

**NEW SURVEY  
OF EXISTING PARCEL  
TAX MAP APPROVED**  
*JH* 25.97  
DATE

**NEW SPLIT  
TAX MAP APPROVED**  
*JH* 25.97  
DATE

NORTH LINE OF  
THE SE QTR. SEC. 25

**MILLSBORO ROAD**  
(CNTY. HWY. 48)

WESTOVER  
BLK. 3, SEC. B  
PLAT VOL. 22, PAGE 16

LOT #18      LOT #19      LOT #20

DEED J. & J. WALBURN  
VOL. 908, PAGE 311

S 89°40'19" W 563.35'

S 89°40'19" W 475.00'

N 39°00'52" W  
90.00'

THE PLACE OF  
BEGINNING  
PARCEL "A"

THE NE CORNER OF  
THE SE QTR. SEC. 25

**PARCEL "A"**  
4.62 ACRES

S 00°02'54" E  
72.20'

N 89°57'06" E  
249.85'

**PARCEL "B"**  
0.85 ACRE

S 89°57'06" W  
160.03'

S 90°00'00" W  
234.55'

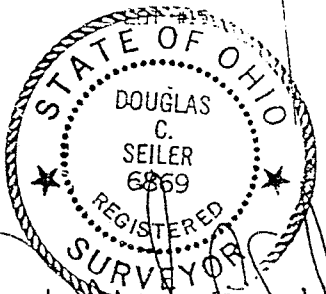
S 00°02'54" E  
80.55'

N 90°00'00" E 562.04'

N 36°58'32" E 361.93'

- ▲ RR SPIKE FOUND
- ⊙ PK SPIKE FOUND
- IRON PIN FOUND
- ⊗ IRON PIN SET WITH CAP  
STAMPED "SEILER 6869"

NORTH



THE PLACE OF  
BEGINNING  
PARCEL "B"

LOT #29

LOT #30

LOT #31

WESTOVER  
BLK 3, SEC D  
PLAT VOL. 25, PAGE 129

R. & K. MORRIS  
O.R.V. 119, PAGE 84

R. & J. KLESHINSKI  
O.R.V. 119, PAGE 64

SURVEYED BY: DOUGLAS C. SEILER  
REG. SURVEYOR #6869  
57-1/2 NORTH MAIN ST  
MANSFIELD, OHIO  
(419) 525-3644

The grantor, grantee and all subsequent owners, assigns 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.

BEARINGS ARE BASED ON  
AN ASSUMED MERIDIAN

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

SIGNED: *Howard L. Morris*  
SECRETARY, CITY PLANNING COMMISSION  
DATE: Feb 5, 1997

SURVEY PLAT FOR	
HUDSON	
PART SE QTR. SEC. 25, T-21, R-19	
SPRINGFIELD TOWNSHIP	
RICHLAND COUNTY, OHIO	
DATE: JAN. 14, 1997	SCALE: 1" = 120'
DRWG. No: C972795	DRWN. BY: JEB

H-351

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

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SURVEY DESCRIPTION

PARCEL "A"

PART SOUTHEAST QUARTER SECTION 25  
SPRINGFIELD TOWNSHIP  
RICHLAND COUNTY, OHIO

situated in the Township of Springfield, County of Richland, State of Ohio and being part of the Southeast Quarter Section 25, Township 21 North, Range 19 West, more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the north-east quarter of said quarter; Thence, South 89 degrees 40 minutes 19 seconds West with the north line of said quarter the same being the centerline of Millsboro Road (County Highway 48) a distance of 475.00 feet to a PK spike found, the place of beginning of the parcel herein described;

Thence, continuing South 89 degrees 40 minutes 19 seconds West with said north line and said centerline a distance of 563.35 to a PK spike found and accepted as marking the northeast corner of a parcel of land currently owned by J. & J. Walburn (deed reference: V.908, P.311);

Thence, South 00 degrees 02 minutes 54 seconds East with the east line of said Walburn parcel, passing through an iron pin found at 42.91 feet, a total distance of 275.16 feet to an iron pin found marking the southeast corner thereof;

Thence, South 89 degrees 57 minutes 06 seconds West with the south line of said Walburn parcel, a distance of 160.03 feet to an iron pin found marking the southwest corner thereof;

Thence, South 00 degrees 02 minutes 54 seconds East a distance of 80.55 feet to an iron pin set on the north line of Lot 29 of the Westover Subdivision Block 3, Section D (plat reference Vol.25, P.129);

Thence, North 90 degrees 00 minutes 00 seconds East with said north line and the easterly prolongation thereof a distance of 562.04 feet to an iron pin found on the westerly boundary of a parcel currently owned by R. & J. Kleshinski (reference O.R.V.119, P.64);

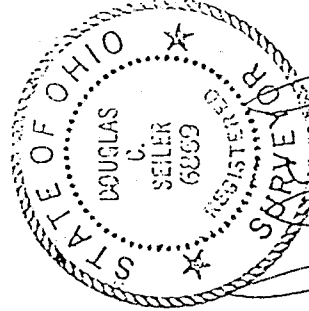
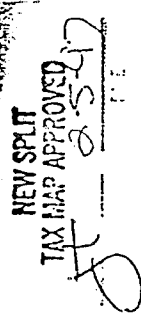
Thence, North 36 degrees 58 minutes 32 seconds East with said boundary a distance of 361.93 feet to an iron pin found;

Thence, North 39 degrees 00 minutes 52 seconds West a distance of 90.00 feet to the place of beginning, containing 4.62 acres according to survey by Douglas C. Seiler, Professional Surveyor #6869 on January 14, 1997, but subject to the right of way of Millsboro Road.

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.

Owner or grantee agrees that any use or improvement made on this land shall be in conformity with existing valid zoning, platting, health, or other local rules and regulations."



*Kenneth J. Fleming*  
*Springfield Township*  
 *zoning inspector*  
 *January 30, 1997*

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*Douglas C. Seiler*  
Douglas C. Seiler  
Professional Surveyor #6869

NO PLAT REQUIRED  
SIGNED & SEALED BY THE SURVEYOR  
SECRETARY, CITY PLANNING COMMISSION  
DATE 5/19/97

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

**SURVEY DESCRIPTION  
PARCEL "B"**

PART SOUTHEAST QUARTER SECTION 25  
SPRINGFIELD TOWNSHIP  
RICHLAND COUNTY, OHIO

situated in the Township of Springfield, County of Richland, State of Ohio and being part of the Southeast Quarter Section 25, Township 21 North, Range 19 West, more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the north-east quarter of said quarter; Thence, South 89 degrees 40 minutes 19 seconds West with the north line of said quarter, the same being the centerline of Millsboro Road (County Highway 48) a distance of 1038.35 feet to a PK spike found and accepted as marking the northeast corner of a parcel of land currently owned by J. & J. Walburn (deed reference: V.908, P.311); Thence, South 00 degrees 02 minutes 54 seconds East with the east line of said Walburn parcel, passing through an iron pin found at 42.91 feet, a total distance of 275.16 feet to an iron pin found marking the southeast corner thereof; Thence, South 89 degrees 57 minutes 06 seconds West with the south line of said Walburn parcel, a distance of 160.03 feet to an iron pin found marking the southwest corner thereof, the place of beginning of the parcel herein described;

Thence, South 00 degrees 02 minutes 54 seconds East a distance of 80.55 feet to an iron pin set on the north line of Lot 29 of the Westover Subdivision Block 3, Section D (plat reference Vol.25, P.129);

Thence, South 90 degrees 00 minutes 00 seconds West with said north line a distance of 234.55 feet to an iron pin found on the east line of Lot #15 of the Westover Subdivision Block 3, Section B (plat reference Volume 22, Page 16);

Thence, North 05 degrees 46 minutes 32 seconds West with said east line and the northerly prolongation thereof, a distance of 153.32 feet to an iron pin found marking the southwest corner of Lot #19 of said subdivision;

Thence, North 89 degrees 57 minutes 06 seconds East with the south line of said lot and the easterly prolongation thereof, a distance of 249.85 feet to an iron pin found on on the west line of said Walburn parcel;

Thence, South 00 degrees 02 minutes 54 seconds East with said west line, a distance of 72.20 feet to the place of beginning, containing 0.85 of an acre, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on January 14, 1997.

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 without approval of the City of Mansfield Planning Commission.

Iron pins set are 5/8" rods with caps stamped "SEILER 6869".

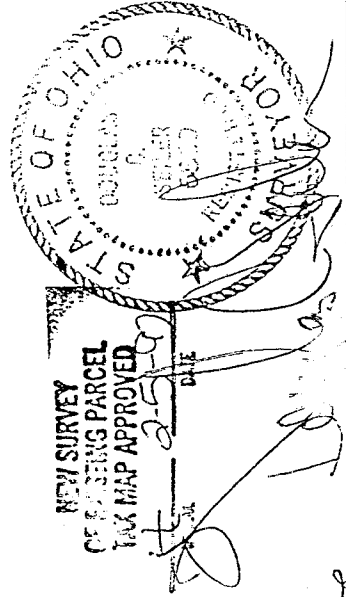
Bearings are based on an assumed meridian and are intended to be used for angular determination only.

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

SIGNED: *Howard J. Thomas*  
SECRETARY, CITY PLANNING COMMISSION;

DATE: Feb. 5, 1997

*Kenneth J. Fleming*  
*Springfield Township*  
 *zoning inspector*  
 *January 30, 1997*



Douglas C. Seiler  
Professional Surveyor #6869

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