

# Douglas C. Seiler

Professional Land Surveyor

52½ North Main • Mansfield, Ohio 44902

(419) 525-3644 • FAX (419) 525-3696

K-403

## SURVEY DESCRIPTION

PART OF LOT #5719

and

PART OF LOT #5720

CITY OF MANSFIELD, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot #5719 and a part of Lot #5720 of the consecutively numbered lots in said city (plat reference: Volume 7, page 3), more particularly described as follows:

Beginning for the same at an iron pin found and accepted as marking the southwest corner of said Lot #5720; Thence, North 19 degrees 26 minutes 17 seconds East with the west line of said lot and the north-easterly prolongation thereof, a distance of 87.18 feet to a PK spike set marking the northwest corner of said Lot #5719;

Thence, South 89 degrees 12 minutes 11 seconds East with the north line of said lot, a distance of 79.92 feet to a PK spike set;

Thence, South 00 degrees 11 minutes 31 seconds West a distance of 80.96 feet to a drill hole set in a concrete sidewalk on the south line of said Lot #5720;

Thence, South 89 degrees 55 minutes 36 seconds West with said south line, a distance of 108.65 feet to the place of beginning, containing a total of 7699 square feet, of which 3554 square feet are located within part of said Lot #5719, and 4145 square feet are located within part of said Lot #5720, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on April 23, 1999.

Together with two easements for the operation, maintenance, and repair of existing water, gas, and sanitary sewer lines and appurtenances over the following described areas:

Easement Area #1: Beginning for the same at the northeast corner of said Lot #5719; Thence, west with the north line of said lot a distance of approximately 70 feet to the northeast corner of the above described 7699 square foot parcel; Thence, south with the east line of said parcel, a distance of 6 feet; Thence, east parallel with the north line of said lot, a distance of about 70 feet to the east line of said lot; Thence, north with said east line, a distance of 6 feet to the place of beginning of said easement.

Easement Area #2: Beginning for the same at the southeast corner of said Lot #5719; Thence, north with the east line of said lot, a distance of 1'; Thence, west parallel with the south line of said lot a

distance of approximately 70 feet to a point on the east line of the above described 7699 square foot parcel; Thence, south with said east line a distance of 6 feet; Thence, east parallel with the north line of said Lot #5720, a distance of approximately 70 feet to a point on the east line of said lot; Thence, north with said east line, a distance of 5 feet to the place of beginning of said easement.

Subject to a 2½' wide walkway easement over the southerly 2.5 feet of the above described 7699 square foot parcel.

Also subject to an easement area for vehicular parking over the following described area: Beginning for the same at the southwest corner of the above described 7699 square foot parcel; Thence, east with the south line of said parcel a distance of 20 feet; Thence, east North a distance of 16 feet; Thence, west a distance of approximately 14 feet to a point on the west line of said parcel; Thence, southwesterly with said west line, a distance of approximately 17 feet to the place of beginning of said easement.

Bearings are based on an assumed meridian and are intended to be used for angular determination only.

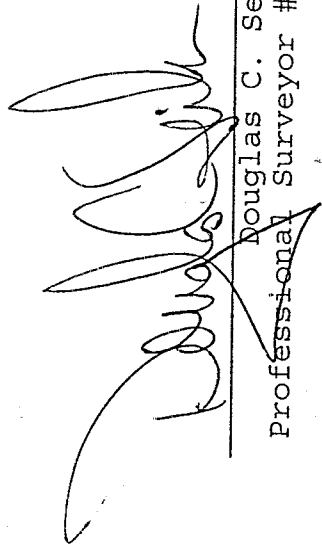
"The grantor, grantee and all subsequent owners or assignees taking title from, under or through the grantor or grantee agrees that any use or improvement made on this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations."

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

SIGNED: Arnold R. Morris  
SECRETARY, CITY PLANNING COMMISSION;

DATE: April 26, 1999

K-403

  
Douglas C. Seiler  
Professional Surveyor #6869

New Split  
Tax Map Approved  
ESK Initial 4-27-99 Date

K-403

PART OF LOT #5718

PART OF LOT #5718

S 89°12'11" E

79.92'

6' wide utility easement

PART OF LOT #5719  
(3554 Sq.Ft.)

PART OF LOT #5719

7699 SQUARE FEET TOTAL

S 00°11'31" W  
80.96'

6' wide utility easement

PART OF LOT #5720  
(4145 Sq.Ft.)

PART OF LOT #5720

2.5' wide walkway easement

S 89°55'36" W 108.65'

LOT #5721

15' PUBLIC ALLEY  
N 19°26'17" E 87.18'

vehicular parking easement area

THE PLACE OF BEGINNING

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: *Howard L. Norris*  
SECRETARY, CITY PLANNING COMMISSION  
DATE: *April 26, 1999*

*Douglas C. Seiler* 4/23/99  
SURVEYED BY: DOUGLAS C. SEILER  
PROFESSIONAL SURVEYOR #6869  
52-1/2 NORTH MAIN STREET  
MANSFIELD, OHIO 44902  
(419) 525-3644



New Split  
Tax Map Approved  
EAK 4-27-99  
Initial Date

RICHLAND COUNTY TAX  
MAP APPROVAL

NORTH



SCALE 1" = 20'

BEARINGS ARE BASED ON AN ASSUMED MARIDIAN AND ARE INTENDED TO BE USED FOR ANGULAR DETERMINATION ONLY.

REF: PLAT VOL. 7 PG. 35

- IRON PIN FOUND
- ⊙ DRILL HOLE IN CONCRETE SET
- ⊗ PK SPIKE SET

NOTE: The two 6' wide utility easements as shown are intended to be used for the operation, maintenance, and repair of existing water, gas, and sanitary sewer lines and appurtenances.

SOUTH MAIN STREET 60' R/W

SURVEY PLAT FOR	
PROPERTY TRANSFER	
PART OF LOT #5719 and PART OF LOT #5720 CITY OF MANSFIELD, OHIO	
DATE: APRIL 23, 1999	SCALE: 1"=20'