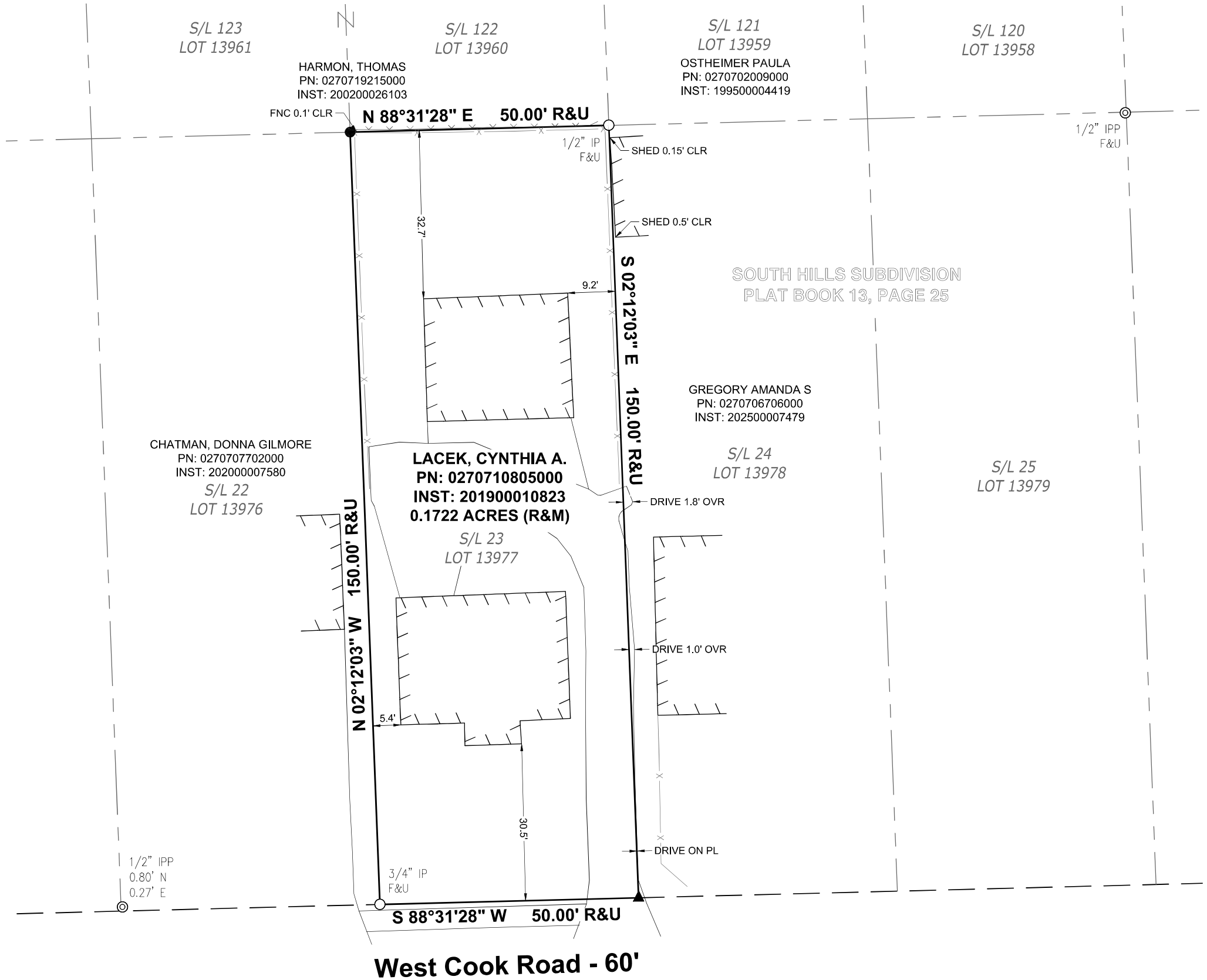

BOUNDARY SURVEY
FOR
112 WEST COOK ROAD

SITUATED IN THE CITY OF MANSFIELD, COUNTY OF RICHLAND AND STATE OF OHIO. KNOWN AS BEING LOT NO. 13977 OF THE CONSECUTIVELY NUMBERED LOTS, AND FORMERLY KNOWN AS SUBLOT 23 IN THE SOUTH HILLS SUBDIVISION PLAN

Surveyor's Notes & Basis of Bearings:
This map was prepared without the benefit of a Title Report and is not intended to reflect all easements, encumbrances, or other items affecting the title to the property shown hereon.

Bearings are referenced to observations made with the Ohio Department of Transportation Real Time Network to the Ohio State Plane Coordinate System North Zone, NAD83 (2011) Datum in May 2025, and are used to indicate angles only. Distances are in feet and decimal parts thereof. All set pins are 5/8" x 30" rebar with a yellow cap inscribed "ECS Surveying PS. 8883". References used are listed hereon. This map was prepared from a survey performed by me or under my direction in June 2025, and meets the requirements defined in Chapter 4733-37 of the Ohio Revised Code, *Minimum Standards for Boundary Surveys*. This map is not valid unless signed and stamped by Surveyor.

Chase Sommers, PS 8883

STATE OF OHIO
CHASE C. SOMMERS
S-8883
REGISTERED
PROFESSIONAL SURVEYOR

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 8-7-25
INITIAL & DATE
DWG ONLY
F5-44

References:
R1 Richland County GIS
R2 Plat of South Hills Subdivision
Plat Book 13, Page 25
R3 Subject deed as shown
R4 Adjoining deeds as shown

Survey Legend
- Capped Iron Pin Set
- Mag Nail Set
- Iron Pin (IP) Found as Noted
- Iron Pipe (IPP) Found as Noted
- Centerline
- Record Property Line
- Right of Way (R/W) Line
- Subject Property Line (PL)
- Building
- Fence Line

ECS SURVEYING
PROFESSIONAL SURVEYING & MAPPING SOLUTIONS
PHONE: (216) 800-9677
INFO@ECSSURVEYING.COM
2717 SOUTH ARLINGTON ROAD, SUITE C
AKRON, OHIO 44312

Standard Abbreviations

AFN	Automatic File Number	M	Measured
C	Calculated	OVR	Over the PL
CL	Centerline	PL	Property Line
CLR	Clear of the PL	P	Plat
CSR	City Survey Records	PN	Parcel Number
D	Deed Record	R	Record Distance
DOC	Document Number	R/W	Right-of-Way
F	Found	S/L	Sublot
INST	Instrument Number	U	Used

Boundary Survey
112 W. Cook Road
Mansfield, Ohio

Revision Table

R1	8/6/2025	Revise per County Comments
R0	07/21/2025	Original Issue

Job Number	Drafted by:	Reviewed by:	Drawing name:
25-239	IC	CS/ES	25-239_BOUNDARY

N W E S

GRAPHIC SCALE
0 10 20
1 INCH = 10 FEET

Sheet 1 of 1