

SURVEY DESCRIPTION

**LOT # 5121 & PART LOT #2095
CITY OF MANSFIELD,
RICHLAND COUNTY, OHIO**

Situated in the City of Mansfield, County of Richland, State of Ohio and being known as Lot #5121 and part Lot #2095 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 southwest corner of Lot #5121 and being on the easterly right of way of South Mulberry Street (60' R/W), Thence, North 03 degrees 28 minutes 52 seconds East with the west line of said lot and with said right of way 44.11 feet to a drillhole set in concrete marking the northwest corner of said lot;

Thence, South 86 degrees 46 minutes 15 seconds East with the north line of said lot 156.01 feet to a point referenced by an iron pipe found on a bearing of South 03 degrees 40 minutes 56 seconds West and at a distance of 1.39 feet, said point being the northeast corner of said lot;

Thence, South 03 degrees 40 minutes 56 seconds West with the east line of said lot 1.39 feet to an iron pipe found marking the northwest corner of Lot #2095;

Thence, South 86 degrees 37 minutes 23 seconds East with the north line of said lot 50.00 feet to a point referenced by an iron pin found on a bearing of South 03 degrees 29 minutes 25 seconds West and at a distance of 1.83 feet;

Thence, South 03 degrees 29 minutes 25 seconds West, passing through said iron pin found, a total distance of 73.01 feet to an iron pin found on the south line of said lot;

Thence, North 89 degrees 59 minutes 28 seconds West with the south line of said lot, passing through an iron pin found at 48.95 feet, a total distance of 50.25 feet to a point marking the southwest corner of said lot;

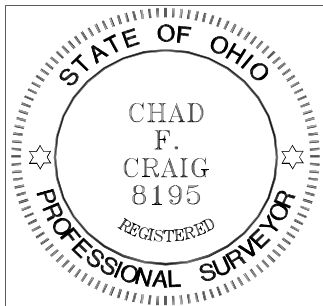
Thence, North 03 degrees 40 minutes 56 seconds East with the west line of said lot 30.62 feet to a point marking the southeast corner of Lot #5121, said point being referenced by an iron pin set on a bearing of North 86 degrees 46 minutes 15 seconds West and at a distance of 3.53 feet;

Thence, North 86 degrees 46 minutes 15 seconds West with the south line of said lot, passing through said iron pin set, a total distance of 155.85 feet to the place of beginning, containing 10,545 square feet, of which 3,668 square feet are in Part Lot #2095 and 6,877 square feet are in Lot #5121, 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. 1789, Page 262



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 3-6-25
INITIAL & DATE
RR-57

A handwritten signature in cursive script that reads "Chad F. Craig".

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