

K-101

# SURVEY FOR SOUTH SIDE DEVELOPMENT CO.

PROPERTY OWNERS OF ADJOINING PARCELS HAVING A COMMON WALL GRANT EASEMENTS TO THE ADJOINING PARCEL FOR THE CONSTRUCTION, REPAIR AND MAINTENANCE OF UTILITIES.

## SANDY HILL ESTATES NUMBER 4 BLOCK "F" V-26 P-44

30' BUILDING LINE

DEBORAH COURT (50')

A=45.15'  
R=315.00'  
B=N 56°31'01" E  
C=45.11'

A=44.23'  
R=315.00'  
B=N 64°38'44" E  
C=44.19'

SAN. M.H.

GENERAL 6" SANI

30' BUILDING LINE

3" CONDUIT FOR ELECTRIC, TELEPHONE & TV CABLE 22678  
8" SAN. SEW.  
15" STM. SEW.  
8" UTILITY EASE.  
8" UTILITY EASE.

22677  
PARCEL 1  
11501 SF.

22676  
PARCEL 2  
10175 SF.

NEW SPLIT TAX MAP APPROVED  
INITIAL DATE  
H 10-9-98

NEW SURVEY OF EXISTING PARCEL TAX MAP APPROVED  
INITIAL DATE  
H 10-9-98

N 29°31'56" W  
209.88'

EX. 16" SEWER EASE

EX. 16" SEWER EASE

S 29°31'56" E  
270.19'

5' COMMON WALL EASE

5' COMMON WALL EASE

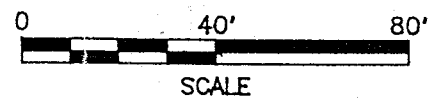
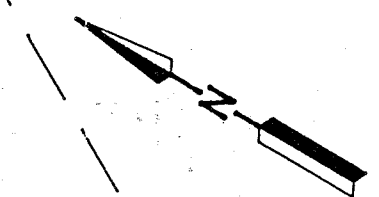
N 29°31'56" W  
220.70'

S 89°34'57" W  
51.51'  
26.61'

21788

# SURVEY FOR SOUTH SIDE DEVELOPMENT CO.

21790



### LEGEND

- IRON PIN FOUND
- IRON PIN SET, 5/8" DIA. ROD WITH PLASTIC CAP STAMPED "S.J.L. INC."

BASIS OF BEARINGS: PLAT VOL. 26, PAGE 44

ALL OF LOT 22677  
IN THE CITY OF MANSFIELD,  
COUNTY OF RICHLAND,  
STATE OF OHIO.

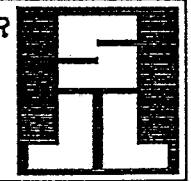


*Roger L. Stevens*  
Roger L. Stevens, P.S. #7052

Date 10-6-98 EM-1249C

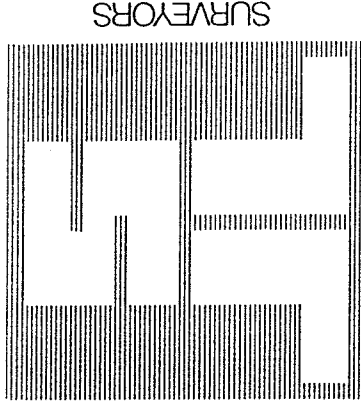
**SHAFFER, JOHNSTON, LICHTENWALTER  
& ASSOCIATES, INC.**

CONSULTING ENGINEERS - SURVEYORS  
MANSFIELD OHIO WOOSTER



I, the grantor, grantee and/or subsequent owner, 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 existing valid zoning, platting, health, or other rules and regulations.

APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION:  
NO PLAT REQUIRED.  
SIGNED: *Howard J. Norris*  
SECRETARY, CITY PLANNING COMMISSION:  
DATE: *October 7, 1998*



SURVEYORS

**SHAFFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC.**

CONSULTING ENGINEERS

Please reply to: Mansfield

October 3, 1998

SURVEYOR'S DESCRIPTION  
FOR  
SOUTH SIDE DEVELOPMENT COMPANY

PARCEL 1

Situated in the City of Mansfield, County of Richland, State of Ohio and being the easterly part of Lot No. 22677 of the consecutively numbered lots in said City, also being the easterly part of Lot No. 22677 of Sandy Hill Estates Number 4, Block "F" as recorded in Volume 26, Page 44 of Richland County Plat Records and being more particularly described as follows:

Beginning at an iron pin found in the northeast corner of said Lot No. 22677, said iron pin also being in the southerly right of way line of Deborah Court (50 feet);

Thence S 29° 31' 56" E, 270.19 feet along the easterly line of said Lot No. 22677 to an iron pin found in the southeast corner of said Lot;

Thence S 89° 34' 57" W, 51.51 feet along the southerly line of said Lot No. 22677 to an iron pin set;

Thence N 29° 31' 56" W, 242.02 feet to an iron pin set in said southerly right of way line of Deborah Court (50 feet);

Thence northeasterly along a curve to the left having a radius of 315.00 feet, an arc length of 45.15 feet, a chord length of 45.11 feet and a chord bearing of N 56° 31' 01" E to the place of beginning and containing 11,501 square feet, more or less, but subject to all legal highways and easements of record;

Basis of bearings: Plat Volume 26, Page 44.

All iron pins set are 5/8" diameter reinforcing rod with plastic cap stamped "S.J.L. INC."

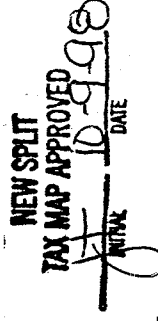
According to a survey made in October 1998 by Roger L. Stevens, Ohio Registered Surveyor No. 7052 for Shaffer, Johnston, Lichtenwalter and Associates, Inc.



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



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PARCEL 2

Situated in the City of Mansfield, County of Richland, State of Ohio and being the westerly part of Lot No. 22677 of the consecutively numbered lots in said City, also being the westerly part of Lot No. 22677 of Sandy Hill Estates Number 4, Block "F" as recorded in Volume 26, Page 44 of Richland County Plat Records and being more particularly described as follows:

Beginning at an iron pin found in the northwest corner of said Lot No. 22677, said iron pin also being in the southerly right of way line of Deborah Court (50 feet);

Thence northeasterly along a curve to the left having a radius of 315.00 feet, an arc length of 44.23 feet, a chord length of 44.19 feet and a chord bearing of N 64° 38' 44" E to an iron pin set;

Thence S 29° 31' 56" E, 242.02 feet to an iron pin set in the southerly line of said Lot No. 22677;

Thence S 89° 34' 57" W, 50.45 feet along the southerly line of said Lot No. 22676 to an iron pin found in the southwest corner of said lot;

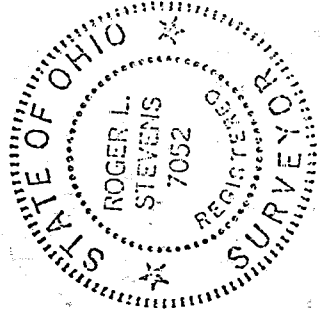
Thence N 29° 31' 56" W, 220.70 feet along the westerly line of said Lot No. 22677 to the place of beginning and containing 10,175 square feet, more or less, but subject to all legal highways and easements of record.

Basis of bearings: Plat Volume 26, Page 44.

All iron pins set are 5/8" diameter reinforcing rod with plastic cap stamped "S.J.L. INC."

According to a survey made in October, 19968 by Roger L. Stevens, Ohio Registered Surveyor No. 7052 for Shaffer, Johnston, Lichtenwalter and Associates, Inc.

K-101



*Roger L. Stevens*  
Roger L. Stevens  
Registered Surveyor No. 7052  
EM-1249G

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."

NEW SURVEY  
OF EXISTING PARCEL  
TAX MAP APPROVED  
10.9.98  
DATE

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

SIGNED *Howard J. Norris*  
SECRETARY, CITY PLANNING COMMISSION:  
DATE *October 7, 1998*