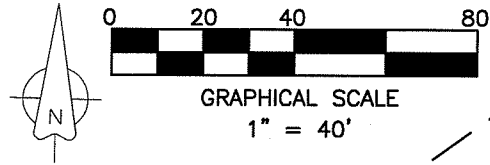
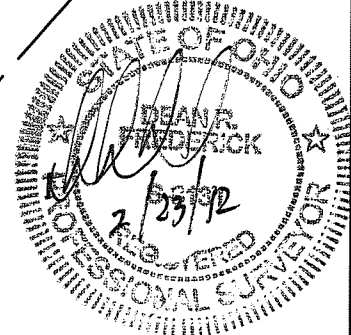


WEST COOK DEVELOPMENT, LLC  
O.R. VOLUME 1727, PAGE 19



LEGEND	
RRSFO	RAILROAD SPIKE FOUND
IPS	IRIN PIN SET (W/ CAP)
IPF	IRON PIN FOUND
PKF	PK NAIL FOUND
R/W	RIGHT-OF-WAY
C	CENTERLINE
E	EASEMENT

**P.O.B.**  
0.9749 ACRE PARCEL



DEAN R. FREDERICK  
PROFESSIONAL SURVEYOR - S-8131

## PARCEL SPLIT EXHIBIT

CITY OF MANSFIELD (PREVIOUSLY WASHINGTON TOWNSHIP)  
RICHLAND COUNTY, STATE OF OHIO  
BEING PART OF THE NORTHWEST QUARTER OF SECTION 6,  
TOWNSHIP 20, RANGE 18  
CONGRESS LANDS BY GREENVILLE TREATY  
(PARCEL #064-67-001-03-001)

WEST COOK DEVELOPMENT, LLC  
PARCEL #064-67-001-03-001  
O.R. VOLUME 1727, PAGES 65-67  
58.0944 ACRES TOTAL  
PROPOSED SPLIT: 0.9749 ACRES

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK  
INITIAL DATE  
2-27-12  
dd-39

**P.O.C.**

RRSFO SOUTH LINE, NW 1/4 SECTION 6

CURVE DATA	
CURVE #	#1
RADIUS	290.00
LENGTH	124.22
DELTA	65°27'26"
CH BEARING	N80°52'39"W
CH DIST	123.27

BASIS OF BEARING FOR THE HEREIN DESCRIPTION BEING THE CENTERLINE OF WEST COOK ROAD BEING NORTH 41° 23' 38" EAST, BASED UPON AN ASSUMED MERIDIAN AND SHOULD BE USED ONLY FOR THE PURPOSES OF DESCRIBING HORIZONTAL ANGULAR MEASUREMENT.

REVISION	DESCRIPTION	DATE
1	ADDED REMAINDER INFO (SPLIT MINUS REVERSION)	10/27/11
2	PER RICHLAND COUNTY TAX MAP SUPERVISOR	2/22/12

**FREDERICK & ASSOCIATES**  
ENGINEERS - SURVEYORS - PLANNERS  
5109 N. SUMMIT STREET TOLEDO, OHIO 43611  
419.340.2650 fax 419.726.1995  
K:\Projects\04-1154\2011-Parcel-Split\2011-Split-Base.dwg

DATE: APR 2011
DRAWN BY: DTD
JOB No.: 04-1154
SCALE: 1"=40'
SHEET
1
2

APPROVED

DATE 2/27/12

ZONING BOARD OF APPEALS

CITY OF MANSFIELD

*Hayford P. ...*

PARCEL SPLIT DESCRIPTION

SITUATED IN THE CITY OF MANSFIELD (PREVIOUSLY WASHINGTON TOWNSHIP), NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 20, RANGE 18, COUNTY OF RICHLAND, STATE OF OHIO, AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE FOUND MARKING THE INTERSECTION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 6 AND THE CENTERLINE OF WEST COOK ROAD;

THENCE ALONG THE SAID CENTERLINE OF WEST COOK ROAD, NORTH 41° 23'38" EAST, A DISTANCE OF 654.66 FEET TO A PK NAIL FOUND,

THENCE NORTH 79° 22' 35" WEST, A DISTANCE OF 46.55 FEET TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF EXISTING PARCEL NUMBER 064-67-001-03-001, AND THE TRUE PLACE OF BEGINNING OF LAND HEREIN DESCRIBED; AND PASSING THROUGH AN IRON PIN FOUND AT 34.92 FEET;

COURSE 1: THENCE ALONG THE NORTH RIGHT-OF-WAY OF WEST COOK ROAD, SOUTH 41° 23' 38" WEST, A DISTANCE OF 204.31 FEET TO AN IRON PIN SET;

COURSE 2: THENCE NORTH 68° 36' 22" WEST, A DISTANCE OF 84.77 FEET TO AN IRON PIN SET;

COURSE 3: THENCE FOLLOWING A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 290.00 FEET, A LENGTH OF 124.22 FEET, A DELTA OF 65° 27' 26", A CHORD BEARING OF NORTH 80° 52' 39" WEST, AND A CHORD DISTANCE OF 123.27 FEET TO AN IRON PIN SET;

COURSE 4: THENCE NORTH 10° 37' 25" EAST, A DISTANCE OF 162.93 FEET TO AN IRON PIN SET;

COURSE 5: THENCE SOUTH 79° 22' 35" EAST, ALONG THE NORTH PROPERTY LINE OF THE EXISTING PARCEL NUMBER 064-67-001-03-001, A DISTANCE OF 311.03 FEET TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID EXISTING PARCEL AND THE TRUE PLACE OF BEGINNING OF LAND HEREIN DESCRIBED CONTAINING WITHIN SAID BOUNDS 0.9749 ACRES, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL RIGHTS-OF-WAY, RESTRICTIONS AND AGREEMENTS OF RECORD.

BASIS OF BEARING FOR THE HEREIN DESCRIPTION BEING THE CENTERLINE OF WEST COOK ROAD BEING NORTH 41° 23' 38" EAST, BASED UPON AN ASSUMED MERIDIAN AND SHOULD BE USED ONLY FOR THE PURPOSES OF DESCRIBING HORIZONTAL ANGULAR MEASUREMENT.

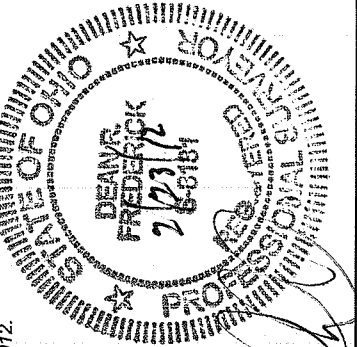
PRIOR DEED REFERENCES:

WEST COOK DEVELOPMENT, LLC, O.R. VOL. 1727, PAGES 65-67

THE HEREIN DESCRIBED PARCEL BEING PART OF THE FOLLOWING TRACT OF LAND: PARCEL NUMBER 064-67-001-03-001

ALL IRON REBARS SET ARE 5/8 INCH DIAMETER IRON REBARS WITH IDENTIFICATION CAP MARKED "DRF S-8131".

THE ABOVE DESCRIPTION BASED ON A FIELD SURVEY PERFORMED BY DEAN R. FREDERICK, OHIO PROFESSIONAL SURVEYOR NO. S-8131, DATED FEBRUARY 2012.



*Dean R. Frederick*

2/23/12

DEAN R. FREDERICK  
PROFESSIONAL SURVEYOR ~ S-8131

DATE

APPROVED  
DATE 2/27/12  
ZONING BOARD OF APPEALS  
CITY OF MANSFIELD  
*Janford*

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK 2-27-12  
INITIAL DATE  
dd-39

REVISION	DESCRIPTION	DATE
1	ADDED REMAINDER INFO (SPLIT MINUS REVERSION)	10/27/11
2	PER RICHLAND COUNTY TAX MAP SUPERVISOR	2/22/12
DATE: APR 2011 DRAWN BY: DTD JOB No.: 04-1154 SCALE: N/A SHEET <div style="border: 1px solid black; border-radius: 50%; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> <span style="font-size: 24px; margin-right: 5px;">2</span> <span style="font-size: 24px; margin-left: 5px;">2</span> </div>		
<b>FREDERICK &amp; ASSOCIATES</b> ENGINEERS - SURVEYORS - PLANNERS 5109 N. SUMMIT STREET TOLEDO, OHIO 43611 419.340.2650 fax 419.726.1995 K:\Projects\04-1154\2011-Parcel-Split\2011-Split-Base.dwg		