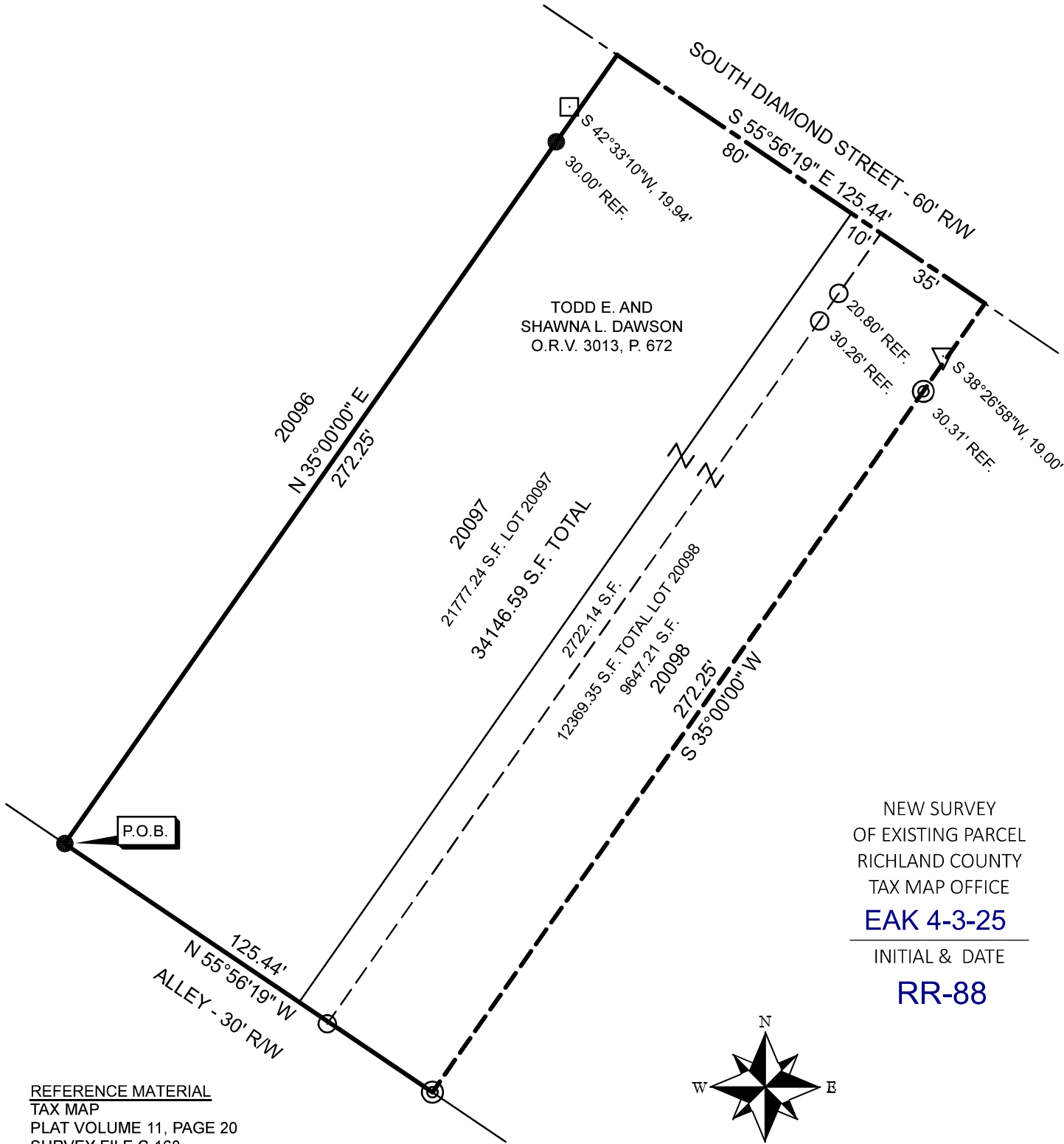


PLAT OF BOUNDARY SURVEY FOR
PROPERTY TRANSFER

LOT 20097 AND PART OF LOT 20098
FORMERLY LOT 34 AND PART OF LOT 35, PLAT VOLUME 11, PAGE 20
CITY OF MANSFIELD, RICHLAND COUNTY, OHIO



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 4-3-25
INITIAL & DATE
RR-88

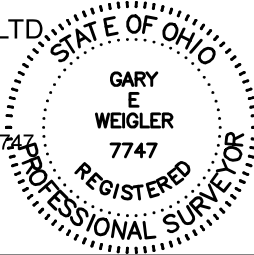
REFERENCE MATERIAL
TAX MAP
PLAT VOLUME 11, PAGE 20
SURVEY FILE C-168
DEED: O.R.V. 3013, P. 672

BASIS OF BEARINGS
BEARINGS ARE BASED ON SURVEY FILE C-168
OF THE RICHLAND COUNTY TAX MAP RECORDS
AND ARE USED TO EXPRESS ANGLES ONLY.

LEGEND

- 5/8" DIA. x 30" LONG REBAR SET WITH
PLASTIC CAP STAMPED "WEIGLER 7747"
- ⊙ REBAR WITH CAP STAMPED "BLUNK 6320" FOUND
- 1/2" IRON PIPE FOUND
- 2" IRON ROD FOUND
- △ 5/8" REBAR FOUND

CERTIFICATION: I HEREBY CERTIFY THAT THE
FOREGOING SURVEY WAS PREPARED FROM ACTUAL
FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER
4733-37, OHIO ADMINISTRATIVE CODE.
PREPARED BY
WEIGLER LAND SURVEYING, LTD.
[Signature]
GARY E. WEIGLER
OHIO REGISTERED SURVEYOR NO. 7747
DATE: MARCH 17, 2025
FILE NO. 25003





Weigler Land Surveying, Ltd.

513 Amoy East Road, Mansfield, Ohio 44903

Phone (419) 747-7155

25003

DESCRIPTION LOT 20097 AND PART LOT 20098

Situated in the State of Ohio, County of Richland, City of Mansfield, being Lot 20097 and part of Lot 20098 of Charles Newlons Addition, as recorded in Plat Volume 11, Page 20 of the Richland County Recorder's Records and being more particularly described as follows;

BEGINNING at a 5/8" rebar with cap stamped "Weigler 7747" set, marking the southwest corner of Lot 20097, said rebar being the north right-of-way of a 30 foot wide alley;

Thence with the following Four (4) courses;

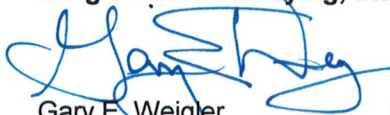
1. North 35°00'00" East, 272.25 feet with the west line of said Lot 20097 to a point in the centerline of South Diamond Street (60 feet in width), passing through a 5/8" rebar with cap stamped "Weigler 7747" set at 242.25 feet;
2. South 55°56'19" East, 125.44 feet with the centerline of said South Diamond Street, to a point being referenced by a rebar with cap stamped "Blunk 6320" found South 35°00'00" West, 30.31 feet;
3. South 35°00'00" West, 272.25 feet with to a rebar with cap stamped "Blunk 6320" Found;
4. North 55°56'19" West, 125.44 feet with the north line of said 30 foot wide alley, to the point of beginning, containing 34,146.59 square feet, of which 21777.24 square feet are in Lot 20097 and 12369.35 square feet are in Part Lot 20098, being subject to all legal easements, restrictions and rights-of-way now on record.

Bearings are based on survey file C-168 of the Richland County Tax Map Records, and are used to express angles only.

I hereby certify that this description is based upon an actual field survey made March 17, 2025 by Gary E. Weigler, Registered Surveyor No. 7747 and all monumentation was set or found as indicated.

Prior Deed Reference: Official Record Volume 3013, Page 672

prepared by:
Weigler Land Surveying, Ltd.


Gary E. Weigler
Registered Surveyor No. 7747
Date: March 17, 2025



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

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