



## SURVEY DESCRIPTION

LOT #23099 AND LOT #23100  
CITY OF MANSFIELD,  
RICHLAND COUNTY, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being known as Lot #23099 and Lot #23100 of the consecutively numbered lots in said city and being more particularly described as follows:

Beginning for the same at an iron pin found and accepted as marking the northwest corner of Lot #23099 and being a point on the right of way of Royalwood Court (50' right of way), Thence, South 79 degrees 39 minutes 04 seconds East with the north line of said lot 170.34 feet to an iron pin found;

Thence, South 81 degrees 19 minutes 36 seconds East with said north line 23.03 feet to an iron pin found marking the northeast corner of said lot;

Thence, South 21 degrees 06 minutes 51 seconds East with the east line of said lot 292.74 feet to a point in a retention pond;

Thence, South 85 degrees 21 minutes 48 seconds West with the south line of said lot 221.46 feet to a point in a retention pond marking the southeast corner of Lot #23100 and being referenced by an iron pin set on a bearing of North 66 degrees 19 minutes 33 seconds West and at a distance 122.87 feet;

Thence North 66 degrees 19 minutes 33 seconds West with the south line of Lot #23100 and passing through said iron pin set, a total distance of 212.31 feet to an iron pin found marking a southerly corner of said lot and being the northwest corner of Lot #23067;

Thence, North 35 degrees 07 minutes 21 seconds West with a southwesterly line of said lot 103.17 feet to an iron pin found marking the southwest corner of said lot;

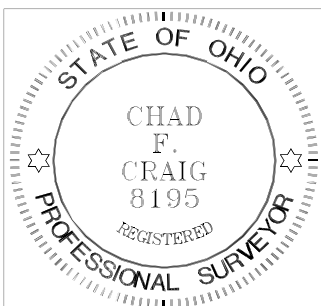
Thence, North 38 degrees 14 minutes 17 seconds East with a westerly line of said lot 159.33 feet to an iron pin found on the northerly line of said lot and being a point on the southerly right of way of Royalwood Court;

Thence, with said north line and said right of way and with a curve to the left having a central angle of 117 degrees 53 minutes 11 seconds, a radius of 50.00 feet, an arc length of 102.88 feet, a chord bearing of North 69 degrees 17 minutes 44 seconds East and a chord distance of 85.67 feet to the place of beginning, containing a total of 103,295 square feet, of which 67,047 square feet are in Lot #23099 and 36,248 square feet are in Lot #23100, according to survey by Chad F. Craig P.S. 8195 on February 17, 2025 but subject to all easements, right of ways and highways of record.

Iron pins set are 5/8" rods with caps stamped "CRAIG 8195".

Bearings are based on State Plane Grid North NAD 83 (2011), Geoid 18A, Ohio North Zone and are intended to be used for angular determination only.

Prior Deed Reference: O.R.V. 3017, Page 237



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

**EAK 3-5-25**

INITIAL & DATE

**RR-55**

*Chad F. Craig*

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Chad F. Craig P.S. #8195  
Seiler and Craig Surveying, Inc.