

0' 40' 80' 120'



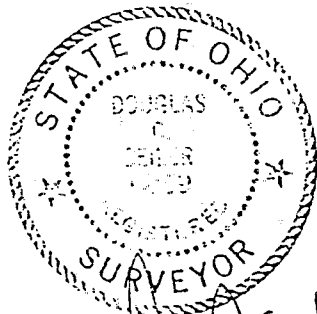
SCALE: 1" = 40'

NORTH



- IRON PIN FOUND
- ☼ DRILL HOLE FOUND
- ⊗ IRON PIN SET WITH CAP STAMPED "SEILER 6869"

BEARINGS ARE BASED ON PLAT VOLUME 24, PAGE 69



SURVEYED BY: Douglas C. Seiler
 DOUGLAS C. SEILER
 PROFESSIONAL SURVEYOR #6869
 52-1/2 NORTH MAIN STREET
 MANSFIELD, OHIO 44902
 (419) 525-3644

665

PHEASANT TRAILS
 PART 1 & 2, PHASE 1
 PLAT VOLUME 24, PAGE 69

LOT #21750

THE NW CORNER
 OF LOT #21751

THE PLACE OF
 BEGINNING
 PARCEL "A"

N 89°54'25" W 149.83'

PARCEL "A"
 PART LOT #21751
 9691 SQ. FT.

S 00°03'10" W
 53.50'

THE PLACE OF
 BEGINNING
 PARCEL "B"

S 00°03'10" W
 41.13'

(4156 SQ. FT.)
 S 88°12'32" W
 PART LOT #21751
 TOTAL 7156 SQ. FT.

PART NW QTR. SEC. 9
 (3000 SQ. FT.)

PARCEL "B"

S 90°00'00" E 149.92'

N 00°00'00" E
 25.00'

LOT #22322

SHERWOOD FOREST
 PLAT VOLUME 25, PAGE 55

28' BUILDING LINE

BROKEN OAK COURT 50' R/W

N 90°00'00" W
 30.00'

THE NE CORNER
 OF LOT #21751

N 00°00'00" E
 67.63'

LOT #21752

N 00°00'00" E
 21.76'

S 90°00'00" E
 30.00'

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.

MANSFIELD CITY PLANNING COMMISSION APPROVAL

NEW SPLIT
 TAX MAP APPROVED
 EAK 2-5-98
 INITIAL DATE

RICHLAND COUNTY TAX MAP APPROVAL

NEW SURVEY
 OF EXISTING PARCEL
 TAX MAP APPROVED
 EAK 2-5-98
 INITIAL DATE

COMMON DRIVE EASEMENT TABLE

LINE	BEARING	DISTANCE	
L1	N 90°00'00" W	16.29'	
L2	S 00°40'53" E	8.06'	
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C3	20.00'	90°00'00"	31.42'
CHORD LENGTH	CHORD BEARING	TANGENT	
28.28'	S 44°19'07" W	20.00'	
L4	S 89°19'07" W	85.68'	
L5	S 01°30'27" E	65.00'	
L6	N 88°25'35" E	29.03'	
L7	N 01°47'28" W	50.89'	
L8	N 89°19'07" E	55.80'	
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C9	40.00'	71°55'44"	50.22'
CHORD LENGTH	CHORD BEARING	TANGENT	
46.98'	N 53°21'15" E	29.02'	
L10	N 00°00'00" E	13.93'	

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

SIGNED: [Signature]
 SECRETARY, CITY PLANNING COMMISSION;

DATE: 2-4-98

MANSFIELD CITY PLANNING COMMISSION APPROVAL

SURVEY PLAT FOR
 MERKEL

PART LOT #21751 & PART NW QUARTER
 SECTION 9, T-20, R-18 CITY OF
 MANSFIELD, RICHLAND COUNTY, OHIO

DATE: JAN. 16, 1998 SCALE: 1"=40'

C:\SC12\WORK\MERKEL\982932\JEB

5-97

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

SURVEY DESCRIPTION
PARCEL "A"
NORTH PART OF LOT #21751
CITY OF MANSFIELD, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot #21751 of the consecutively numbered lots in said city (plat reference: Volume 24, page 69), more particularly described as follows:

Beginning for the same at an iron pin found and accepted as marking the northwest corner of said lot; Thence, South 00 degrees 03 minutes 10 seconds West with the west line of said lot, a distance of 53.50 feet to an iron pin set;

Thence, North 88 degrees 12 minutes 32 seconds East a distance of 179.97 feet to an iron pin set on the east line of said lot;

Thence, North 00 degrees 00 minutes 00 seconds East with said east line, a distance of 67.63 feet to a drill hole found marking an existing corner of said lot;

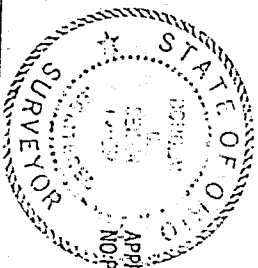
Thence, with existing lines of said lot, the following three courses and distances:

1. North 90 degrees 00 minutes 00 seconds West a distance of 30.00 feet to a drill hole found;
2. South 00 degrees 00 minutes 00 seconds East a distance of 20.00 feet to a point, as referenced by an iron pin found on a bearing of North 89 degrees 54 minutes 25 seconds West and at a distance of 0.65 feet from said point;
3. North 89 degrees 54 minutes 25 seconds West a distance of 149.83 feet to the place of beginning, containing 9691 square feet according to survey by Douglas C. Seiler, Professional Surveyor #6869 on January 16, 1998.

Iron pins set (and found) are 5/8" rods with caps stamped "SEILER 6869".

Bearings are based on plat volume 24, page 69 and are intended to be used for angular determination only.

5-97



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

SIGNED: *[Signature]*
SECRETARY, CITY PLANNING COMMISSION;
DATE: 2-4-98

[Signature]
Douglas C. Seiler
Professional Surveyor #6869

Together with a 5' wide common wall easement south of and contiguous to the south line of the herein described premises, said easement to extend through the existing residence as located on the plat of survey dated January 16, 1998 and attached hereto as "EXHIBIT A", and subject to a 5' wide common wall easement north of and contiguous to the south line of the herein described premises, said easement to extend through the existing residence, also as delineated on said exhibit.

Also subject to and together with an easement for ingress and egress over the existing concrete driveway located on the premises, said easement as delineated on the aforesaid described "EXHIBIT A".

NEW SURVEY
OF EXISTING PARCEL
TAX MAP APPROVED
E.A.Y. 2-5-98
DATE

5-97

SURVEY DESCRIPTION

PARCEL "B"

SOUTH PART OF LOT #21751 and
PART NW QUARTER SECTION 9, T-20, R-18
CITY OF MANSFIELD, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot #21751 of the consecutively numbered lots in said city (plat reference: Volume 24, page 69), and part of the Northwest Quarter of Section 9, Township 20 North, Range 18 West, more particularly described as follows:

Commencing at an iron pin found and accepted as marking the northwest corner of said lot; Thence, South 00 degrees 03 minutes 10 seconds West with the west line of said lot, a distance of 53.50 feet to an iron pin set, the place of beginning of the parcel herein described;

Thence, continuing South 00 degrees 03 minutes 10 seconds West with said west line and the southerly prolongation thereof, a distance of 41.13 feet to an iron pin found and accepted as marking the northwest corner of Lot #22322 in said city;

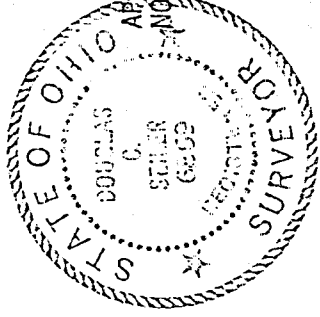
Thence, with existing lines of said lot, the following three courses and distances:

1. South 90 degrees 00 minutes 00 seconds East a distance of 149.92 feet to an iron pin found
2. North 00 degrees 00 minutes 00 seconds East a distance of 25.00 feet to an iron pin found
3. South 90 degrees 00 minutes 00 seconds East a distance of 30.00 feet to an iron pin found, said iron pin also being located on the west line of Lot #21752 in said city;

Thence, North 00 degrees 00 minutes 00 seconds East with said west line, a distance of 21.76 feet to an iron pin set;

Thence, South 88 degrees 12 minutes 32 seconds West a distance of 179.97 feet to the place of beginning, containing a total of 7156 square feet, of which 4156 square feet are located within part of said Lot #21751, and 3000 square feet are located within part of said Northwest Quarter of Section 9, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on January 18, 1998.

2-4-98
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.

2-97

SIGNED: *Douglas C. Seiler*
SECRETARY, CITY PLANNING COMMISSION;

DATE: 2-4-98

Douglas C. Seiler

Douglas C. Seiler
Professional Surveyor #6869

Together with a 5' wide common wall easement north of and contiguous to the north line of the herein described premises, said easement to extend through the existing residence as located on the plat of survey dated January 16, 1998 and attached hereto as "EXHIBIT A", and subject to a 5' wide common wall easement south of and contiguous to the north line of the herein described premises, said easement to extend through the existing residence, also as delineated on said exhibit.

Also subject to and together with an easement for ingress and egress over the existing concrete driveway located on the premises, said easement as delineated on the aforescribed "EXHIBIT A".

NEW SPLIT
TAX MAP APPROVED
EAK INITIAL 2-5-98
DATE