

DATE: DEC 06  
DRAWN BY: DRF  
JOB No.: 04-1154  
SCALE: 1"=150'  
CONST. PLAN  
1/1

**F** FREDERICK & ASSOCIATES  
ENGINEERS - SURVEYORS - PLANNERS  
5109 NORTH SUMMIT STREET  
419.340.2650

TOLEDO, OHIO 43611  
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REVISION	DESCRIPTION	DATE
1	PARCEL DESCRIPTIONS TO 80 FOOT RIGHT-OF-WAY	12.15.06
2	REV PER RICHLAND COUNTY TAX MAP OFFICE	12.20.06

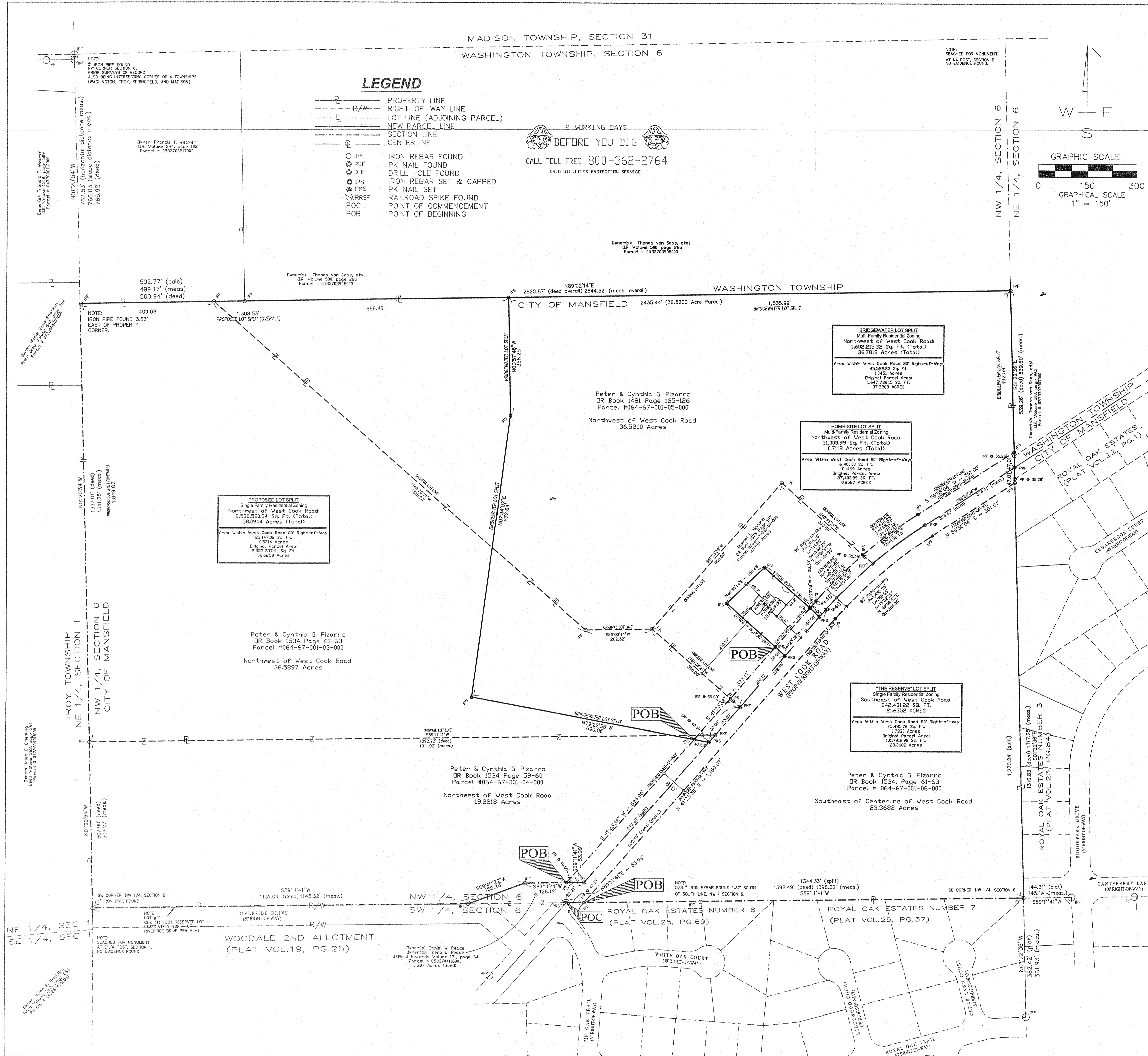
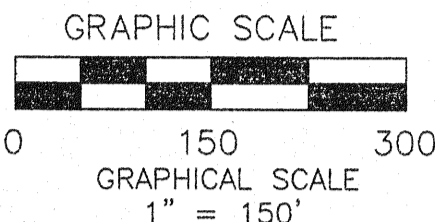
# WEST COOK DEVELOPMENT ~ PARCEL SPLITS

PROPERTY ANNEXED FROM WASHINGTON TOWNSHIP TO THE CONTIGUOUS MUNICIPAL CORPORATION OF THE CITY OF MANSFIELD, STATE OF OHIO BEING PART OF A TOTAL AREA OF 120.6794 ACRES PARCEL IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 20, RANGE 18, WASHINGTON TOWNSHIP, RICHLAND COUNTY, STATE OF OHIO

## LEGEND

- R/W --- PROPERTY LINE
- LOT LINE (ADJOINING PARCEL)
- NEW PARCEL LINE
- SECTION LINE
- CENTERLINE
- IPF IRON REBAR FOUND
- PKF PK NAIL FOUND
- DHF DRILL HOLE FOUND
- IRS IRON REBAR SET & CAPPED
- PKS PK NAIL SET
- RRSF RAILROAD SPIKE FOUND
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING

2 WORKING DAYS  
**BEFORE YOU DIG**  
CALL TOLL FREE 800-362-2764  
OHIO UTILITIES PROTECTION SERVICE



**CENTERLINE ~ WEST COOK ROAD**

Mon Type	SEGMENT	RADIUS	ARC LENGTH	CENTRAL ANG.	Ch BEARING	Ch DIST.
RRSPKF	A				N 41°23'38" E	82.21'
PKF	B				N 41°23'38" E	114.13'
PKF	C	1,476.25'	400.40'	15°32'25"	N 49°09'52" E	399.18'
PKF	D				N 56°56'04" E	326.31'

### PARCEL SUMMARY

- PARCEL #1**  
58.6257 ACRE PARCEL  
PART OF THREE (3) PARCELS  
- 19.2218 ACRE PARCEL  
PETER & CYNTHIA G. PIZARRO  
OR BOOK 1534, PAGE 59  
- 36.5097 ACRE PARCEL  
PETER & CYNTHIA G. PIZARRO  
OR BOOK 1534, PAGE 61  
- 36.5200 ACRE PARCEL  
PETER & CYNTHIA G. PIZARRO  
OR BOOK 1481, PAGE 125  
LESS HIGHWAY EASEMENT OF 60 FOOT RIGHT-OF-WAY OF WEST COOK ROAD  
- 0.5313 ACRES
- PARCEL #2**  
37.8265 ACRE PARCEL  
PART OF FOUR (4) PARCELS  
- 4.9798 ACRE PARCEL  
DANIEL L. MEGURIO  
OR BOOK 1575, PAGE 197  
- 19.2218 ACRE PARCEL  
PETER & CYNTHIA G. PIZARRO  
OR BOOK 1534, PAGE 59  
- 36.5097 ACRE PARCEL  
PETER & CYNTHIA G. PIZARRO  
OR BOOK 1534, PAGE 61  
- 36.5200 ACRE PARCEL  
PETER & CYNTHIA G. PIZARRO  
OR BOOK 1481, PAGE 125  
LESS HIGHWAY EASEMENT OF 60 FOOT RIGHT-OF-WAY OF WEST COOK ROAD  
- 1.0451 ACRES
- PARCEL #3**  
0.8587 ACRE PARCEL  
PART OF ONE (1) PARCEL  
- 4.9798 ACRE PARCEL  
DANIEL L. MEGURIO  
OR BOOK 1575, PAGE 197  
LESS HIGHWAY EASEMENT OF 60 FOOT RIGHT-OF-WAY OF WEST COOK ROAD  
- 0.1469 ACRES
- PARCEL #4**  
23.3622 ACRE PARCEL  
PART OF ONE (1) PARCEL  
- 23.3622 ACRE PARCEL  
PETER & CYNTHIA G. PIZARRO  
OR BOOK 1534, PAGE 61  
LESS HIGHWAY EASEMENT OF 60 FOOT RIGHT-OF-WAY OF WEST COOK ROAD  
- 1.7330 ACRES

### SURVEY NOTES:

- 1) SURVEY INFORMATION BASED ON A FIELD SURVEY PERFORMED BY PARSELL SURVEYING COMPANY COMMENCING NOVEMBER 26, 2006 - DECEMBER 1, 2006 UNDER THE DIRECT SUPERVISION OF DEAN R. FREDERICK, OHIO PROFESSIONAL SURVEYOR NO. S-8131. ALSO, A FIELD SURVEY PERFORMED BY D.R. FREDERICK & ASSOCIATES COMMENCING AUGUST 15, 2005 - OCTOBER 15, 2005 UNDER THE DIRECT SUPERVISION OF DEAN R. FREDERICK, OHIO PROFESSIONAL SURVEYOR NO. S-8131
- 2) ALL RECORD INFORMATION REFERS TO THE RECORDS OF THE RICHLAND COUNTY RECORDER'S OFFICE AND THE RICHLAND COUNTY ENGINEER'S OFFICE.
- 3) BASIS OF BEARING FOR THE HEREIN SURVEY BEING THE WGS84 COORDINATE SYSTEM (GPS).
- 4) UTILITIES AND/OR PROPERTY IMPROVEMENTS ARE NOT INDICATED ON THIS SURVEY.

### PERTINENT PRIOR SUBDIVISION PLATS OF RECORD:

- (REFER TO THE RECORDS OF THE RICHLAND COUNTY RECORDER'S OFFICE)
- ROYAL OAK ESTATES (PLAT VOLUME 22, PAGE 1)
  - ROYAL OAK ESTATES NUMBER 2 (PLAT VOLUME 23, PAGE 110)
  - ROYAL OAK ESTATES NUMBER 3 (PLAT VOLUME 23, PAGE 84)
  - ROYAL OAK ESTATES NUMBER 7 (PLAT VOLUME 25, PAGE 37)
  - ROYAL OAK ESTATES NUMBER 8 (PLAT VOLUME 25, PAGE 69)
  - WOODALE 1ST ALLOTMENT (PLAT VOLUME 18, PAGE 264)
  - WOODALE 2ND ALLOTMENT (PLAT VOLUME 19, PAGE 25)

### PERTINENT PRIOR BOUNDARY SURVEYS OF RECORD:

- BOUNDARY SURVEY, 119.651 ACRES (BLACK, 1979)
- BOUNDARY SURVEY, 8.87 ACRES (KROCKA, 1970)
- BOUNDARY SURVEY, 8.842 ACRES (VANICE, 1994)
- BOUNDARY SURVEY, 2.46 ACRES (SILER, 1990)
- BOUNDARY SURVEY, CR #134 (VINSON, 1935)
- BOUNDARY SURVEY, 10.00 ACRES (SILER, 1990)

### SURVEYOR CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCEL OF LAND DESCRIBED AND DELINEATED HEREON AND THAT THE SURVEY COMPLIES WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO PURSUANT TO CHAPTER 4733.01 OF THE OHIO ADMINISTRATIVE CODE.

DEAN R. FREDERICK, OHIO PROFESSIONAL SURVEYOR NO. S-8131  
DATE: 12/22/06

"The grantor, grantee, or assignee taking through the grantor or grantee agrees to improve and maintain this land shall be in conformity with all existing valid zoning, platting, health, or other laws, rules and regulations."

APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION,  
NO PLAT REQUIRED.

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
DATE: 12/22/06

THE ABOVE LEGAL DESCRIPTIONS WERE PREPARED FROM A BOUNDARY SURVEY COMMENCING NOVEMBER 27, 2006 AND COMPLETED DECEMBER 1, 2006 AS PERFORMED UNDER THE DIRECT SUPERVISION OF DEAN R. FREDERICK, OHIO PROFESSIONAL SURVEYOR 8131.

SIGNED: *Dean R. Frederick*  
SECRETARY CITY OF MANSFIELD