



"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."

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

SIGNED: *[Signature]*  
SECRETARY, CITY PLANNING COMMISSION:  
DATE: 2-18-94

BEARINGS BASED ON A SURVEY PLAT SECTION RIC 054 RICHLAND COUNTY TAX MAP OFFICE.

- IRON PIN FOUND
- 5/8" Ø REINFORCING RODS WITH I.D. CAPS "SEILER #6869"

*[Signature]* 2/18/94  
SURVEY BY: DOUGLAS C. SEILER  
REG. SURVEYOR #6869  
5212 NORTH MAIN ST.  
MANSFIELD OHIO  
(419) 525-3644

NEW SPLIT TAX MAP APPROVED  
EAN 2-18-94  
INITIAL DATE

SURVEY PLAT FOR	
ED BEER	
PT. N.W. 1/4 SECTION 31, T-21, R-18 MADISON TOWNSHIP RICHLAND COUNTY, OHIO	
DATE: FEB. 11, 1994	SCALE: 1"=30'
DRWG. NO: 932443-A	DEWN. BY: JAA

P-101

**Douglas C. Seiler**  
*Professional Land Surveyor*

B-101

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 NW QUARTER SECTION 31  
MADISON TOWNSHIP  
RICHLAND COUNTY, OHIO

Situated in the Township of Madison, County of Richland, State of Ohio and being a part of the Northwest Quarter of Section 31, Township 21 North, Range 18 West, more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the southwest corner of said quarter; Thence, North 1 degree 19 minutes 47 seconds West with the west line of said quarter, the same being the centerline of Home Road (Township Highway 135), a distance of 88.40 feet to a PK spike found and accepted as marking the southwest corner of a 1.2 acre parcel currently owned by Leedy (deed reference: ORV 174, page 337), the place of beginning of the parcel herein described;

Thence, continuing North 1 degree 19 minutes 47 seconds West with said west line and said centerline, a distance of 25.00 feet to a PK spike set;

Thence, North 88 degrees 56 minutes 32 seconds East, passing through an iron pin set for reference at 20.00 feet, a total distance of 187.49 feet to an iron pin set on the west line of the former B & O Railroad;

Thence, South 0 degrees 12 minutes 12 seconds East with said west line, a distance of 25.00 feet to an iron pin found marking the northeast corner of a 0.38 of an acre parcel currently owned by Beer (deed reference: ORV 13, page 749);

Thence, South 88 degrees 56 minutes 32 seconds West with Beer's north line, passing through an iron pin found at 167.00 feet, a total distance of 187.00 feet to the place of beginning, containing 0.11 of an acre, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on February 11, 1994, but subject to the right of way of Home Road.

The grantee, his heirs and assigns do hereby covenant and agree that the parcel of land described by this instrument will not be conveyed by said grantee, heirs or assigns, independently from a contiguous parcel of land without the approval of the City of Mansfield Planning Commission.

Iron pins set (and found) are 5/8" rods with caps stamped "SEILER 6869".

Bearings are based on the proposed bike trail, the plans of which are on file at the Richland County Tax Map Office.

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NO PLAT REQUIRED.

SIGNED: *Douglas C. Seiler*  
SECRETARY, CITY PLANNING COMMISSION;

DATE: 2-18-94

NEW SPLIT

TAX MAP APPROVED

EX-18-94

INITIAL

DATE



*Douglas C. Seiler*  
Douglas C. Seiler  
Professional Surveyor #6869

B-101