

NOTE: THIS SURVEY WAS PREPARED  
USING DOCUMENTS OF RECORD AND  
PRIOR PLATS OF SURVEY INCLUDING:  
-REC. P.V. 2-1, P. 33  
-REC. P.V. 4, P. 22  
-REC. P.V. 7, P. 36  
-ENG. SURVEY K-243  
-ENG. SURVEY U-84  
-ENG. SURVEY V-179  
-ENG. SURVEY AA-130  
-ENG. SURVEY MM-45  
-ENG. SURVEY MM-215  
-ORV. 3043, P. 563

PLAT OF PROPERTY SURVEY  
PART OF LOT 648, P.V. 2-1, P. 33 &  
LOT 2819 & 2820, P.V. 4, P. 22  
CITY OF MANSFIELD, RICHLAND COUNTY, OHIO

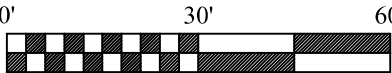
NEW SPLIT BASIS OF BEARINGS  
RICHLAND COUNTY THE BEARINGS HEREIN ARE BASED ON STATE PLANE GRID  
TAX MAP OFFICE NORTH NAD83 (2011), GEOID 12B, OHIO NORTH ZONE.

EAK 9-23-26

INITIAL & DATE

SS-249

SEE ATTACHED EMAIL  
FOR CITY APPROVAL



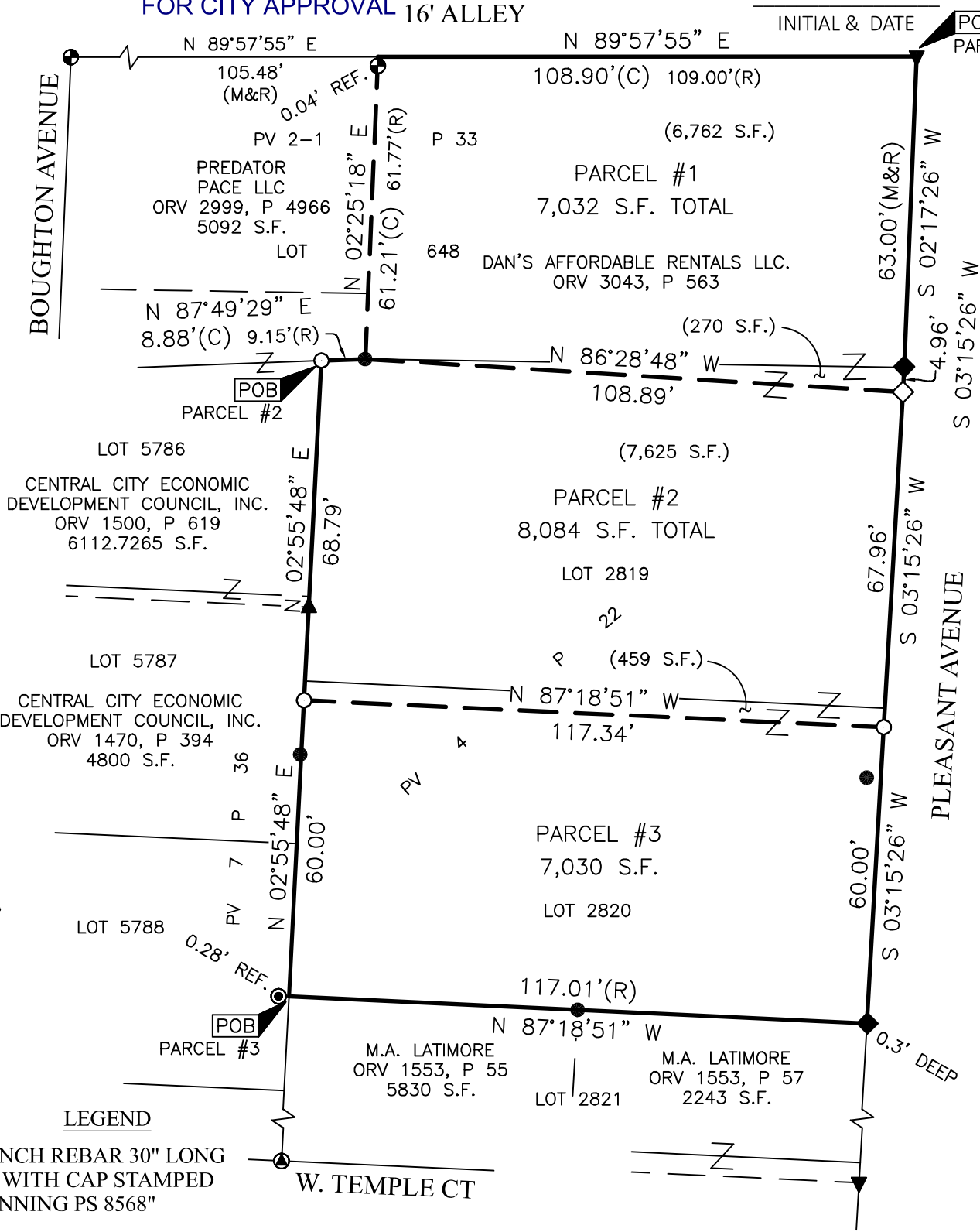
SCALE: 1" = 30'

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

EAK 9-23-26

INITIAL & DATE

POB  
PARCEL #1



- LEGEND
- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "HANNING PS 8568"
  - ◇ RAILROAD SPIKE SET
  - 5/8" REBAR FOUND (UNLESS NOTED)
  - ⊕ CAPPED "STEVENS 7054" IRON PIN FOUND
  - ⊙ CAPPED "PS 7016" IRON PIN FOUND
  - ⊗ CAPPED "MAKKEVER & ASSC." IRON PIN FOUND
  - ▼ DRILL HOLE FOUND
  - ▲ IRON PIPE FOUND
  - ◆ RAILROAD SPIKE FOUND
  - (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  
OHIO REGISTERED SURVEYOR NO. 8568  
DATE: SEPTEMBER 1, 2026



**HANNING SURVEYING, LLC.**

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

Matthew T. Hanning, PS

2026-118

**PARCEL #1**  
**DESCRIPTION OF 7,032 S.F. PARCEL**

Situated in the State of Ohio, County of Richland, City of Mansfield, lying in part of Lot 648, P.V. 2-1, P. 33 & part of Lot 2819, P.V. 4, P. 22, of original tracts conveyed to Dan’s Affordable Rentals by deed of record in Official Record Volume 3043, Page 563 (all references are to the records of the Recorder’s Office, Richland County, Ohio) and being more particularly described as follows:

BEGINNING at a drill hole found at the Northeast corner of said Lot 648 and the intersection of the West line of Pleasant Avenue and the South line of a 16’ Alley;

thence, with the West line of said Pleasant Avenue, the following two (2) courses and distances:

- 1. South 02°17'26" West, a distance of 63.00 feet to a railroad spike found;
- 2. South 03°15'26" West, a distance of 4.96 feet to a railroad spike set;

thence North 86°28'48" West, crossing over said Lot 2819, a distance of 108.89 feet to a 5/8” rebar found at a Southeast corner of a 6,112.7265 S.F. tract conveyed to Central City Economic Development Council, Inc. by deed of record in Official Record Volume 1500, Page 619;

thence North 02°25'18" East, crossing over said Lot 648, the East line of said 6,112.7265 S.F. tract and the East line of a 5,092 S.F. tract conveyed to Predator Pace, LLC by deed of record in Official Record Volume 2999, Page 4966, a distance of 61.21 feet to the South line of said 16’ Alley, passing by a capped “Stevens 7054” iron pin found at a distance of 61.17 feet;

thence North 89°57'55" East, with the South line of said 16’ Alley, a distance of 108.90 feet to the POINT OF BEGINNING, containing 7,032 total square feet of land, more or less;

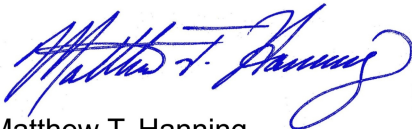
Subject, however, to all legal rights-of-ways and/or easements of record.

The bearings herein are based on State Plane Grid North NAD83 (2011), Geoid 12B, Ohio North Zone.

Prior Deed References: ORV 3043, P 563

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 August 2026.

Prepared by:  
Hanning Surveying, LLC.

  
Matthew T. Hanning  
Registered Surveyor No. 8568  
Dated: September 1, 2026



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
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Matthew T. Hanning, PS

2026-118

**PARCEL #2**  
**DESCRIPTION OF 8,084 S.F. PARCEL**

Situated in the State of Ohio, County of Richland, City of Mansfield, lying in part of Lots 2819 & 2820, P.V. 4, P. 22, of original tracts conveyed to Dan’s Affordable Rentals by deed of record in Official Record Volume 3043, Page 563 (all references are to the records of the Recorder’s Office, Richland County, Ohio) and being more particularly described as follows:

BEGINNING at an iron pin set on the North east corner of Lot 5786, P.V. 7, P. 36 and the East line of a 6,112.7265 S.F. tract conveyed to Central City Economic Development Council, Inc. by deed of record in Official Record Volume 1500, Page 619

thence North 87°49'29" East, with a South line of said 6,112.7265 S.F. tract, a distance of 8.88 feet to a 5/8” rebar found at a Southeast corner of said 6,112.7265 S.F. tract;

thence South 86°28'48" East, crossing over said Lot 2819, a distance of 108.89 feet to a railroad spike set on the West line of Pleasant Avenue;

thence South 03°15'26" West, with the West line of said Pleasant Avenue, a distance of 67.96 feet to an iron pin set;

thence North 87°18'51" West, crossing over said Lot 2820, a distance of 117.34 feet to an iron pin set on the East line Lot 5787, P.V. 7, P. 36, East line of a 4,800 S.F. tract conveyed to Central City Economic Development Council, Inc. by deed of record in Official Record Volume 1470, Page 394;

thence North 02°55'48" East, with the East line of said Lot 5787, Lot 5786, the East line of said 4,800 S.F. tract and the East line of said 6,112.7265 S.F., a distance of 68.79 feet to the POINT OF BEGINNING, containing 8,084 total square feet of land, more or less;

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

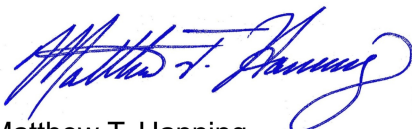
Iron pins set, where indicated, are iron rebar, five/eighths (5/8) inch diameter, thirty (30) inches long with a plastic cap on top stamped "HANNING PS 8568".

The bearings herein are based on State Plane Grid North NAD83 (2011), Geoid 12B, Ohio North Zone.

Prior Deed References: ORV 3043, P 563

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 August 2026.

Prepared by:  
Hanning Surveying, LLC.

  
Matthew T. Hanning  
Registered Surveyor No. 8568  
Dated: September 1, 2026



NEW SPLIT  
RICHLAND COUNTY  
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2565 Tappan Drive, Ontario, OH 44906  
Phone: (419) 528-8118

Matthew T. Hanning, PS

2026-118

**PARCEL #3**  
**DESCRIPTION OF 7,030 S.F. PARCEL**

Situated in the State of Ohio, County of Richland, City of Mansfield, lying in part of Lot 2820, P.V. 4, P. 22, of original tracts conveyed to Dan’s Affordable Rentals by deed of record in Official Record Volume 3043, Page 563 (all references are to the records of the Recorder’s Office, Richland County, Ohio) and being more particularly described as follows:

BEGINNING at a point on the East line of Lot 5788, P.V. 7, P. 36 and the Northwest corner of Lot 2821 and a 5,830 S.F. tract conveyed to M.A. Latimore by deed of record in Official Record Volume 1553, Page 55, referenced by a capped “PS 7016” iron pin found, North 87°18'51” West, a distance of 0.28 feet;

thence North 02°55'48" East, with the East line of said Lot 5788 and 5787, and the East line of a 4,800 S.F. tract conveyed to Central City Economic Development Council, Inc. by deed of record in Official Record Volume 1470, Page 394, a distance of 60.00 feet to an iron pin set;

thence South 87°18'51" East, crossing over said Lot 2820, a distance of 117.34 feet to an iron pin set on the West line of Pleasant Avenue;

thence South 03°15'26" West, with the West line of said Pleasant Avenue, a distance of 60.00 feet to a railroad spike found at the Northeast corner Lot 2821 and a 2,243 S.F. tract conveyed to M.A. Latimore by deed of record in Official Record Volume 1553, Page 57;

thence North 87°18'51" West, with the North line of Lot 2821, the North line of said 2,243 S.F. tract and the North line of said 5,830 S.F. tract, a distance of 117.01 feet to the POINT OF BEGINNING, containing 7,030 total square feet of land, more or less;

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

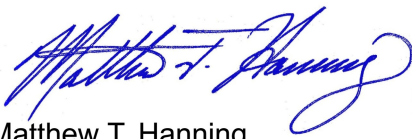
Iron pins set, where indicated, are iron rebar, five/eighths (5/8) inch diameter, thirty (30) inches long with a plastic cap on top stamped "HANNING PS 8568".

The bearings herein are based on State Plane Grid North NAD83 (2011), Geoid 12B, Ohio North Zone.

Prior Deed References: ORV 3043, P 563

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 August 2026.

Prepared by:  
Hanning Surveying, LLC.

  
Matthew T. Hanning  
Registered Surveyor No. 8568  
Dated: September 1, 2026



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 9-23-26**

INITIAL & DATE

**SS-249**



Tax Map <taxmap@richlandcountyoh.gov>

Re: NEW SPLITS AT 131 PLEASANT AVE

1 message

Adam Gongwer <agongwer@mansfieldohio.gov> Wed, Sep 23, 2026 at 1:32 PM  
To: Tax Map <taxmap@richlandcountyoh.gov>, Marc Milliron <MMILLIRON@ci.mansfield.oh.us>  
Cc: Joe Curry <jcurry2004@yahoo.com>

Hi Elaine, lot split is approved by Mansfield codes and permits,

Joe, you will need to provide parking in the rear of 131 once you start building on the two vacant lots that the current residents are using for parking.  
Also Joe, let me know if they are duplexes on each of the new parcels and I will assign appropriate addresses.

Thanks

Adam



Adam Gongwer, Zoning Official  
City of Mansfield, Division of Permitting and Development  
[30 N. Diamond St., Mansfield, OH 44902](#)  
  
O: (419) 755-9688 • D: (419) 755-9873  
Web: [Building Codes & Permits](#)  
Interactive [Zoning Map](#)

From: Tax Map <taxmap@richlandcountyoh.gov>  
Sent: Wednesday, September 23, 2026 1:14 PM  
To: Marc Milliron <MMILLIRON@ci.mansfield.oh.us>; Adam Gongwer <agongwer@mansfieldohio.gov>  
Subject: NEW SPLITS AT 131 PLEASANT AVE

GOOD AFTERNOON MARC AND ADAM,  
  
PLEASE LOOK AT THE ATTACHED NEW SPLIT TO SEE IF IT MEETS YOU ZONING REQUIREMENTS. IF THIS SURVEY MEETS YOUR REQUIREMENTS, PLEASE EMAIL BACK THAT IT IS OK, AND I WILL MARK THE SURVEY THAT I RECEIVED A "VERBAL APPROVAL" FROM YOU.  
IF IT IS NOT OK PLEASE LET ME KNOW AND I WILL INFORM THE SURVEYOR.

THANK YOU,  
ELAINE A. KIEFER  
TAXMAP SUPERVISOR  
419-774-5620

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