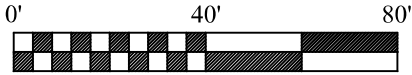


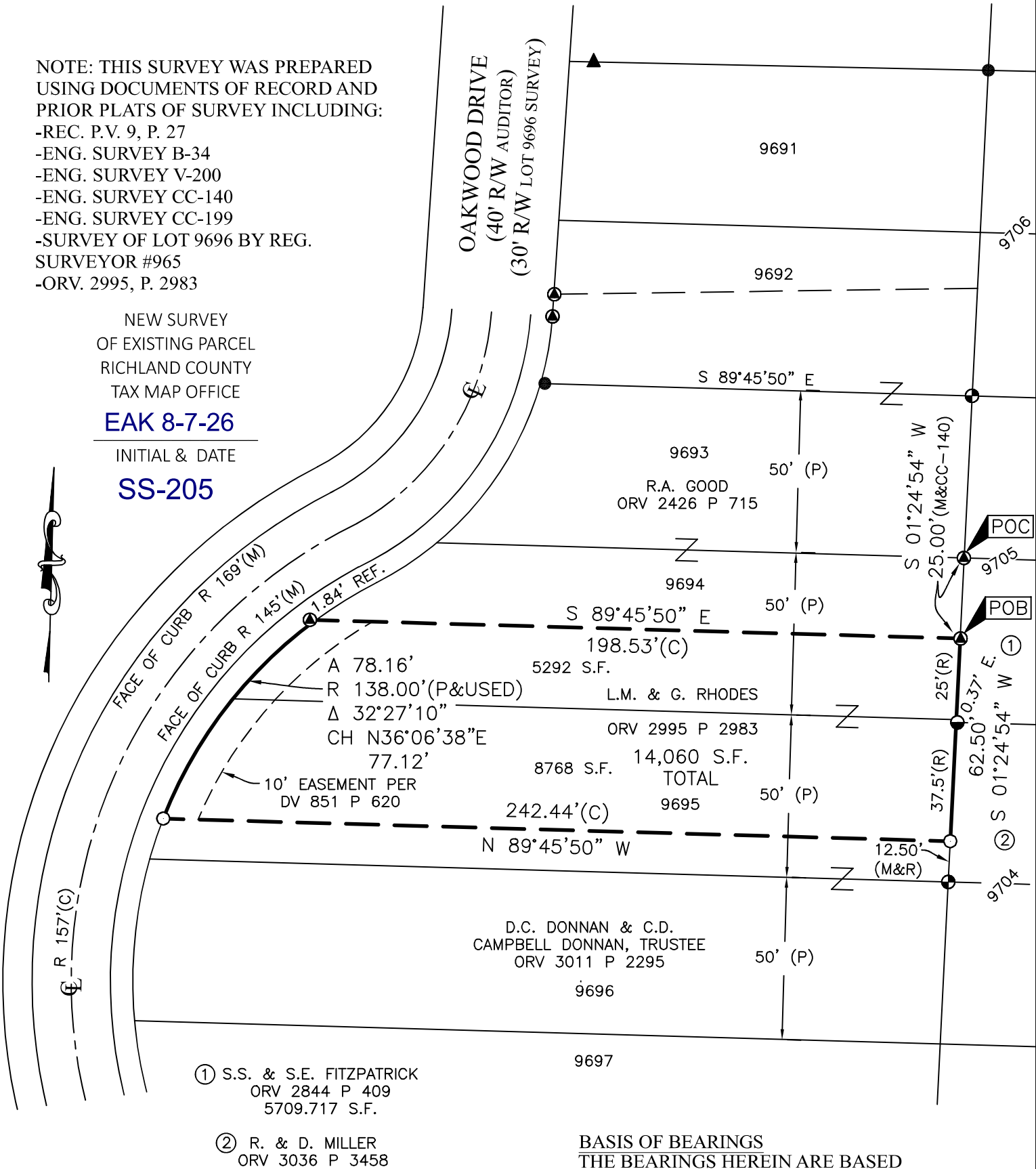
PLAT OF PROPERTY SURVEY
PART OF LOT 9694 & 9695, P.B. 9, P. 27
CITY OF MANSFIELD, RICHLAND COUNTY, OHIO



SCALE: 1" = 40'

NOTE: THIS SURVEY WAS PREPARED
USING DOCUMENTS OF RECORD AND
PRIOR PLATS OF SURVEY INCLUDING:
-REC. P.V. 9, P. 27
-ENG. SURVEY B-34
-ENG. SURVEY V-200
-ENG. SURVEY CC-140
-ENG. SURVEY CC-199
-SURVEY OF LOT 9696 BY REG.
SURVEYOR #965
-ORV. 2995, P. 2983

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 8-7-26
INITIAL & DATE
SS-205



BASIS OF BEARINGS
THE BEARINGS HEREIN ARE BASED
ON RICHLAND COUNTY ENGINEER
SURVEY CC-140.

LEGEND

- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "HANNING PS 8568"
- 5/8" REBAR FOUND (UNLESS NOTED)
- ⊕ CAPPED 5/8" REBAR FOUND
- ⊙ CAPPED "CRAIG 8195" IRON PIN FOUND
- ⦿ CAPPED "BLUNK 6320" IRON PIN FOUND
- ▲ IRON PIPE FOUND
- (P) PLAT
- (C) CALCULATED (M) MEASURED (R) RECORD

CERTIFICATION: I HEREBY CERTIFY THAT THIS PLAT AND THE
FIELD SURVEY THAT IT REPRESENTS ARE TRUE TO THE BEST OF
MY KNOWLEDGE, INFORMATION, AND BELIEF.
PREPARED BY

HANNING SURVEYING, LLC.
2565 TAPPAN DR., ONTARIO, OHIO 44906
(419) 528-8118

Matthew T. Hanning
MATTHEW T. HANNING
OHIO REGISTERED SURVEYOR NO. 8568
DATE: JULY 21, 2026



HANNING SURVEYING, LLC.

2565 Tappan Drive, Ontario, OH 44906
Phone: (419) 528-8118

Matthew T. Hanning, PS

2026-109

DESCRIPTION OF 14,060 SQUARE FEET PARCEL

Situated in the State of Ohio, County of Richland, City of Mansfield, lying in part of Lot 9694 & 9695, P.B. 9, P. 27, of an original tract conveyed to L.M. & G. Rhodes by deed of record in Official Record Volume 2995, Page 2983 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at a capped "Craig 8195" iron pin found at the Northeast corner of said Lot 9694;

thence South 01°24'54" West, with the East line of said Lot 9694 and the East line of a tract conveyed to R.A. Good by deed of record in Official Record Volume 2426, Page 715 and the West line of part of Lot 9705 being a 5709.717 S.F. tract conveyed to S.S. & S.E. Fitzpatrick by deed of record in Official Record Volume 2844, Page 409, a distance of 25.00 feet to a capped "Craig 8195" iron pin found, said point being the POINT OF BEGINNING for the tract herein described;

thence continuing South 01°24'54" West, with the West line of said 5709.717 S.F. tract and the West line of part of Lot 9704 being a tract conveyed to R. & D. Miller by deed of record in Official Record Volume 3036, Page 3458, a distance of 62.50 feet to an iron pin set at the Northeast corner of the part of Lot 9695 being a tract conveyed to D.C. Donnan & C.D. Campbell Donnan, Trustee by deed of record in Official Record Volume 3011, Page 2295;

thence North 89°45'50" West, with the North line of said tract conveyed to D.C. Donnan & C.D. Campbell Donnan, Trustee, a distance of 242.44 feet to an iron pin set on the East right-of-way of Oakwood Drive;

thence, with said East right-of-way, on a curve turning to the right with an arc length of 78.16 feet, with a radius of 138.00 feet, with a delta angle of 32°27'10", with a chord bearing of North 36°06'38" East, with a chord length of 77.12 feet to the Southwest corner of the part of Lot 9694 being a tract conveyed to R.A. Good by deed of record in Official Record Volume 2426, Page 715, referenced by a capped "Craig 8195" iron pin found, North 89°45'50" West, a distance of 1.84 feet;

thence South 89°45'50" East, with the South line of said tract conveyed to R.A. Good, a distance of 198.53 feet to the POINT OF BEGINNING, containing 14,060 total square feet of land, more or less, of which 5,292 S.F. in part of Lot 9694 and 8,768 S.F. in part of Lot 9695;

Subject, however, to all legal rights-of-ways and/or easements of record.

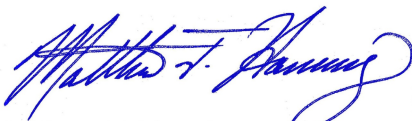
Iron pins set, where indicated, are iron rebar, five/eighths (5/8) inch diameter, thirty (30) inches long with a plastic cap on top stamped "HANNING PS 8568".

The bearings herein are based on Richland County Engineer Survey CC-140.

Prior Deed References: ORV 2995, P 2983

The above description was prepared by me, Matthew T. Hanning, Registered Surveyor No. 8568 from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code in July 2026.

Prepared by:
Hanning Surveying, LLC.


Matthew T. Hanning
Registered Surveyor No. 8568
Dated: July 21, 2026



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 8-7-26
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SS-205