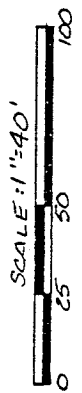


NORTH



PT. LOT #15162  
B. J. SWACK  
ORV 9 P. 551

BEARINGS ARE BASED ON  
ORV. 9 P. 551.

NEW SPLIT  
TAX MAP APPROVED  
E.A.N. 12-30-93  
INITIAL DATE

- IRON PIN FOUND
- P.K. SPIKE SET
- 5/8" Ø REINFORCING RODS W/ I.D. CAPS MARKED "SEILER 6869" SET.

SURVEY BY: DOUGLAS C. SEILER  
REG. SURVEYOR 6869  
52 1/2 NORTH MAIN ST.  
MANSFIELD, OHIO  
(419) 525-3644

|  |               |
|--|---------------|
| SURVEY PLAT FOR  |               |
| MAPLE CITY ICE CO. EOR J.G. HIPP                                 |               |
| PART OF LOT #15162<br>CITY OF MANSFIELD<br>RICHLAND COUNTY, OHIO |               |
| DATE: DEC. 20, 1993  | SCALE: 1"=40' |
| DRWG. NO.: 93244B  | DRAWN BY: JAA |

B-62

**Douglas C. Seiler**  
*Professional Land Surveyor*  
52½ North Main • Mansfield, Ohio 44902  
**(419) 525-3644**

S U R V E Y   D E S C R I P T I O N

PART OF LOT #15162  
CITY OF MANSFIELD  
RICHLAND COUNTY, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot #15162 of the consecutively numbered lots in said city, more particularly described as follows:

Commencing at an iron pin found and accepted as marking the northwest corner of said lot; Thence, South 89 degrees 15 minutes 00 seconds East with the north line of said lot, the same being 1.70 acres, according to the survey by Douglas C. Seiler, Professional Surveyor #6869 on December 21, 1993, but subject to the right of way of Longview Avenue.

Thence, continuing South 89 degrees 15 minutes 00 seconds East with said north line and said centerline, a distance of 257.00 feet to a PK spike set marking the northwest corner of a part of said lot currently owned by B. J. Swack (deed reference: ORV 9, page 551);

Thence, South 01 degrees 04 minutes 35 seconds West with Swack's west line, passing through an iron pin set for reference at 35.00 feet, a total distance of 289.20 feet to an iron pin set;

Thence, North 89 degrees 04 minutes 23 seconds West a distance of 256.95 feet to an iron pin set;

Thence, North 01 degrees 04 minutes 00 seconds East, passing through a PK spike set for reference at 258.40 feet, a total distance of 288.40 feet to the place of beginning containing 1.70 acres, according to the survey by Douglas C. Seiler, Professional Surveyor #6869 on December 21, 1993, but subject to the right of way of Longview Avenue.

Also subject to an easement for the operation, maintenance and repair of existing utility services on the easterly 24 feet of the aforescribed premises. Together with easement rights for ingress and egress over an existing paved driveway, said easement described as follows: Beginning for the same at the northwest corner of the herein described parcel; Thence, South 01 degrees 04 minutes 00 seconds West with the west line of said parcel, a distance of 288.40 feet to the southwest corner thereof; Thence North 89 degrees 04 minutes 23 seconds West a distance of 50.00 feet to a point on the west line of a parcel currently owned by the Maple City Ice Co. (deed reference: vol 733, page 623); Thence, North 1 degree 04 minutes 00 seconds East with the west line of said parcel, a distance of 288.40 feet to the northwest corner thereof; Thence, South 89 degrees 15 minutes 00 seconds East a distance of 50 feet to the place of beginning of said easement.

Iron pins set are 5/8 inch rods with caps stamped "Seiler 6869."

Bearings are based on an assumed meridian and are intended to be used for angular determination only.

"The grantor, grantee and all subsequent owners or assignees taking title from, under or through the grantor or grantee agrees that any use or improvement made on this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations."

NEW SPLIT  
TAX MAP APPROVED

EAS      12-30-93  
INITIAL      DATE

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

SIGNED:   
SECRETARY, CITY PLANNING COMMISSION;

DATE: 12-30-93

\_\_\_\_\_  
Douglas C. Seiler  
Professional Surveyor #6869

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