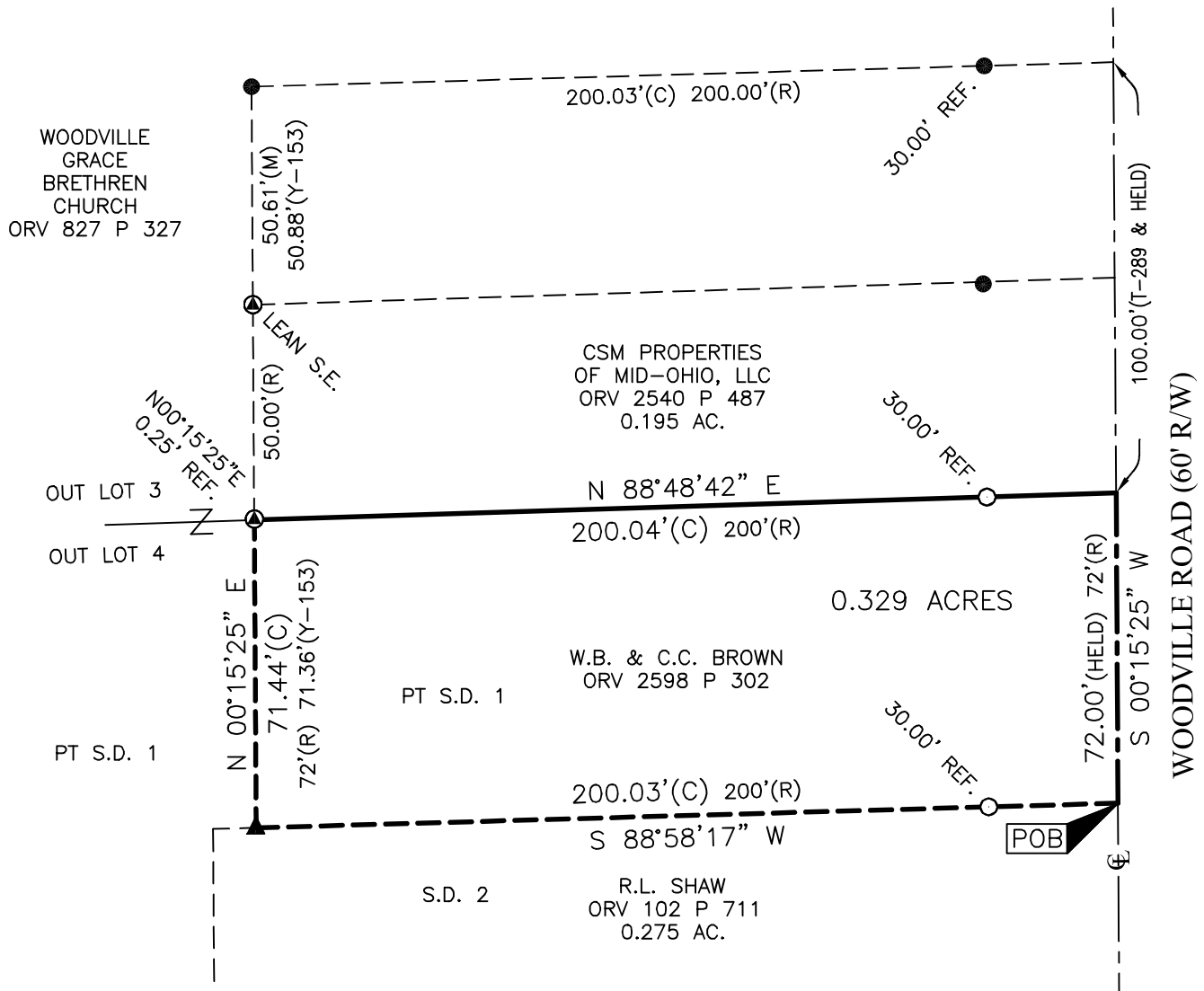
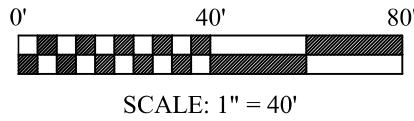


PLAT OF PROPERTY SURVEY
 PART SD 1 OF OUT LOT FOUR (4)
 CITY OF MANSFIELD, RICHLAND COUNTY, OHIO

NOTE: THIS SURVEY WAS PREPARED USING DOCUMENTS OF RECORD AND PRIOR PLATS OF SURVEY INCLUDING:
 -ENG. SURVEY B-216
 -ENG. SURVEY T-289
 -ENG. SURVEY Y-153
 -PART OF SUBDIVISION 2 OF OUT LOT 4 BY BOB LITTLE DATED JAN. 25, 1990
 -ORV. 2598, P. 302

BASIS OF BEARINGS
 THE BEARINGS HEREIN ARE BASED ON N 00°15'25" E FOR THE CENTERLINE OF WOODVILLE ROAD, BASED ON RICHLAND COUNTY ENGINEER SURVEY T-289.



LEGEND

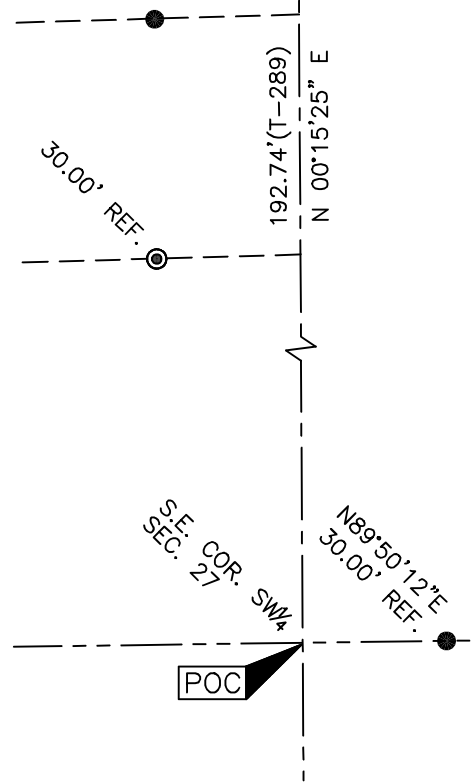
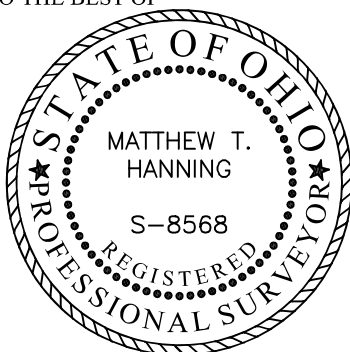
- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "HANNING PS 8568"
- CAPPED "SEILER 6869" IRON PIN FOUND
- IRON BAR FOUND
- ▲ IRON PIPE FOUND
- 5/8" REBAR FOUND
- (C) CALCULATED (M) MEASURED (R) RECORD

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 3-3-25
 INITIAL & DATE
RR-50

CERTIFICATION: I HEREBY CERTIFY THAT THIS PLAT AND THE FIELD SURVEY THAT IT REPRESENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

PREPARED BY
HANNING SURVEYING, LLC.
 2565 TAPPAN DR., ONTARIO, OHIO 44906
 (419) 528-8118

MATTHEW T. HANNING
 OHIO REGISTERED SURVEYOR NO. 8568
 DATE: FEBRUARY 5, 2025



DESCRIPTION OF 0.329 ACRE PARCEL

Situated in the State of Ohio, County of Richland, City of Mansfield, part SD 1 of Out Lot Four (4), of an original tract conveyed to W.B. & C.C. Brown by deed of record in Official Record Volume 2598, Page 302 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at a point at the Southeast corner of the Southwest Quarter of Section 27 in the centerline of Woodville Road (60' R/W), referenced by a 5/8" rebar found, North 89°50'12" East, a distance of 30.00 feet;

thence North 00°15'25" East, with the centerline of said Woodville Road, a distance of 192.74 feet to the Northeast corner of SD 2 conveyed to R.L. Shaw by deed of record in Official Record Volume 102, Page 711, said point being the POINT OF BEGINNING for the tract herein described, referenced by an iron pin set, South 88°58'17" West, a distance of 30.00 feet;

thence South 88°58'17" West, with the North line of said SD 2 tract, a distance of 200.03 feet to an iron pipe found at a Southeasterly corner of a tract conveyed to Woodville Grace Brethren Church by deed of record in Official Record Volume 827, Page 327;

thence North 00°15'25" East, with the East line of said tract conveyed to Woodville Grace Brethren Church, a distance of 71.44 feet to a point at the Southwest corner of a 0.195 acre tract conveyed to CSM Properties of Mid-Ohio, LLC by deed of record in Official Record Volume 2540, Page 487, also being the North line of said Out Lot 4, referenced by an iron bar found, North 00°15'25" East, a distance of 0.25 feet;

thence North 88°48'42" East, with the South line of said 0.195 acre tract and the North line of said Out Lot 4, a distance of 200.04 feet to a point at the centerline of said Woodville Road, passing through an iron pin set at a distance of 170.04 feet;

thence South 00°15'25" West, with the centerline of said Woodville Road, a distance of 72.00 feet to the POINT OF BEGINNING, containing 0.329 total acres of land, more or less;

Subject, however, to all legal rights-of-ways and/or easements of record.

Iron pins set, where indicated, are iron rebar, five/eighths (5/8) inch diameter, thirty (30) inches long with a plastic cap on top stamped "HANNING PS 8568".

The bearings herein are based on N 00°15'25" E for the centerline of Woodville Road, based on Richland County Engineer Survey T-289.

Prior Deed References: ORV 2598, P 302

The above description was prepared by me, Matthew T. Hanning, Registered Surveyor No. 8568 from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code in February 2025.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: February 5, 2025



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 3-3-25

INITIAL & DATE

RR-50