

I-348

SURVEY FOR RAYMOND KISSEL

T-348

SOUTH BOULEVARDS
PLAT K-13, P.5

12373
(263)

S 54°-48'-25" E 180'
125.00'

55.00'

3,300 S.F.

7,500 S.F. 12374
(264)

EASEMENT FOR WATER SERVICE

APPROX. LOC. WATER SERVICE CONNECTION

125.00' N 54°-48'-25" W

55.00'

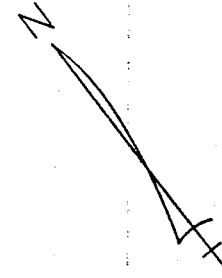
NEW SPLIT TAX MAP APPROVED
EAK 10-7-97
INITIAL DATE

NEW SURVEY OF EXISTING PARCEL TAX MAP APPROVED
EAK 10-7-97
INITIAL DATE

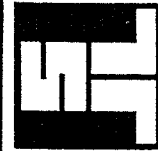
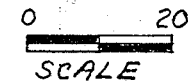
12375
(265)

130'

WESTVIEW BLVD. (60')



REV. 10-3-97
DATE 3-20-85
SCALE 1" = 20'
O IRON PIN FOUND
● IRON PIN SET



SHAFFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC.
CONSULTING ENGINEERS - SURVEYORS
MANSFIELD OHIO WOOSTER

12376
(266)

BEING LOT NO. 12374 OF THE CONSECUTIVELY NO. LOTS IN THE CITY OF MANSFIELD, COUNTY OF RICHLAND, STATE OF OHIO.

Arthur W. Van Auken
ARTHUR W. VAN AUKER
REG. SURVEYOR #4722
EM 543

Roger L. Stevens
ROGER L. STEVENS
REG. SURVEYOR #7052
10-3-97

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: *Raymond Kessel*
SECRETARY CITY PLANNING COMMISSION
DATE: Oct 6, 1997

BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO EXPRESS ANGLES ONLY.

LEXINGTON AVE. (60')

I-348

SHAFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC.

CONSULTING ENGINEERS

Please reply to: Box 3598, Mansfield

March 20, 1985

SURVEYOR'S DESCRIPTION
FOR
RAYMOND KISSEL

Located in the City of Mansfield, County of Richland, State of Ohio, being the westerly 125 feet of Lot No. 12374 of the consecutively numbered lots in said City, said lot also being Lot No. 264 in South Boulevards as recorded in Plat Book 13, Page 5 of Richland County Records, and more particularly described as follows:

Beginning at an iron pin found in the southwest corner of said Lot No. 12374, said point being in the easterly right of way line of Lexington Avenue;

Thence north 35 degrees 11 minutes 35 seconds east along said right of way line also being the westerly line of said lot a distance of 60.00 feet to an iron pin found in the northwest corner of said lot;

Thence south 54 degrees 48 minutes 25 seconds east along the northerly line of said lot a distance of 125.00 feet to an iron pin set;

Thence south 35 degrees 11 minutes 35 seconds west and parallel with the easterly right of way line of Lexington Avenue a distance of 60.00 feet to an iron pin set in the southerly line of said lot;

Thence north 54 degrees 48 minutes 25 seconds west along said southerly line a distance of 125.00 feet to the place of beginning and containing 7,500 square feet, but subject to all legal highways and easements of record.

Also an easement for maintaining a 3/4 inch water service connection to the residence on Lot No. 12374 from the 2 inch water main along the easterly line of Lot No. 12374, said easement includes all of the easterly 55 feet of Lot No. 12374.

NEW SURVEY
OF EXISTING PARCEL
TAX MAP APPROVED
DATE 10-7-97

Arthur W. Van Auker
Arthur W. Van Auker
Registered Surveyor No. 4722

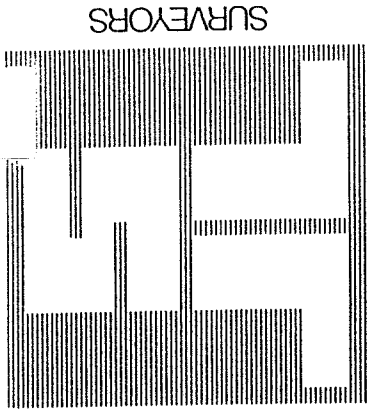


465 PARK AVENUE, MANSFIELD, OHIO 44906

2585 CLEVELAND ROAD, WOOSTER, OHIO 44691
216/345-6377

I-348

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SHAFER SURVEYORS CONSULTING ENGINEERS

SHAFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC.

Please reply to: Mansfield

October 3, 1997

SURVEYOR'S DESCRIPTION
FOR
RAYMOND KISSEL

3,300 Square Feet

Situated in the City of Mansfield, County of Richland, State of Ohio, being the Easterly 55.00 feet of Lot No. 12374 of the consecutively numbered lots in said City, said lot also being lot No. 264 in South Boulevards as recorded in Plat Volume 13, Page 5 of Richland County Plat Records, and being more particularly described as follows:

Beginning at an iron pin set in the southeasterly corner of said lot No. 12374;

Thence N 54° 48' 25" W, 55.00 feet along the southerly line of said lot to an iron pin set;

Thence N 35° 11' 35" E, 60.00 feet to an iron pin set in the northerly line of said lot;

Thence S 54° 48' 25" E, 55.00 feet along said northerly line of said lot to the northeasterly corner of said lot;

Thence S 35° 11' 35" W, 60.00 feet along the easterly line of said lot to the place of beginning, passing through an iron pin found at 0.20 feet, and containing 3,300 square feet, more or less, but subject to all legal highways and easements of record.

Grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument will not be conveyed by said grantees, heirs and assigns, unless said parcel fronts on a public highway of dedicated street, or is sold together with land fronting on a public highway or dedicated street.

The above described 3,300 square feet parcel is subject to an easement for maintaining a 3/4 inch water service connection to the building on the westerly 125.00 feet of said lot No. 12374 from the 2 inch water main along the easterly line of said lot No. 12374, said easement includes all of the above described 3,300 feet parcel.



P.O. BOX 3598 □ MANSFIELD, OHIO 44907
PH. 419/756-7302 □ FAX 419/756-0867



2585 CLEVELAND ROAD □ WOOSTER, OHIO 44691
PH. 330/345-6377 □ FAX 330/345-6725

I-348

L 040

1348

Surveyor's Description
For Raymond Kissel

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October 3, 1997

3,300 Square Feet (Continued)

Bearings are to an assumed meridian and are used to express angles only.

According to a survey made in March 1985 by Shaffer, Johnston, Lichtenwalter and Associate, Inc..



Roger L. Stevens
 Roger L. Stevens
 Registered Surveyor No. 7052
 EM-543.DES

NEW SPLIT
 TAX MAP APPROVED
 EAK INITIAL 10-7-97 DATE

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

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

DATE: *Oct 6, 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 lawful rules and regulations."