

PLAT OF PLATTY SURVEY

# DAVID ECKSTEIN

## PART OF LOT 3690 AND LOT 5301

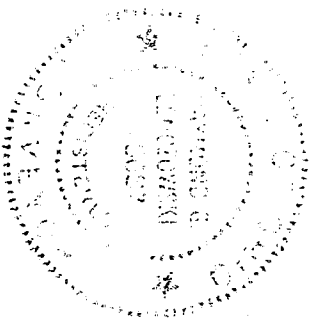
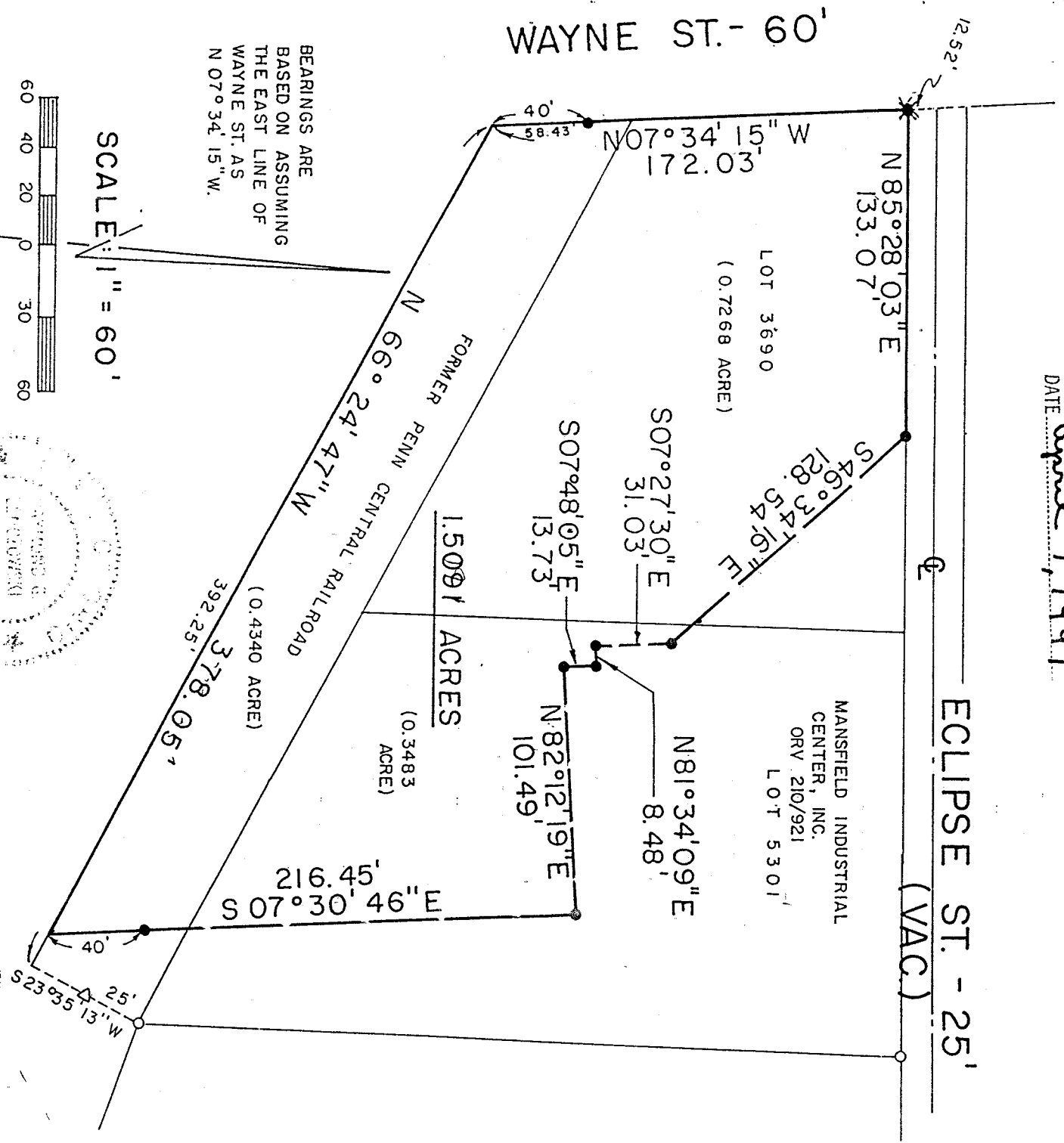
### AND PART OF FORMER PENN CENTRAL RAILROAD CITY OF MANSFIELD, RICHLAND COUNTY, OHIO

"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 COAT REQUIRED.

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

DATE: *April 7, 1997*



NEW SPLIT TAX MAP APPROVED

*Raymond G. Lenczowski*

DATE: 4-7-97

#### LEGEND

- IRON PIPE FOUND
- 5/8" IRON PIN SET WITH CAP STAMPED "KROCKA & ASSOC"
- ✱ RAILROAD SPIKE SET
- ▽ IRON PIN FOUND

PREPARED BY  
**F.E. KROCKA & ASSOCIATES, INC.**

*Raymond G. Lenczowski*

RAYMOND G. LENCZOWSKI  
OHIO REGISTERED SURVEYOR NO. 6687

DATE: MARCH 25, 1997  
REVISED: MARCH 31, 1997

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east right-of-way line of Wayne Street, to the real point of beginning, and passing for reference an iron pin set at 40.00 feet, passing the north line of said former Penn Central Railroad at 58.43 feet;

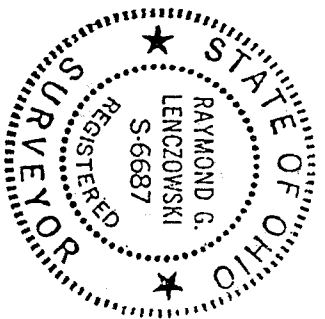
and containing 1.5091 acre, more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 5/8" diameter with caps stamped "KROCKA & ASSOC.". Bearings are based on assuming the east line of Wayne Street as N 07°34'15" W.

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

F. E. Krocka and Associates, Inc.

*Raymond G. Lenczowski*  
Raymond G. Lenczowski

Ohio Registered Surveyor No. 6687  
Date: March 25, 1997  
Revised: March 31, 1997

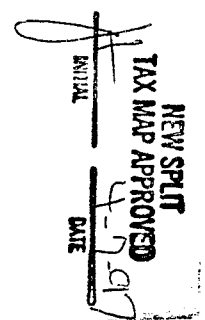


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APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION  
NO PLAN REQUIRED.

SIGNED: *Howard J. Morris*  
SECRETARY, CITY PLANNING COMMISSION

DATE: *April 7, 1997*



F. E. KROCKA & ASSOCIATES, INC.  
ENGINEERING AND SURVEYING

102 WEST MAIN STREET  
SHELBY, OHIO 44875  
PHONE: (419) 342-4556

DESCRIPTION  
DAVID ECKSTEIN  
PART OF LOT 3690 AND LOT 5301  
AND PART OF FORMER PENN CENTRAL RAILROAD  
CITY OF MANSFIELD, RICHLAND COUNTY, OHIO

DESCRIPTION: Being part of Lots' 3690 and 5301, and part of former Penn Central Railroad, City of Mansfield, Richland County, Ohio, and being more particularly described as follows

The real point of beginning for the same being a railroad spike set at the intersection of the east right-of-way line of Wayne Street (60 feet in width) and the south right-of-way line of vacated Eclipse Street (25 feet in width), said point being the northwest corner of Lot 3690;

- 1) thence N85°28'03"E, a distance of 133.07 feet, along the south right-of-way line of vacated Eclipse Street (north line of Lot 3690), to an iron pin set;
- 2) thence S46°34'16"E, a distance of 128.54 feet, to an iron pin set;
- 3) thence S07°27'30"E, a distance of 31.03 feet, to an iron pin set;
- 4) thence N81°34'09"E, a distance of 8.48 feet, to an iron set;
- 5) thence S07°48'05"E, a distance of 13.73 feet, to an iron set;
- 6) thence N82°12'19"E, a distance of 101.49 feet, to an iron pin set;
- 7) thence S07°30'46"E, a distance of 216.45 feet, to a point on the south line of the former Penn Central Railroad and passing for reference an iron pin set at 176.45 feet;
- 8) thence N 66°24'47" W, a distance of 378.05 feet, along the south line of said former Penn Central Railroad, to a point on the east right-of-way line of Wayne Street;
- 9) thence N 07°34'15" W, a distance of 172.03 feet, along the

APPROVED BY THE MANSFIELD CITY PLANNING BOARD  
NO PLAT REQUIRED.

SIGNED: *Howard J. Morris*  
SECRETARY, CITY PLANNING COMMISSION

DATE *April 7, 1997*

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 regulations and covenants.