

NO. 10

BASIS OF BEARING IS STATE PLANE  
GRID NORTH MAD 83 (2011), GEOID  
12A, OHIO NORTH ZONE.



SCALE: 1" = 60'



**LONGVIEW AVENUE**

N 89°34'52" E 236.94'

P.O.B.

185.83'

NE CORNER  
LOT #15144

LOT #15145

**SURVEY FOR  
TRANSFER**

**104,429 SQ. FT. TOTAL**

(31,500 SQ. FT.)

(21,534 SQ. FT.)

PART LOT  
#15144

S 02°41'35" E 435.39'

N 01°31'37" W 430.41'

PART LOT  
#15146

(16,009 SQ. FT.)

LOT #15145  
(34,082 SQ. FT.)

FLATS CAPITAL  
CO. LLC  
ORV 1216, PAGE 82

ORV 2255, PAGE 432

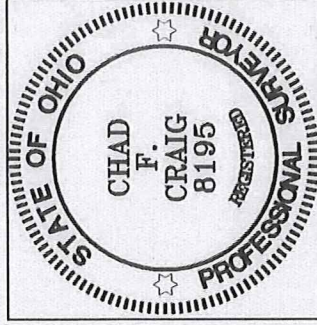
PART LOT  
#15144  
(1304 SQ. FT.)

SE CORNER  
LOT #15144

N 89°19'10" W 245.94'

186'

16' ALLEY



**LEGEND**

- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ⊘ 2" MAG NAIL SPIKE SET
- ▲ RAILROAD SPIKE FOUND
- ⊗ 5/8" IRON PIN SET WITH CAP STAMPED "CRAIG 8195."

ORV 2255, PAGE 434

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

EAK 12-2-16  
INITIAL DATE  
II-351

*Chad F. Craig*

SURVEY BY: CHAD F. CRAIG PS 8195  
for SEILER & CRAIG SURVEYING INC.  
52-1/2 NORTH MAIN STREET  
MANSFIELD, OHIO 44902  
(419) 525-3644  
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SURVEY PLAT FOR

PROPERTY TRANSFER

PART LOT #15144, LOT #15145 & PART  
VACATED ALLISON AVENUE, CITY OF  
MANSFIELD, RICHLAND COUNTY, OHIO

Date: DECEMBER 13, 2016 Scale: 1" = 60'

LONGVIEW\_AVE\_723

**SEILER & CRAIG SURVEYING, INC.**

*Chad F. Craig, P.S.*  
270 Park Avenue West  
Mansfield, Ohio 44902  
419-525-3644

Email: [seilerandcraig@seilerandcraig.com](mailto:seilerandcraig@seilerandcraig.com)

**SURVEY DESCRIPTION**

PART LOT #15144, LOT #15145 AND  
PART VACATED ALLISON AVENUE  
CITY OF MANSFIELD  
RICHLAND COUNTY, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being known as part Lot #15144, Lot #15145 of the consecutively numbered lots in said city, and part of vacated Allison Avenue (50' R/W) and being more particularly described as follows:

Beginning for the same at an iron pipe found and accepted as marking the northwest corner of Lot #15144, the same being the northeast corner of Lot #15145 in the City of Mansfield; Thence, South 02 degrees 41 minutes 35 seconds East 435.39 feet to an iron pin set on the south line of Lot #15144;

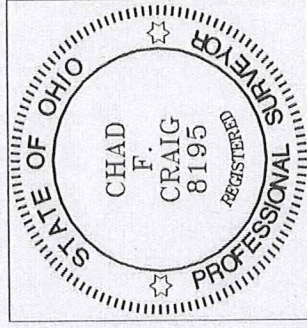
Thence, North 89 degrees 19 minutes 10 seconds West with said south line and the westerly prolongation thereof, passing through an iron pin found at 220.94 feet, a total distance of 245.94 feet to an iron pin found on the west line of vacated Allison Avenue, the same being a point on the east line of Lot #15146;

Thence, North 01 degree 31 minutes 37 seconds West with the west line of vacated Allison Avenue and the east line of Lot #15146, 430.41 feet to a point on the northwest terminus of vacated Allison Avenue and referenced by an iron pin found on a bearing of South 47 degrees 14 minutes 02 seconds East and at a distance of 0.75 feet;

Thence, North 89 degrees 34 minutes 52 seconds East, with the north line of vacated Allison Avenue, and the easterly prolongation thereof, passing through an iron pin found at 25.00 feet, a total distance of 236.94 feet to the place of beginning, containing a total of 104,429 square feet of which 1304 square feet are located within Part of Lot #15144, 81,591 square feet are located within Lot #15145 and 21,534 square feet are located within part vacated Allison Avenue according to survey by Chad F. Craig P.S. 8195 on December 13, 2016 but subject to all legal highways and easements of record.

Iron pins set are 5/8" rods with caps stamped "CRAIG 8195".

Bearings are based on State Plane Grid North NAD 83 (2011), Geoid 12A, Ohio North Zone and are intended to be used for angular determination only.



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK 12-21-16  
INITIAL DATE  
II-351

Chad F. Craig P.S. #8195  
Seiler and Craig Surveying, Inc.