAL LOT
- O.R--OFFICIAL RECORD
- P.N--PARCEL NUMBER
- P.O.B--POINT OF BEGINNING
- P.O.L--POINT ON LINE
- RES--RESIDENCE
- R/W--RIGHT OF WAY
- PG--PAGE
- S.F--SQUARE FEET
- S.B.L--SET BACK LINE
- S/L-SUBLOT
- T.P.O.B--TRUE POINT OF BEGINNING
- VF--VINYL FENCE
- WF--WOOD FENCE

DOCUMENTS USED:

- SURVEY GG-147, PLAT OF SURVEY FOR GEORGE BOYLE, BY CHARLES A. KERIG, PS 7152, JUNE 13, 2014, ON FILE AT THE RICHLAND COUNTY ENGINEER'S OFFICE.
- SURVEY K-213, BY ROBERT M. LITTLE, PS 5521, NOVEMBER 12, 1998, ON FILE AT THE RICHLAND COUNTY ENGINEER'S OFFICE.
- ROADWAY DEDICATION PLAT, PLAT VOLUME 31, PAGE 87, ON FILE AT THE RICHLAND COUNTY RECORDER'S OFFICE.
- DEEDS AS SHOWN HEREON.
- RICHLAND COUNTY TAX MAPS/GIS.

POINTS OF INTEREST:
① STEEL FENCE OVER THE PROPERTY LINE.



BASIS OF BEARINGS:

THE BEARINGS FOR THIS SURVEY ARE BASED ON SURVEY GG-147 AS LISTED HEREON, HOLDING FOUND AND USED MONUMENTATION ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 4 (AND THE CENTERLINE OF CAIRNS ROAD), WHICH IS BEARING S 89°58'49" E.

NOTE:
THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT.

THIS MAP REPRESENTS A BOUNDARY RETRACEMENT SURVEY AND CONFORMS TO THE MINIMUM STANDARD FOR BOUNDARY SURVEYS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733.37.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY AN ON THE GROUND SURVEY IN JUNE OF 2023 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

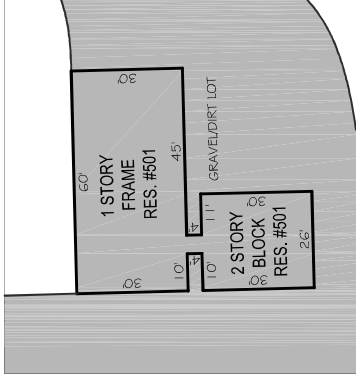
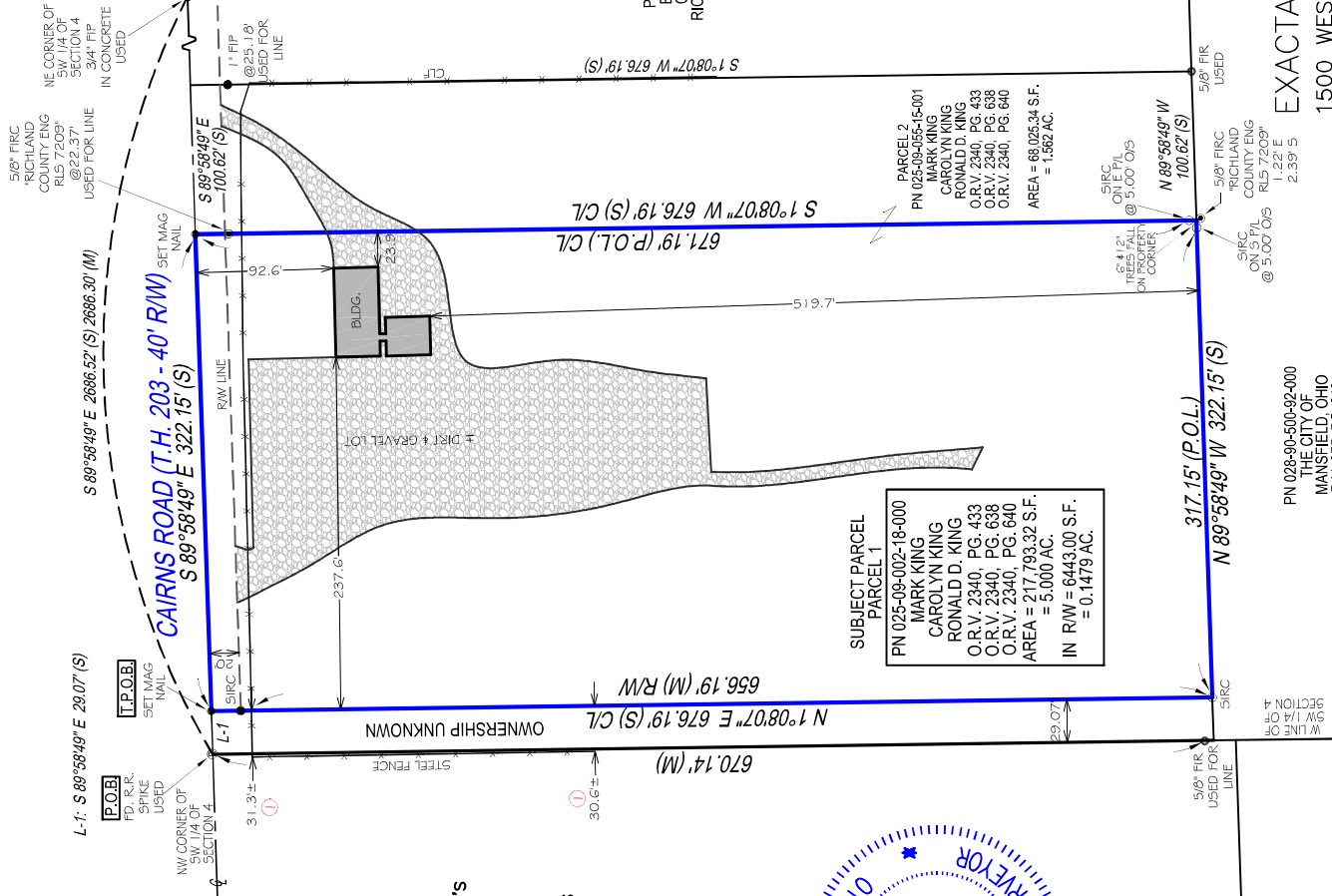
Robert M. Ruffing
ROBERT RUFFING, P.S. 8423
STATE OF OHIO

DATE 12-19-2024
REV 12-23-2024
REV 12-30-2024

SURVEY OF
PN 025-09-002-18-000
KNOWN AS

501 CAIRNS ROAD

MANSFIELD, OHIO
IN THE TOWNSHIP OF MADISON, COUNTY OF
RICHLAND AND STATE OF OHIO, BEING PART
OF THE SOUTHWEST QUARTER OF SECTION
4, TOWNSHIP 21, RANGE 18.



SCALE: 1"=40'

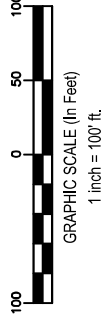
REVISED

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 12-23-24

INITIAL & DATE

QQ-373



EXACTA LAND SURVEYORS

1500 WEST THIRD STREET, MZ 130, CLEVELAND, OH 44113
PHONE: (216) 751-9000 WWW.EXACTALAND.COM
DATE 12-19-2024 JOB NO. 2412.0435

PN 028-96-500-92-000
THE CITY OF
MANSFIELD, OHIO
D.V. 375, PG. 243

LEGAL DESCRIPTION

for Parcel Number 025-09-002-18-000 (Parcel 1)

at 501 Cairns Road (T.H. 203)

Mansfield, Ohio

Situated in the Township of Madison, County of Richland and State of Ohio, being part of the Southwest Quarter of Section 4, Township 21, Range 18, conveyed to Mark King, Carolyn King, and Ronald D. King (O.R.V. 2340, Pg. 433, O.R.V. 2340, Pg. 638, and O.R.V. 2340, Pg. 640), bounded and described as follows:

Beginning at a found and used railroad spike at the northwest corner of the Southwest Quarter of Section 4, along the centerline of Cairns Road (T.H. 203 – 40' R/W);

Thence along said centerline, S 89°58'49" E, 29.07 feet to a set Mag nail at the northeast of a parcel of unknown ownership, and being the True-Point-Of-Beginning at the northwest corner of the parcel herein described in the following 4 courses:

Course 1: Thence continuing along said centerline, S 89°58'49" E, 322.15 feet to a set Mag nail at the northeast corner, also being the northwest corner of a second parcel, Parcel 2, conveyed to Mark King, Carolyn King, and Ronald D. King (O.R.V. 2340, Pg. 433, O.R.V. 2340, Pg. 638, and O.R.V. 2340, Pg. 640);

Course 2: Thence along the west line of said Parcel 2, S 1°08'07" W, passing a found and used for line 5/8" iron rod, capped ("RICHLAND COUNTY ENG RLS 7209") at 22.37 feet, and passing a set 5/8" x 30" iron rod, capped ("EXACTA LAND SURVEYORS 8423") on line at 671.19 feet (at a 5.00 foot offset to the corner), a total distance of 676.19 feet to the southeast corner, also being in the north line of a parcel conveyed to The City of Mansfield, Ohio (D.V. 375, Pg. 243);

Course 3: Thence along the north line of said City of Mansfield, Ohio parcel, N 89°58'49" W, passing a set 5/8" x 30" iron rod, capped ("EXACTA LAND SURVEYORS 8423") on line at 5.00 feet (offset to the corner), a total distance of 322.15 feet to a set 5/8" x 30" iron rod, capped ("EXACTA LAND SURVEYORS 8423") at the southwest corner, also being the southeast corner of said unknown ownership parcel;

Course 4: Thence along the east line of said unknown ownership parcel, N 1°08'07" E, passing a set 5/8" x 30" iron rod, capped ("EXACTA LAND SURVEYORS 8423") along the south line of Cairns Road at 656.19 feet, a total distance of 676.19 feet to the True-Point-Of-Beginning, containing a total of 217,793.32 square feet, or 5.0000 acres, including 6443.00 square feet, or 0.1479 acres in the right of way, and being subject to all legal highways, easements, reservations or restrictions of record, if any.

The bearings for this survey are based on Survey GG-147; holding found and used monumentation along the north line of the Southwest Quarter of Section 4 (and the centerline of Cains Road), which is bearing S 89°58'49" E.

All of documents listed are filed with the Richland County Recorder's Office.

This legal description is based on an actual field survey performed December 2024 under the supervision of Robert M. Ruffing, P.S. 8423, by Exacta Land Surveyors, LLC, and is intended to update the legal description for PN 025-09-002-18-000.

Prepared by Robert M. Ruffing, P.S. 8423, in December 2024.

Robert M. Ruffing 12-30-24

REVISED
NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 12-23-24
INITIAL & DATE
QQ-373

