

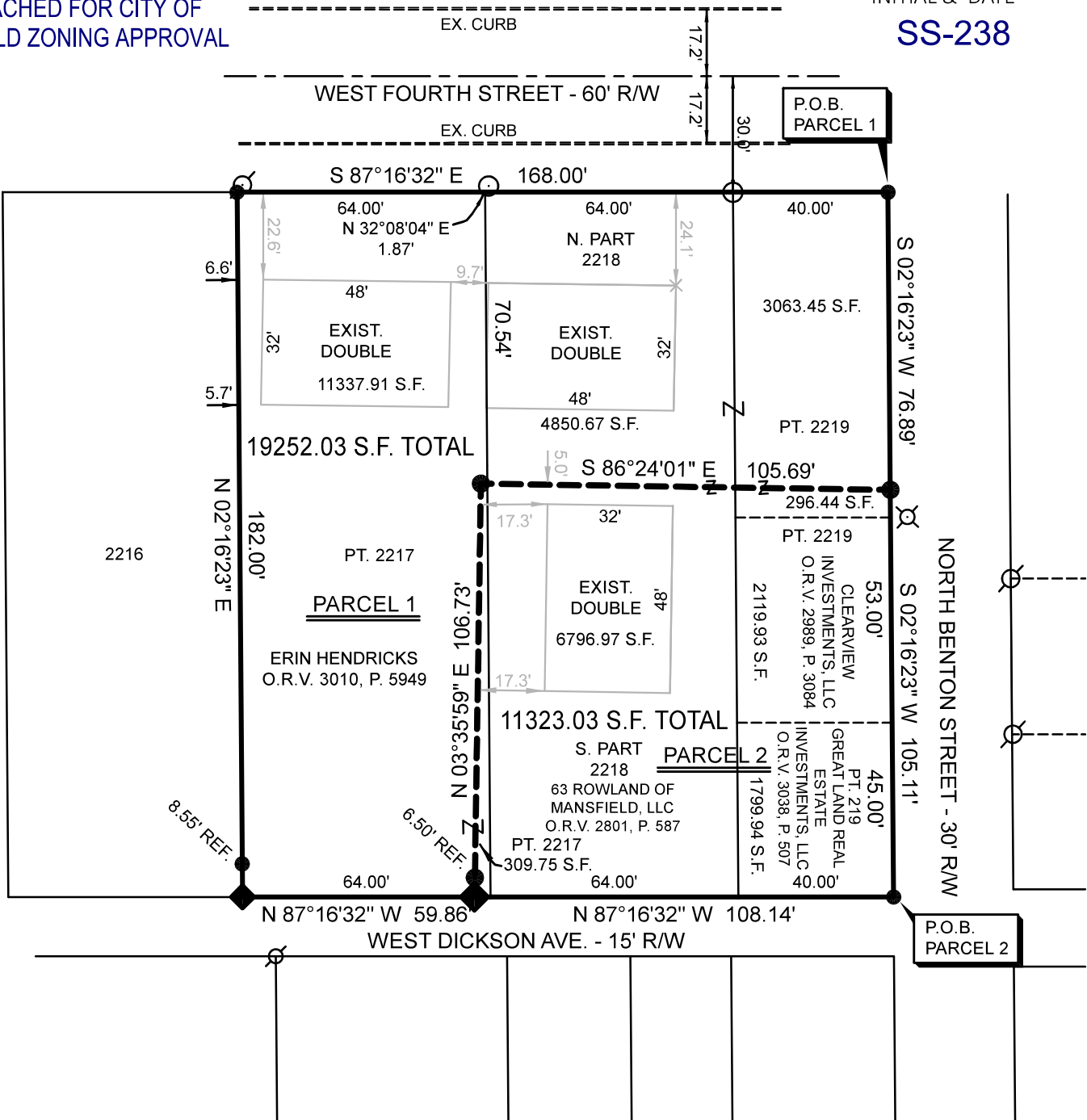
NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 9-3-26

PLAT OF BOUNDARY SURVEY FOR
TRANSFER
LOT 2217, 2218, 2219
PLAT VOLUME 4, PAGE 4
CITY OF MANSFIELD, RICHLAND COUNTY, OHIO

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 9-3-26

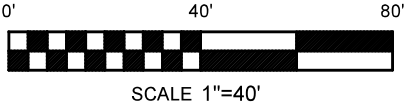
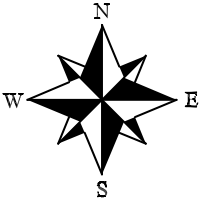
INITIAL & DATE
SEE ATTACHED FOR CITY OF
MANSFIELD ZONING APPROVAL

INITIAL & DATE
SS-238



REFERENCE MATERIAL
TAX MAP
PLAT VOLUME 4, PAGE 4
SURVEY FILES; H-455, M-295,
J-37, PP-26, JJ-302

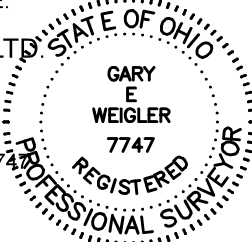
BASIS OF BEARINGS
BEARINGS ARE BASED ON AN ASSUMED MERIDIAN
AND ARE USED TO EXPRESS ANGLES ONLY.



LEGEND

- 5/8" DIA. x 30" LONG REBAR SET WITH
PLASTIC CAP STAMPED "WEIGLER 7747"
- ◆ 2" MAG NAIL SET IN ASPHALT
- ⊗ 5/8" REBAR FOUND
- 3/4" IRON PIPE FOUND
- ⊗ 4" IRON PIPE 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.
GARY E. WEIGLER
OHIO REGISTERED SURVEYOR NO. 7747
DATE: AUGUST 25, 2026
FILE NO. 24004





Weigler Land Surveying, Ltd.

513 Amoy East Road, Mansfield, Ohio 44903

Phone (419) 747-7155

24004

DESCRIPTION PART OF LOTS 2217, 2218 AND 2219 PARCEL 1

Situated in the State of Ohio, County of Richland, City of Mansfield, being Part of Lots 2217, 2218 and 2219 of the consecutively numbered lots in said City, as indicated on Plat Volume Four (4), Page Four (4), and being more particularly described as follows;

BEGINNING at a 5/8" rebar with cap stamped "Weigler 7747" set marking the northeast corner of Lot 2219, said rebar being at the intersection of the south right-of-way line of West Fourth Street (60 feet in width) and the west right-of-way line of North Benton Street (30 feet in width);

Thence with the following Six (6) courses;

1. South 02°16'23" West, 76.89 feet with the east line of said Lot 2219 and the west right-of-way line of North Benton Street to a 5/8" rebar with cap stamped "Weigler 7747" set;
2. North 86°24'01" West, 105.69 feet, to a 5/8" rebar with cap stamped "Weigler 7747" set;
3. South 03°35'59" West, 106.73 feet to a 2" mag nail set in asphalt in the north right-of-way line of West Dickson Avenue (15 feet in width), passing through a 5/8" rebar with cap stamped "Weigler 7747" set at 100.23 feet;
4. North 87°16'32" West, 59.86 feet with the north right-of-way line of West Dickson Avenue to a 2" mag nail set in asphalt and marking the southwest corner of Lot 2217;
5. North 02°16'23" East, 182.00 feet with the west line of Lot 2217 to a 5/8" rebar with cap stamped "Weigler 7747" set in the south right-of-way line of West Fourth Street, passing through a rebar set for reference at 8.55 feet;
6. South 87°16'32" East, 168.00 feet, to the Point of Beginning, containing 19,252.03 square feet, of which 11,337.91 square feet are in Part Lot 2217, 4850.67 square feet are in Part Lot 2218, and 3063.45 square feet are in Part Lot 2219, and being subject to all legal easements, restrictions and rights-of-way now on record.

Bearings are based on an assumed meridian, and are used to express angles only.

I hereby certify that this description is based upon an actual field survey made on August 25, 2026 by Gary E. Weigler, Registered Surveyor No. 7747 and all monumentation was set or found as indicated.

Prior Deed Reference: Official Record Volume 3010, Page 5949
Official Record Volume 2801, Page 587

Prepared by:
Weigler Land Surveying, Ltd.


Gary E. Weigler
Registered Surveyor No. 7747
Date: August 25, 2026



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 9-3-26

INITIAL & DATE

SS-238



Weigler Land Surveying, Ltd.

513 Amoy East Road, Mansfield, Ohio 44903

Phone (419) 747-7155

24004

DESCRIPTION PART OF LOTS 2217, 2218 AND 2219 PARCEL 2

Situated in the State of Ohio, County of Richland, City of Mansfield, being Part of Lots 2217, 2218 and 2219 of the consecutively numbered lots in said City, as indicated on Plat Volume Four (4), Page Four (4), and being more particularly described as follows;

BEGINNING at a 5/8" rebar with cap stamped "Weigler 7747" set marking the southeast corner of Lot 2219, said rebar being at the intersection of the north right-of-way line of West Dickson Avenue (15 feet in width) and the west right-of-way line of North Benton Street (30 feet in width);

Thence with the following Six (6) courses;

1. North 87°16'32" West, 108.14 feet with the north right-of-way line of West Dickson Avenue to a mag nail set in asphalt;
2. North 03°35'59" East, 106.73 feet, to a 5/8" rebar with cap stamped "Weigler 7747" set, passing through a 5/8" rebar with cap stamped "Weigler 7747" set at 6.50 feet;
3. South 86°24'01" East, 105.69 feet to a 5/8" rebar with cap stamped "Weigler 7747" set in the west right-of-way line of North Benton Street;
4. South 02°16'23" West, 105.11 feet, to the Point of Beginning, containing 11323.03 square feet, of which 309.75 square feet are in Lot 2217, 6796.97 square feet are in Part Lot 2218, and 4216.31 square feet are in Part Lot 2219, and being subject to all legal easements, restrictions and rights-of-way now on record.

Bearings are based on an assumed meridian, and are used to express angles only.

I hereby certify that this description is based upon an actual field survey made August 25, 2026 by Gary E. Weigler, Registered Surveyor No. 7747 and all monumentation was set or found as indicated.

Prior Deed Reference: Official Record Volume 3010, Page 5949
Official Record Volume 2801, Page 587
Official Record Volume 2989, Page 3084
Official Record Volume 3038, Page 507

Prepared by:
Weigler Land Surveying, Ltd.


Gary E. Weigler
Registered Surveyor No. 7747
Date: August 25, 2026



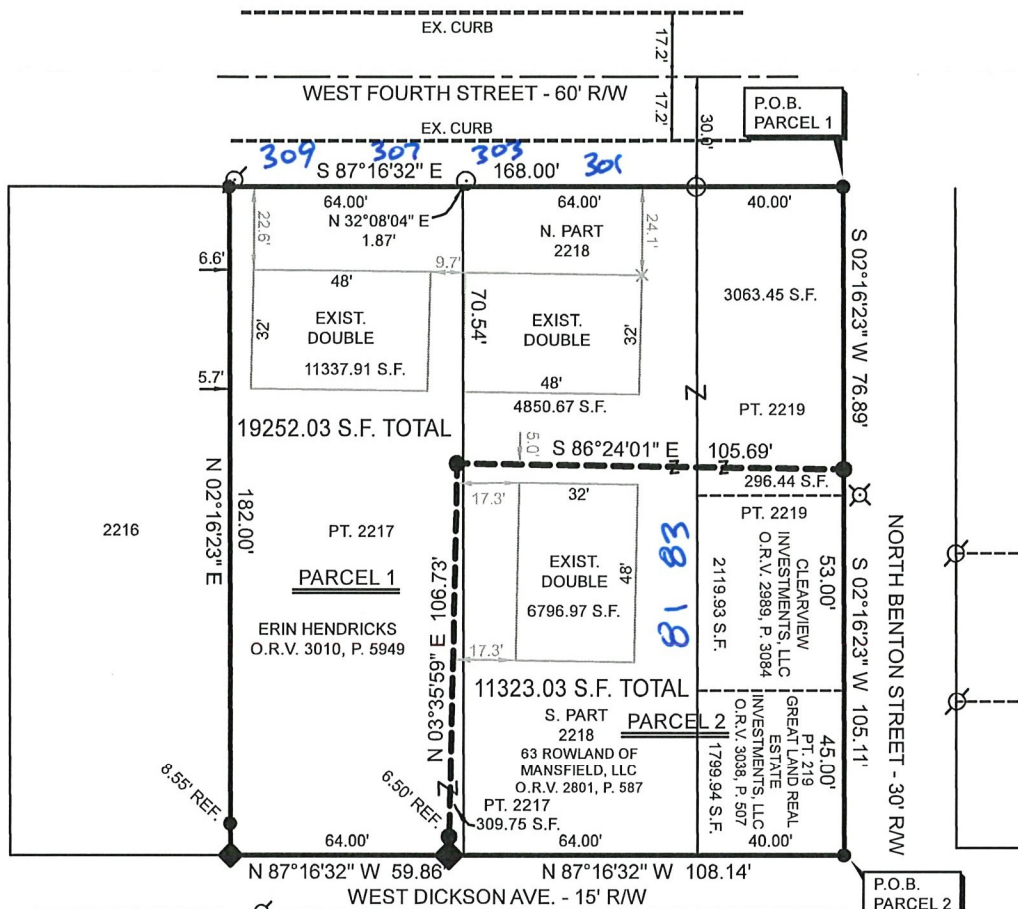
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REFERENCE MATERIAL
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J-37, PP-26, JJ-302

BASIS OF BEARINGS
BEARINGS ARE BASED ON AN ASSUMED MERIDIAN
AND ARE USED TO EXPRESS ANGLES ONLY.

APPROVED
DATE 9-3-2020
Adam Gargano
CITY PLANNING COMMISSION
CITY OF MANSFIELD
7-28-2020 CPC



SCALE 1"=40'

LEGEND

- 5/8" DIA. x 30" LONG REBAR SET WITH
PLASTIC CAP STAMPED "WEIGLER 7747"
- ◆ 2" MAG NAIL SET IN ASPHALT
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GARY E. WEIGLER
OHIO REGISTERED SURVEYOR NO. 7747
DATE: AUGUST 25, 2026
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