

DESCRIPTION
 BEING ALL OF INLOT 20070 OF THE CONSECUTIVELY
 NUMBERED LOTS, PLAT VOLUME 11, PAGE 20, OF THE CITY
 OF MANSFIELD, RICHLAND COUNTY, OHIO.

SURVEY REFERENCES

- COUNTY TAX MAPS
 CHAS NEWLON'S ALLOTMENT P.B. 11, PG. 20
 SURVEY BY MARCUS, DATED 6-17-1865
 S.B. B. PG. 393
 S.B. S. PG. 27
 S.B. T. PG. 197
 S.B. Y. PG. 153
 S.B. BB. PG. 154
 S.B. HH. PG. 239
 S.B. JJ. PG. 223
 S.B. DD. PG. 88
 S.B. NN. PG. 345
 S.B. F-4-191

NOTES

- ALL IRON PINS SET ARE 5/8" x 30" LONG REINFORCING RODS WITH YELLOW PLASTIC CAPS STAMPED "MAKEEVER AND ASSOC." UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, (NAD83).
- THE PROPERTY SHOWN HEREON THIS PLAT OF SURVEY IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD. THIS SURVEY IS NOT INTENDED TO SHOW EASEMENTS AFFECTING THE PROPERTY.
- THE EAST RIGHT-OF-WAY LINE OF WOODVILLE ROAD WAS ESTABLISHED BY BEST FIT LINE OVER THE MONUMENTS FOUND. THE EAST RIGHT-OF-WAY LINE OF WOODVILLE ROAD WAS ESTABLISHED BY USING THE FAR WEST PINS ONLY.
- THE NORTH LINE OF PLAINVIEW ROAD WAS ESTABLISHED BY HOLDING THE "BLUNK" PIN AT THE SOUTHWEST CORNER OF LOT 20067 AND THE "SL" PIN FOUND.
- THE SOUTHEAST CORNER OF LOT 20070 WAS ESTABLISHED BY ROBERT LITTLE IN SURVEY VOLUME KK-389 AND HE EXPLAINS HIS REASONING FOR USING THE PIN. THIS SOUTH LINE OF LOT 20070 HAS MONUMENTS SET BY OTHER SURVEYORS WHO HAVE USED THIS IRON PIN. THE ORIGIN OF THIS PIN CANNOT BE VERIFIED, BUT IMPROVEMENTS TO THE BOTH LOTS 20070 AND 20069 HAVE BEEN MADE USING THIS PIN AND A STRAIGHT LINE BETWEEN THIS SOUTHWEST CORNER AND THE SOUTHEAST CORNER HAS 2 OTHER PINS ONLINE.
- THE DISTANCE FROM THE NORTHEAST INTERSECTION OF PLAINVIEW ROAD AND WOODVILLE ROAD IS MEASURED AT 259.28 FEET AND IS PLATTED AT 260 FEET.
- I BELIEVE THE NORTH LINE OF LOT 20070 IS IN THE CORRECT SPOT AND THAT THE SOUTH LINE IS A LINE OF CONVENIENCE. SO THAT THE HOME AND IMPROVEMENTS ON LOT 20069 DOES NOT ENCROACH, THERE ARE MULTIPLE MONUMENTS AT ALMOST EACH LOT CORNER ALONG THE EAST RIGHT-OF-WAY LINE OF WOODVILLE ROAD FOR THE FOUR 65 FOOT LOTS NORTH OF PLAINVIEW ROAD.
- PER THE NOTES ON THE TAX MAP, THE LOT DEPTHS RUN TO THE CENTERLINE OF THE ROAD.

SURVEYOR'S STATEMENT

I HEREBY STATE TO LARRY BASSIN THAT THE DRAWING HEREIN IS REPRESENTATIVE OF AN ACTUAL SURVEY PERFORMED IN MARCH, 2022, BY MAKEEVER AND ASSOCIATES UNDER MY DIRECT SUPERVISION AND THAT ALL INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

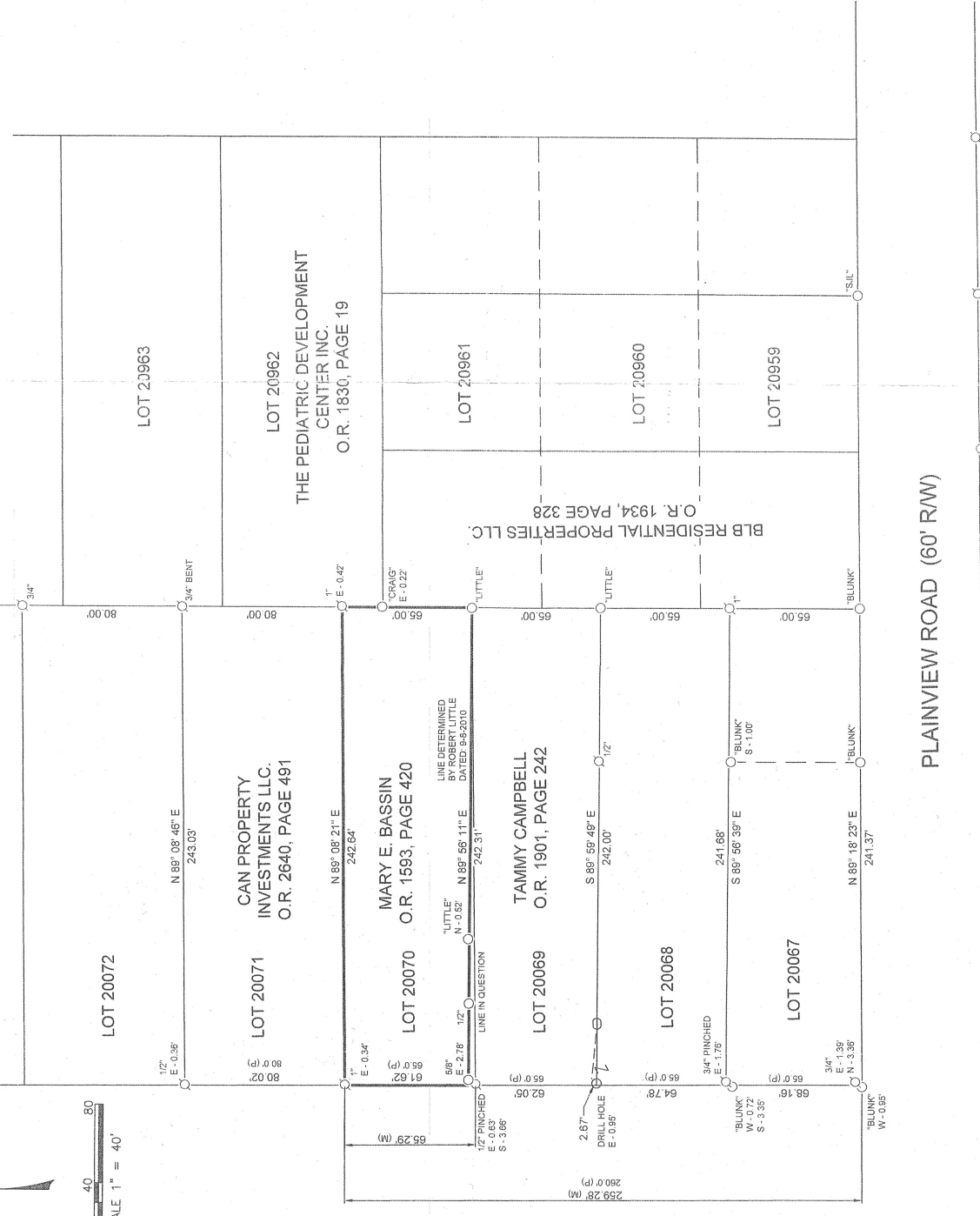


ISAAC L. KING, P.S.
 (PROFESSIONAL SURVEYOR NO. 8318)
 DATE: 3-9-2022

PLAT OF SURVEY FOR:
LARRY BASSIN

ORIG. DATE: 3-7-2022
 ORIG. SHEET SIZE = 18"x24"
 S:\2021\202 DWG. NAME: 2021-202

- LEGEND**
- FOUND
 ○ 5/8" IRON PIN, UNLESS NOTED
 ⊗ 5/8" IRON PIPE, UNLESS NOTED
 ▲ RAILROAD SPIKE
 □ SURVEY NAIL
 ○ MAG SPIKE
- SET
 ● 5/8" IRON PIN, UNLESS NOTED
 ⊗ 5/8" IRON PIPE, UNLESS NOTED
 ▲ RAILROAD SPIKE
 □ SURVEY NAIL
 ○ MAG SPIKE



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No.	Description	Date

THIS SURVEY HAS BEEN
 SUBMITTED FOR FILE
 PURPOSE ONLY
 RICHLAND COUNTY TAX MAP
 EAK 4-27-22 F5-012