

1218

PLAT OF BOUNDARY SURVEY

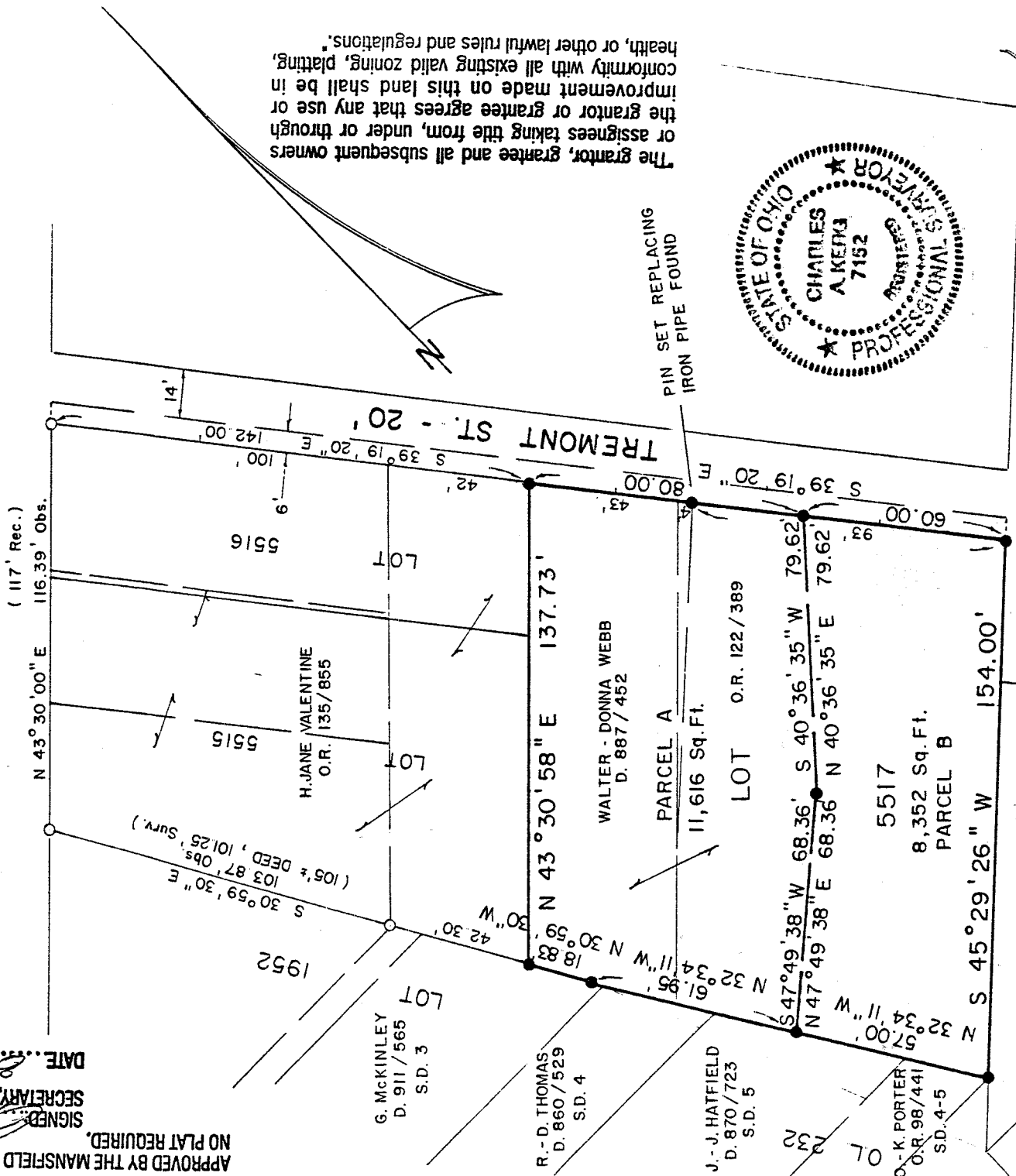
WALTER WEBB

PARTS OF LOT 5517, PLAT VOL. 7, PG. 24
CITY OF MANSFIELD, RICHLAND COUNTY, OHIO

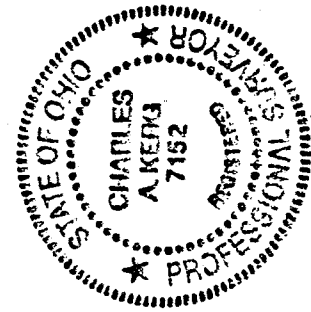
APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION.
NO PLAT REQUIRED.
SIGNED: *[Signature]*
SECRETARY, CITY PLANNING COMMISSION.
DATE: 8-20-92

THE BEARING OF McPHERSON ST. IS BASED ON PLAT VOL. 7 PG. 24.

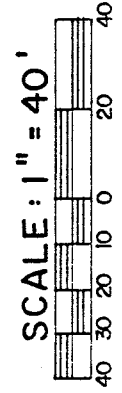
McPHERSON ST. - 60'



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 zoning, platting, health, or other lawful rules and regulations.



ALLEY 12'



PREPARED BY
KERG SURVEYING

Charles A. Kerg

CHARLES A. KERG
REGISTERED OHIO SURVEYOR NO. 7152
DATE: AUGUST 19, 1992

LEGEND

- IRON PIPE FOUND
- 5/8" IRON PIN SET WITH CAP
- STAMPED "C. KERG, RLS 7152"

B-58

B-58

CHARLES A. KERK
REGISTERED LAND SURVEYOR No. 7152

102 West Main Street
SHELBY, OHIO 44875
PHONE (419) 347-8799

DESCRIPTION
WALTER WEBB
PART OF INLOT 5517, PLAT VOLUME 7, PAGE 24
CITY OF MANSFIELD, RICHLAND COUNTY, OHIO

PARCEL "A"

DESCRIPTION: Being a part of Inlot 5517 of the consecutively numbered lots in the City of Mansfield, Plat Volume 7, Page 24, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at an iron pipe found at the intersection of the southerly right-of-way line of McPherson Street (60 feet in width) with the westerly right-of-way line of Tremont Street (20 feet in width) at the northeasterly corner of Inlot 5516; thence S 39°19'20" E a distance of 142.00 feet along the westerly right-of-way line of Tremont Street to an iron pin set at the northeasterly corner of Inlot 5517 in the name of Walter and Donna Webb per Deed Volume 887, Page 452 (southeasterly corner of Inlot 5516 in the name of H. Jane Valentine per Official Record Volume 135, Page 855), the real point of beginning for the parcel herein described;

- 1) thence S 39°19'20" E a distance of 80.00 feet along said right-of-way line to an iron pin set on the northeasterly line of a part of said lot in the name of Webb per Official Records Volume 122, Page 389;
- 2) thence S 40°36'35" W a distance of 79.62 feet to an iron pin set;
- 3) thence S 47°49'38" W a distance of 68.36 feet to an iron pin set on the westerly line of Inlot 5517 (easterly line of S.D. 5 of Outlot 232 in the name of Olis G. and Kathy F. Porter per Official Records Volume 98, Page 440);
- 4) thence N 32°34'11" W a distance of 61.95 feet along said westerly line to an iron pin set on the easterly line of Lot 1952;
- 5) thence N 30°59'30" W a distance of 18.83 feet along said westerly line to an iron pin set at the northwest corner of Inlot 5517, said point being the southwest corner of Inlot 5515 in the name of said Valentine;
- 6) thence N 43°30'58" E a distance of 137.73 feet along the northerly line of Inlot 5517 to the real point of beginning for the parcel herein described

and containing 11,616 square feet, more or less, but subject to all legal easements and public rights-of-way now on record. Bearing of McPherson Street is based on Plat Volume 7, Page 24. All iron pins set are 5/8" diameter with caps stamped "C.KERG, RLS 7152".

NEW SURVEY
OF EXISTING PARCEL
TAX MAP APPROVED
EAN 8-24-92
INITIAL DATE

PARCEL "B"

DESCRIPTION: Being a part of Inlot 5517 of the consecutively numbered lots in the City of Mansfield, Plat Volume 7, Page 24, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at an iron pipe found at the intersection of the southerly right-of-way line of McPherson Street (60 feet in width) with the westerly right-of-way line of Tremont Street (20 feet in width) at the northeasterly corner of Inlot 5516; thence S 39°19'20" E a distance of 222.00 feet along the westerly right-of-way line of Tremont Street to an iron pin set on the easterly line of Inlot 5517 in the name of Walter and Donna Webb per Official Records Volume 122, Page 389, said pin being the real point of beginning for the parcel herein described;

- 1) thence S 39°19'20" E a distance of 60.00 feet along said right-of-way line to an iron pin set at the southeast corner of said Inlot 5517;
- 2) thence S 45°29'26" W a distance of 154.00 feet along the southerly line of said inlot to an iron pin set at the southwest corner thereof, said pin being also a point on the northerly line of Inlot 5097 in the name of Michael Ray Strickland per Deed Volume 813, Page 70, and being a point on the easterly line of Outlot 232;
- 3) thence N 32°34'11" W a distance of 57.00 feet along the westerly line of Inlot 5517 (easterly line of O.L. 232) to an iron pin set;
- 4) thence N 47°49'38" E a distance of 68.36 feet to an iron pin set;
- 5) thence N 40°36'35" E a distance of 79.62 feet to the real point of beginning of the parcel herein described

and containing 8,352 square feet, more or less, but subject to all legal easements and public rights-of-way now on record. Bearing of McPherson Street is based on Plat Volume 7, Page 24. All iron pins set are 5/8" diameter with caps stamped "C. KERG, RLS 7152".

CERTIFICATION: I hereby certify that a survey was made of the above property and that points were found or set as indicated.

NEW SPLIT
TAX MAP APPROVED

EA W INITIAL
8-25-92 DATE



Prepared by
KERG SURVEYING

Charles A. Kerg

Charles A. Kerg
Registered Ohio Surveyor No. 7152
Date: August 19, 1992

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

SIGNED: *[Signature]*
SECRETARY, CITY PLANNING COMMISSION;
DATE: 8-20-92

"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."