

Douglas C. Seiler
Professional Land Surveyor

52½ North Main • Mansfield, Ohio 44902
(419) 525-3644 • FAX (419) 525-3696

SURVEY DESCRIPTION

PARCEL "A"

EAST PART OF LOT #22943
CITY OF MANSFIELD, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot #22943 of the consecutively numbered lots in said city (plat reference: Volume 27, page 42), more particularly described as follows:

Beginning for the same at an iron pin found and accepted as marking the northeast corner of said lot; Thence, North 88 degrees 31 minutes 21 seconds West with the north line of said lot, a distance of 53.20 feet to an iron pin set;

Thence, South 02 degrees 23 minutes 45 seconds East a distance of 178.72 feet to an iron pin set on the north line of Weller Avenue;

Thence, northeasterly along said north line, along a curve concave to the south with a central angle of 05 degrees 39 minutes 27 seconds, a radius of 320.00 feet, a chord distance of 31.58 feet with a chord bearing of North 88 degrees 35 minutes 24 seconds East to an iron pin found and accepted as marking the point of tangency of said curve;

Thence, continuing with said north line, South 88 degrees 34 minutes 48 seconds East a distance of 9.76 feet to an iron pin found and accepted as marking the southeast corner of said lot;

Thence, North 01 degree 25 minutes 12 seconds East with the east line of said lot, a distance of 176.71 feet to the place of beginning, containing 8377 square feet, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on November 8, 1999.

Subject to a 5' wide common wall easement area over the westerly 5 feet of the above described 8377 square foot parcel, the west line of said easement being the west line of said parcel.

Together with a 5' wide common wall easement over a strip of land 5 feet in width, the east line of said easement being the west line of the herein described 8377 square foot parcel.


The grantor, grantee and all subsequent owner 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 FOR PLAT REQUIRED.

SIGNED Howard J. Davis
SECRETARY, CITY PLANNING COMMISSION

DATE Nov 9, 1999




Douglas C. Seiler
Professional Surveyor #6869



4-283

Douglas C. Seiler

Professional Land Surveyor

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SURVEY DESCRIPTION

PARCEL "B"

WEST PART OF LOT #22943
CITY OF MANSFIELD, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot #22943 of the consecutively numbered lots in said city (plat reference: Volume 27, page 42), 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 88 degrees 31 minutes 21 seconds East with the north line of said lot, a distance of 65.33 feet to an iron pin set;

Thence, South 02 degrees 23 minutes 45 seconds East a distance of 178.72 feet to an iron pin set on the north line of Weller Avenue;

Thence, southwesterly along said north line, along a curve concave to the south with a central angle of 06 degrees 41 minutes 27 seconds, a radius of 320.00 feet, a chord distance of 37.35 feet with a chord bearing of South 82 degrees 24 minutes 44 seconds West to an iron pin found and accepted as marking the southwest corner of said lot;

Thence, North 10 degree 55 minutes 47 seconds West with the west line of said lot, a distance of 188.60 feet to the place of beginning, containing 9327 square feet, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on November 8, 1999.

Subject to a 5' wide common wall easement area over the easterly 5 feet of the above described 9327 square foot parcel, the east line of said easement being the east line of said parcel.

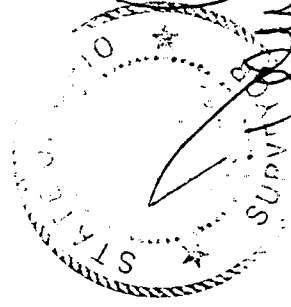
Together with a 5' wide common wall easement over a strip of land 5 feet in width, the west line of said easement being the east line of the herein described 9327 square foot parcel.

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.

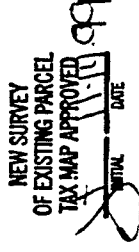
APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION
NO PLAT REQUIRED.

SIGNED: *Howard S. Norris*
SECRETARY, CITY PLANNING COMMISSION

DATE *Nov 9, 1999*



Douglas C. Seiler
Professional Surveyor #6869



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CURVE #1
 R=320.00'
 $\Delta=06^{\circ}41'27''$
 L=37.37'
 BRG=S 82°24'44" W
 C LEN=37.35'

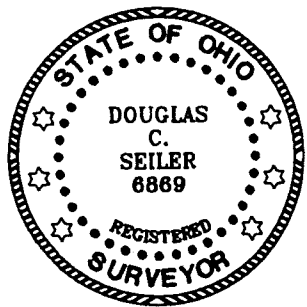
CURVE #2
 R=320.00'
 $\Delta=05^{\circ}39'27''$
 L=31.60'
 BRG=N 88°35'24" E
 C LEN=31.58'

NOTE: THE LOCATION OF THE TELEPHONE, GAS, POWER, CABLE TV, SANITARY SEWER, WATER LINES AND STRUCTURES AS SHOWN ON THIS PLAT ARE PROPOSED, AND ARE TO BE INSTALLED BY THE GENERAL CONTRACTOR.

The grantor, grantee and all subsequent owner 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." LOT #22942

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

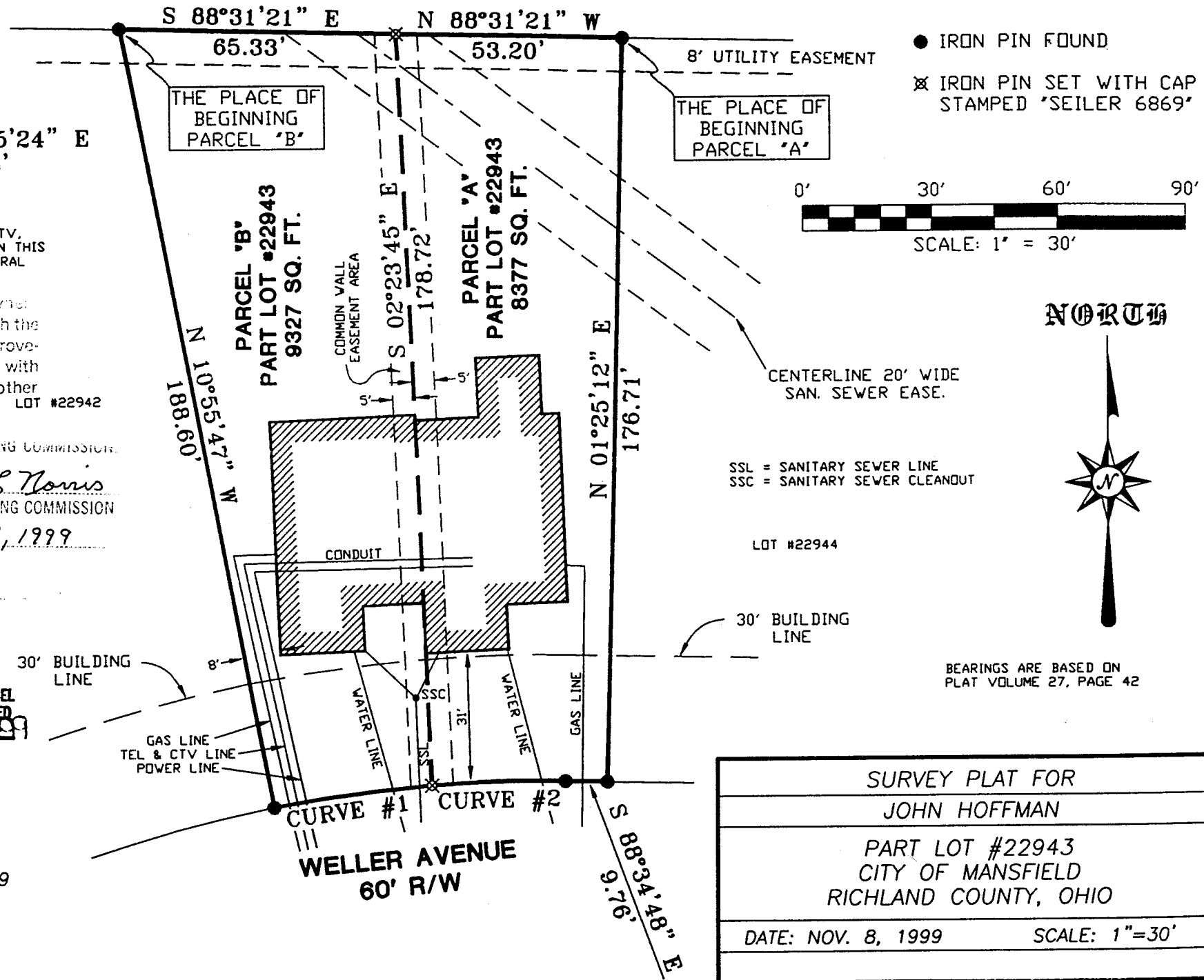
SIGNED *Howard L. Norris*
 SECRETARY, CITY PLANNING COMMISSION
 DATE *November 9, 1999*



NEW SPLIT TAX MAP APPROVED
 INITIAL *DS* DATE *11/11/99*

NEW SURVEY OF EXISTING PARCEL TAX MAP APPROVED
 INITIAL *DS* DATE *11/11/99*

Douglas Seiler 11/9/99
 SURVEYED BY: DOUGLAS C. SEILER
 PROFESSIONAL SURVEYOR #6869
 52-1/2 NORTH MAIN STREET
 MANSFIELD, OHIO 44902
 (419) 525-3644
 FAX (419) 525-3696



SURVEY PLAT FOR JOHN HOFFMAN	
PART LOT #22943 CITY OF MANSFIELD RICHLAND COUNTY, OHIO	
DATE: NOV. 8, 1999	SCALE: 1"=30'