

NORTH

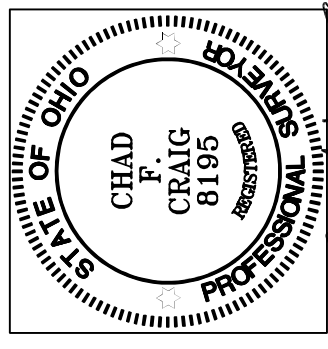


NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 3-13-25

INITIAL & DATE

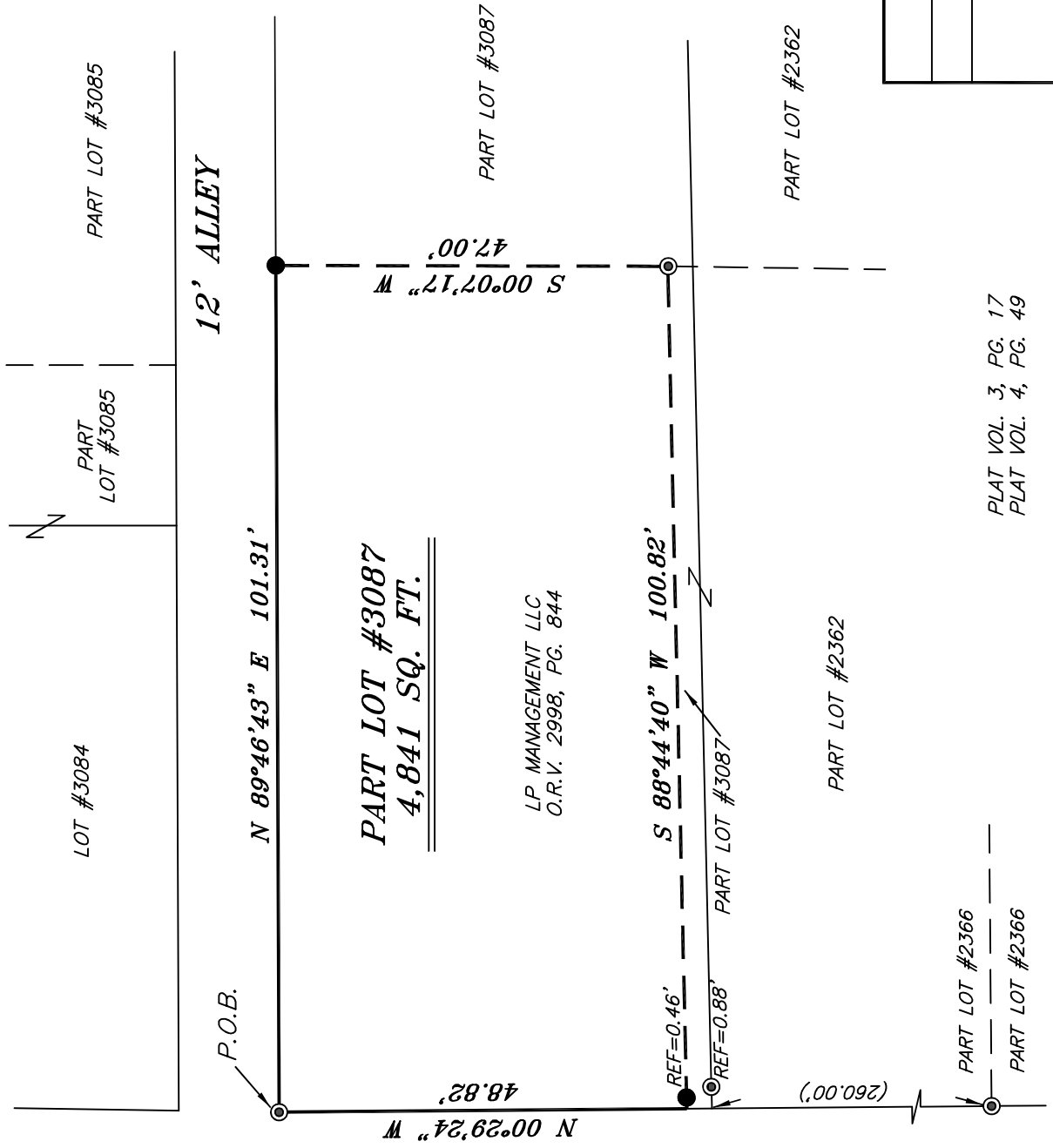
RR-64



Chad F. Craig

SURVEY BY: CHAD F. CRAIG P.S. #8195
for SEILER & CRAIG SURVEYING INC.
270 PARK AVENUE WEST
MANSFIELD, OHIO 44902
(419) 525-3644
EMAIL: SEILERANDCRAIG@SEILERANDCRAIG.COM

VENNUM AVENUE 70' R/W



BASIS OF BEARING IS STATE PLANE
GRID NORTH NAD 83 (2011), GEOID
18A, OHIO NORTH ZONE.

LEGEND

- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ⊗ 3" SURVEY MARKER SET
- △ RAILROAD SPIKE SET
- ▲ RAILROAD SPIKE FOUND
- ⊗ 5/8" IRON PIN SET WITH CAP STAMPED "CRAIG 8195"

SURVEY PLAT FOR
PROPERTY TRANSFER
PART LOT #3087 CITY OF MANSFIELD RICHLAND COUNTY, OHIO
DATE: FEBRUARY 26, 2025 SCALE: 1"=20'
VENNUM_AVE_95

PLAT VOL. 3, PG. 17
PLAT VOL. 4, PG. 49

PART LOT #2366
PART LOT #2366

LP MANAGEMENT LLC
O.R.V. 2998, PG. 844

SURVEY DESCRIPTION

PART LOT #3087
CITY OF MANSFIELD,
RICHLAND COUNTY, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being known as part Lot #3087 of the consecutively numbered lots in said city and being more particularly described as follows:

Beginning for the same at an iron pipe found and accepted as marking the northwest corner of Lot #3087 and being on the easterly right of way of Vennum Avenue (70' R/W) and on the south right of way of a public alley (12' R/W), Thence North 89 degrees 46 minutes 43 seconds East with the south right of way of said alley 101.31 feet to an iron pin found;

Thence, South 00 degrees 07 minutes 17 seconds West 47.00 feet to an iron pipe found;

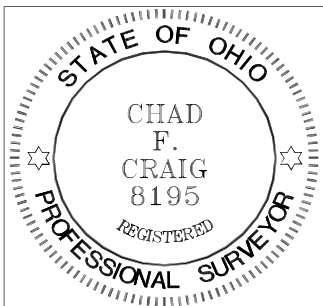
Thence, South 88 degrees 44 minutes 40 seconds West passing through an iron pin found at 100.36 feet, a total distance of 100.82 feet to a point on the west line of said lot;

Thence, North 00 degrees 29 minutes 24 seconds West with the west line of said lot with and with said right of way 48.82 feet to the place of beginning, containing 4,841 square feet according to survey by Chad F. Craig P.S. 8195 on February 26, 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: LP Management LLC O.R.V. 2998, Page 844



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Handwritten signature of Chad F. Craig in black ink.

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