

**LOT SPLIT OF CITY OF MANSFIELD LOT 12110
PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 21, RANGE 18,
CITY OF MANSFIELD, COUNTY OF RICHLAND, STATE OF OHIO**

BASIS OF BEARINGS:

BEARINGS ARE TO AN ASSUMED MERIDIAN
USED TO DENOTE ANGLES ONLY.

LEGEND:

- SURVEY MARKER SET WITH CAP
STAMPED "MCCARTNEY & ASSOC."
(5/8" DIA. x 30" LONG)

- ▲ RAILROAD SPIKE SET

PRIOR DEED REFERENCES:

1. P.B.16, PG. 34
2. O.R.V. 878, PG. 50
(CITY LOT 12109 & 12110)

SCALE IN FEET



12105

RAILROAD SPUR (ABANDONED)

12106

12107

N 49°00'04" E
32.85'
E N 75°41'10" E
83.70'

LOT 12110
O.R.V. 878, PG 50

N 40°37'37" W
44.26'

UNNAMED 30' ALLEY

12109

0.438 AC

12111

N 05°48'50" E
191.80'
274.75'
S 05°48'50" W

69.00'

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

SIGNED: *Brian P. McCartney*
SECRETARY, CITY PLANNING COMMISSION

DATE: 11/23/10

Brian P. McCartney

BRIAN P. MCCARTNEY, R.E., P.S.

OHIO REGISTERED SURVEYOR NO. S-7957

KEM

DATE

11-23-10

K.E. McCartney & Associates, Inc.

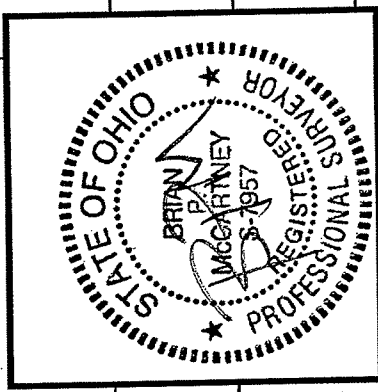
Engineers • Planners • Surveyors

52 N. Diamond Street, Mansfield, Ohio 44902 419/525-0093 Fax: 419/525-0635

"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
RICHLAND COUNTY
TAX MAP OFFICE

EAK 11-23-10
INITIAL DATE
BB-277



SY-545
11/23/2010

Lot Split Legal Description
Cement Products, Inc.
Part of Mansfield City Lot 12110

Situated in the City of Mansfield, County of Richland, State of Ohio and being part of Lot 12110 of the consecutively numbered lots in said City as recorded in Plat Volume 16, Page 34 of Richland County Records and more particularly described as follows:

Beginning for the same at a survey marker set marking the southwest corner of Lot 12111 of the consecutively numbered lots of the City of Mansfield as recorded in said Plat Volume 16, Page 34 of the Richland County Records, said survey marker being the Principal Point of Beginning for the parcel described herein;

- 1) thence N 84°26'20" W, a distance of 69.00 feet along the northerly right of way line of Park Avenue East (S.R. 430) also being the southerly lot line of Lot 12110 to a railroad spike set;
- 2) thence N 05°48'50" E, a distance of 191.80 feet to a railroad spike set;
- 3) thence N 40°37'37" W, a distance of 44.26 feet to a survey marker set on the northerly right of way line of an unnamed 30.00 foot alley;
- 4) thence along the original lines of Lot 12110 the following three courses:
 - 4.1) N 49°00'04" E, a distance of 32.85 feet to a survey marker set;
 - 4.2) N 75°41'10" E, a distance of 83.70 feet to a survey marker set;
 - 4.3) S 05°48'50" W, a distance of 274.75 feet to the Principal Point of Beginning, enclosing an area of 0.438 acre, more or less, subject to all legal easements, use restrictions and public right of way now on record.

This description was prepared and reviewed in November, 2010 by Brian P. McCartney, P.E., P.S. S-7957 from an actual field survey performed by K.E. McCartney and Associates, Inc. Survey markers set are 5/8" diameter by 30" long rebar with cap stamped "McCartney S-7921".

Prior Plat Reference: Plat Book 16, Pg. 34

Prior Deed Reference: O.R. V. 878, Pg. 50

Basis of Bearings: Bearings are to an assumed meridian used to denote angles only.

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 11-23-10
INITIAL DATE
BB-277

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

SIGNED: *Brian P. McCartney*
SECRETARY, CITY PLANNING COMMISSION;
DATE: 11/23/10

"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."