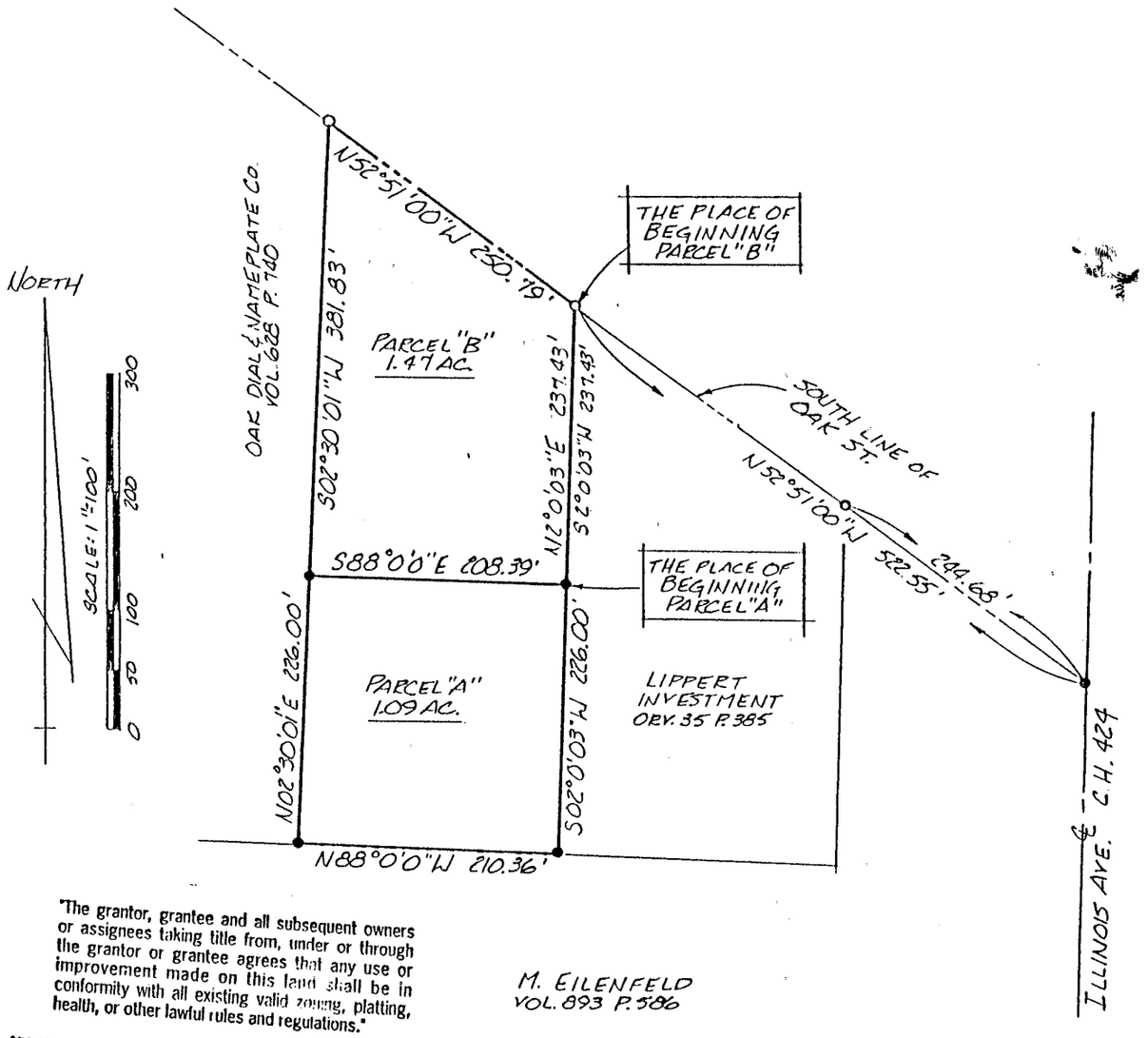
C-176



"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 9.29.93

NOTE: BEARINGS ARE BASED ON AN ASSUMED MERIDIAN.

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

NEW SPLIT
TAX MAP APPROVED
EAN 10-1-93
INITIAL DATE

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

SURVEY PLAT FOR
LIPPERT
PT. S.W. 1/4 SECTION 26, T-21, R-18 CITY OF MANSFIELD RICHLAND COUNTY, OHIO
DATE: SEPT. 27, 1993 — SCALE: 1"=100'
DWG. No: 932428 — DRWN. BY: JMA

C-176

9.55
1.09
1.47

C-176

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

SURVEY DESCRIPTION

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of the Southwest Quarter of Section 26, Township 21 North, Range 18 West, more particularly described as follows:

Commencing at a PK spike found and accepted as marking the point of intersection of the south line of Oak Street with the centerline of Illinois Avenue; Thence, North 52 degrees 51 minutes 00 seconds West with said south line, passing through an iron pin found at 244.68 feet, a total distance of 522.55 feet to an iron pin found, the place of beginning of the parcel herein described;

Thence, continuing North 52 degrees 51 minutes 00 seconds West with said south line, a distance of 250.79 feet to an iron pin found;

Thence, South 2 degrees 30 minutes 01 second West a distance of 381.83 feet to an iron pin set;

Thence, South 88 degrees 00 minutes 00 seconds East a distance of 208.39 feet to an iron pin set;

Thence, North 2 degrees 00 minutes 03 seconds East a distance of 237.43 feet to the place of beginning, containing 1.47 acres, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on September 17, 1993.

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 having 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 9-27-93

PARCEL "B"

Douglas C. Seiler
Professional Surveyor #6869

NEW SPLIT
TAX MAP APPROVED
EAN 10-1-93
INITIAL DATE

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

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of the Southwest Quarter of Section 26, Township 21 North, Range 18 West, more particularly described as follows:

Commencing at a PK spike found and accepted as marking the point of intersection of the south line of Oak Street with the centerline of Illinois Avenue; Thence, North 52 degrees 51 minutes 00 seconds West with said south line, passing through an iron pin found at 244.68 feet, a total distance of 522.55 feet to an iron pin found; Thence, South 2 degrees 00 minutes 03 seconds West a distance of 237.43 feet to an iron pin set, the place of beginning of the parcel herein described;

Thence, continuing South 2 degrees 00 minutes 03 seconds West a distance of 226.00 feet to an iron pin set;

Thence, North 88 degrees 00 minutes 00 seconds West a distance of 210.36 feet to an iron pin set;

Thence, North 2 degrees 30 minutes 01 seconds East a distance of 226.00 feet to an iron pin set;

Thence, South 88 degrees 00 minutes 00 seconds East a distance of 208.39 feet to the place of beginning, containing 1.09 acres, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on September 17, 1993.

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 with road frontage without the approval of the City of Mansfield Planning Commission.

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.

APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION;
NO PLAT REQUIRED.
SIGNED: .....
SECRETARY, CITY PLANNING COMMISSION;
DATE 9-29-93

"The grantor, grantee and all subsequent owners or assigns [illegible] from, [illegible] or through the [illegible] use or improv[illegible] on the [illegible] be in conformity [illegible] existing [illegible] platting, health, or other lawful rules and regulations."

NEW SPLIT
TAX MAP APPROVED

PARCEL "A" EAN 10-1-93
INITIAL DATE

Douglas C. Seiler
Professional Surveyor #6869

6176