

13-12

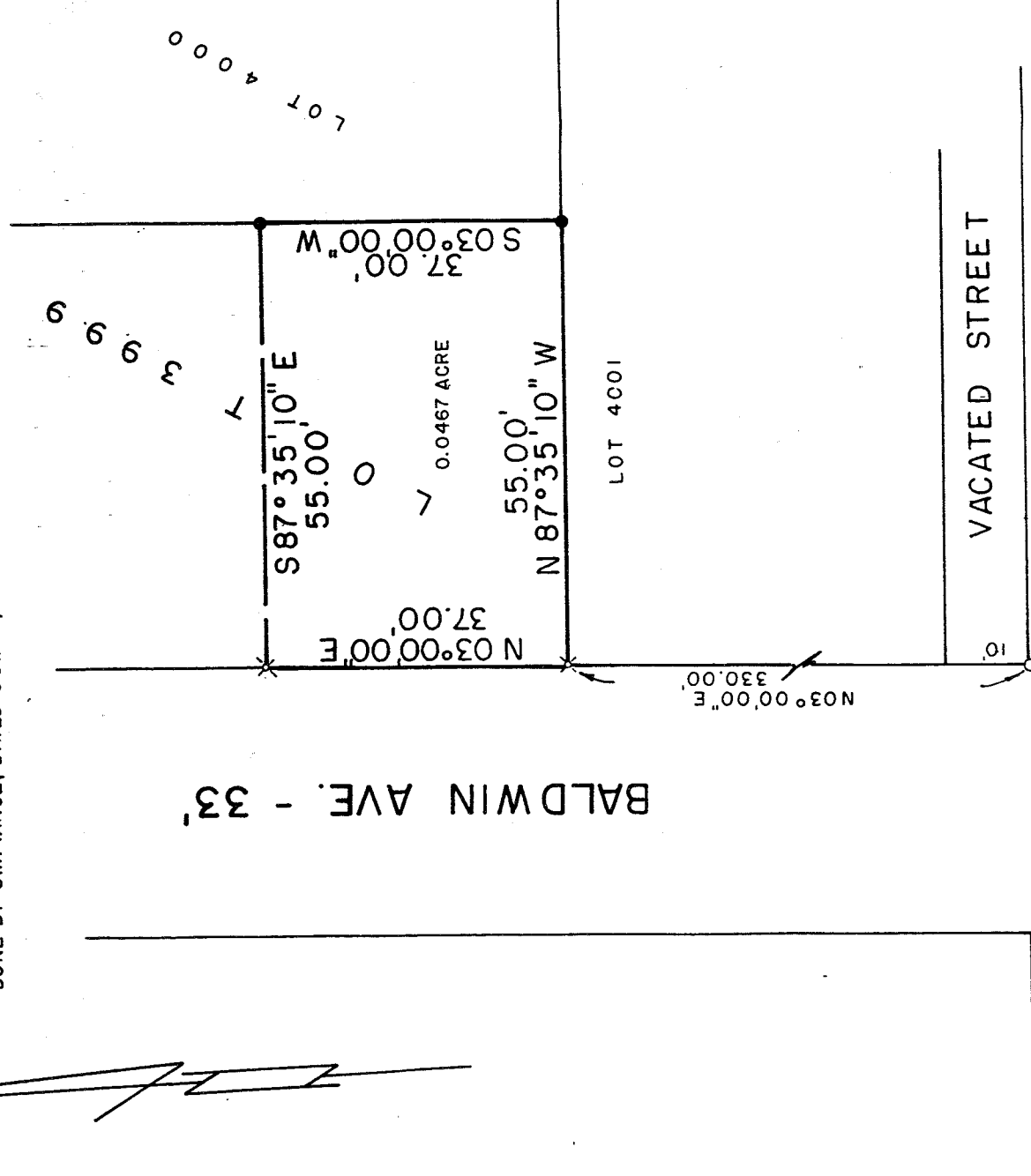
PLAT OF PROPERTY SURVEY

PHIL WENNER  
PART OF LOT 3999

CITY OF MANSFIELD, RICHLAND COUNTY, OHIO



BEARINGS ARE BASED ON ASSUMING  
THE EAST R/W OF BALDWIN AVE. TO BE  
N03°00'00"E AS SHOWN ON A SURVEY  
DONE BY S.W. VANCE, DATED OCT. 11, 1995.



NEW SURVEY  
OF EXISTING PARCEL  
TAX MAP APPROVED

INITIAL DATE

EA 3-11-96

LEGEND

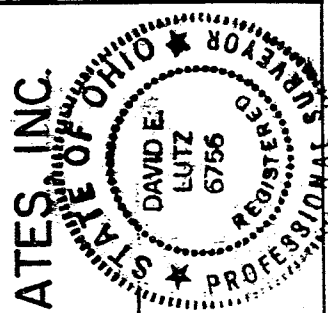
- ✕ DRILL HOLE SET
- 5/8" IRON PIN SET WITH CAP STAMPED "KROCKA & ASSOC."
- IRON PIN FOUND

PREPARED BY

F. E. KROCKA & ASSOCIATES, INC.

*David E. Lutz*

DAVID E. LUTZ  
OHIO REGISTERED SURVEYOR NO. 6756  
DATE: MARCH 7, 1996



DESCRIPTION  
PHIL WENNER  
PART OF LOT 3999  
CITY OF MANSFIELD, RICHLAND COUNTY, OHIO

DESCRIPTION: Being a part of Lot 3999 of the consecutively numbered lots in the City of Mansfield, Richland County, Ohio, and being more particularly described as follows:

Beginning for the same at an iron pin found at the intersection of the north right-of-way line of Parker Street (30 feet in width) and the east right-of-way line of Baldwin Avenue (33 feet in width), said point being the southwest corner of a 10 foot strip of vacated street; thence N 03°00'00" E, a distance of 330.00 feet, along the east right-of-way line of Baldwin Avenue to a drill hole set at the southwest corner of Lot 3999, said point being the real point of beginning of the parcel herein described;

- 1.) thence continuing N 03°00'00" E, a distance of 37.00 feet, along said right-of-way line of Baldwin Avenue and the west line of Lot 3999 to a drill hole set;
- 2.) thence S 87°35'10" E, a distance of 55.00 feet, to an iron pin set on the east line of Lot 3999;
- 3.) thence S 03°00'00" W, a distance of 37.00 feet, along the east line of Lot 3999 to an iron pin set at the southeast corner of said lot;
- 4.) thence N 87°35'10" W, a distance of 55.00 feet, along the south line of Lot 3999 to the real point of beginning

and containing 0.0467 acre, more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 5/8" diameter with caps stamped "KROCKA & ASSOC.". Bearings are based on assuming the east right-of-way line of Baldwin Avenue to be N 03°00'00" E per a survey done by S. W. Vance on October 11, 1995.

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

F.E. KROCKA & ASSOCIATED, INC.

*David E. Lutz*

David E. Lutz  
Ohio Registered Surveyor No. 6756  
Date: March 7, 1996

