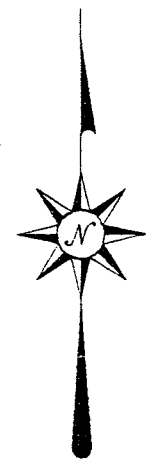


B-477

"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."

12' DRIVEWAY EASEMENT
** SEE DETAIL



- RR SPIKE SET
- IRON PIN SET WITH CAP STAMPED "SEILER 6869"

BEARINGS ARE BASED ON AN ASSUMED MERIDIAN

VENNUM AVE. 70' R/W

THE PLACE OF BEGINNING PARCEL "B"

THE PLACE OF BEGINNING DRIVEWAY EASEMENT

PT LOT #3084

N 88°53'51" E 89.00'
PT LOT #3084
TOTAL 3250 SF.

PARCEL "B"

2555 SF.
N 88°53'51" W 89.10'
S 88°53'51" W 89.10'
PT LOT #3084
TOTAL 3250 SF.

THE PLACE OF BEGINNING PARCEL "A"

N 00°00'00" E 12.00'

N 88°53'51" E 88.97'
S 88°53'51" W 89.00'

THE PLACE OF BEGINNING

695 SF. 695 SF. 695 SF.

36.50' 36.50' 36.50'

PT. LOT #3085
PT. LOT #3085
PT. LOT #3085

ALLEY

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

NEW SPLIT TAX MAP APPROVED
EAS 7-24-95
INITIAL DATE

SIGNED: *[Signature]*
SECRETARY, CITY PLANNING COMMISSION;
DATE... 7-20-95

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

SURVEY PLAT FOR	
YOUNG	
PT. LOT #3084 & PT. LOT #3085 CITY OF MANSFIELD RICHLAND COUNTY, OHIO	
DATE: JULY 14, 1995	SCALE: 1"=30'
DRWG. No: 952626	DRWN. BY: JEB

B-477

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

SURVEY DESCRIPTION

PART OF LOT #3084 and PART OF LOT #3085
CITY OF MANSFIELD, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot #3084 and a part of Lot #3085 of the consecutively numbered lots in said City, more particularly described as follows:

Commencing at an iron pin set marking the southwest corner of said Lot #3084; Thence, North 00 degrees 00 minutes 00 seconds East with the west line of said lot, a distance of 36.50 feet to an iron pin set, the place of beginning of the parcel herein described;

Thence, continuing North 00 degrees 00 minutes 00 seconds East with said west line, a distance of 36.50 feet to a railroad spike set;

Thence, North 88 degrees 53 minutes 51 seconds East a distance of 89.00 feet to an iron pin set;

Thence, South 00 degrees 09 minutes 23 seconds East a distance of 36.50 feet to an iron pin set;

Thence, South 88 degrees 53 minutes 51 seconds West, a distance of 89.10 feet to the place of beginning, containing a total of 3250 square feet, of which 2555 square feet are located within Part of Lot #3084, and 695 square feet are located within Part of Lot #3085, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on July 14, 1995.


Together with easement rights for ingress and egress over a 12' wide strip of land contiguous to and north of the herein described parcel, said easement area more particularly described as follows: Beginning for the same at a railroad spike marking the northwest corner of the above described parcel; Thence, North 00 degrees 00 minutes 00 seconds East with the west line of said Lot #3084 a distance of 12 feet; Thence, North 88 degrees 53 minutes 09 minutes 23 seconds East a distance of 88.97 feet; to an iron pin set marking the northeast corner of said parcel; Thence, South 88 degrees 53 minutes 51 seconds West with the north line of said parcel, a distance of 89.00 feet to the place of beginning of said easement.

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

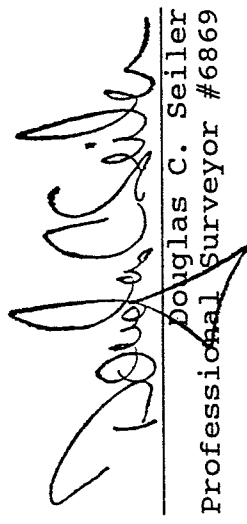
Bearings are based on an assumed meridian and are intended to be used for angular determination only.

"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."

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

SIGNED: 
SECRETARY, CITY PLANNING COMMISSION;
DATE: 7-20-95

PARCEL "B"


Douglas C. Seiler
Professional Surveyor #6869

NEW SPLIT
TAX MAP APPROVED
FAS 7-24-95
INITIAL DATE

B-477

Douglas C. Seiler
Professional Land Surveyor

52½ North Main • Mansfield, Ohio 44902
(419) 525-3644

B-477

SURVEY DESCRIPTION

PART OF LOT #3084 and PART OF LOT #3085
CITY OF MANSFIELD, OHIO

situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot #3084 and a part of Lot #3085 of the consecutively numbered lots in said City, more particularly described as follows:

Beginning for the same at an iron pin set marking the southwest corner of said Lot #3084; Thence, North 00 degrees 00 minutes 00 seconds East with the west line of said lot, a distance of 36.50 feet to an iron pin set;

Thence, North 88 degrees 53 minutes 51 seconds East a distance of 89.10 feet to an iron pin set;

Thence, South 00 degrees 09 minutes 23 seconds East a distance of 36.50 feet to a railroad spike set on the south line of said Lot #3085;


Thence, South 88 degrees 53 minutes 51 seconds West with said south line and the westerly prolongation thereof, a distance of 89.20 feet to the place of beginning, containing a total of 3250 square feet, of which 2555 square feet are located within Part of Lot #3084, and 695 square feet are located within Part of Lot #3085, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on July 14, 1995.


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

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

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

SIGNED: 
SECRETARY, CITY PLANNING COMMISSION;
DATE: 7.20.95


Douglas C. Seiler
Professional Surveyor #6869

PARCEL "A"

NEW SPLIT
TAX MAP APPROVED
EAS INITIAL DATE
7-24-95