

Douglas C. Seiler

Professional Land Surveyor

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

SURVEY DESCRIPTION

PARCEL "A"

SOUTH PART OF LOT #22956
CITY OF MANSFIELD, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot #22956 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 southeast corner of said lot; Thence, South 60 degrees 59 minutes 52 seconds West with the south line of said lot a distance of 148.00 feet to an iron pin found and accepted as marking the southwest corner of said lot;

Thence, North 27 degrees 42 minutes 51 seconds West with the west line of said lot, a distance of 104.13 feet to an iron pin set;

Thence, North 87 degrees 01 minute 28 seconds East a distance of 131.83 feet to an iron pin set;

Thence, South 81 degree 30 minutes 29 seconds East a distance of 40.48 feet to an iron pin set on the east line of said lot;

Thence, southeasterly with said east line along a curve concave to the east with a central angle of 25 degrees 37 minutes 25 seconds, a radius of 50.00 feet, a chord distance of 22.17 feet with a chord bearing of South 16 degrees 11 minutes 57 seconds East to the place of beginning, containing 10046 square feet, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on April 28, 1999.

Subject to a 5' wide common wall easement over the northerly 5 feet of the above described 10046 square foot parcel.

Together with a common wall easement over a strip of land 5 feet in width, the southerly line of said easement being the northerly line of the above described 10046 square foot parcel, said easement extending 5 feet north of said northerly line.

Iron pins found are stamped "SJL, INC.".

Iron pins set are 5/8" rods with caps stamped "SEILER 6869".

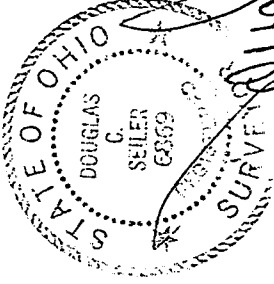
Bearings are based on Plat Volume 27, page 42, and are intended to be used for angular determination only.

"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 Howard A. Morris
SECRETARY, CITY PLANNING COMMISSION.

DATE April 29, 1999



Douglas C. Seiler
Professional Surveyor #6869

NEW SPLIT

TAX MAP APPROVED

TE DATE 5.3.99
(INITIAL)

L-294

Douglas C. Seiler
Professional Land Surveyor
52½ North Main • Mansfield, Ohio 44902
(419) 525-3644 • FAX (419) 525-3696

SURVEY DESCRIPTION

PARCEL "B"

NORTH PART OF LOT #22956
CITY OF MANSFIELD, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot #22956 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 67 degrees 45 minutes 16 seconds West with the north line of said lot a distance of 235.36 feet to an iron pin found and accepted as marking the northwest corner of said lot;

Thence, South 19 degrees 00 minutes 51 seconds East with the west line of said lot, a distance of 95.00 feet to an iron pin found;

Thence, South 27 degrees 42 minutes 51 seconds East, continuing with said west line, a distance of 24.88 feet to an iron pin set;

Thence, North 87 degrees 01 minute 28 seconds East a distance of 131.83 feet to an iron pin set;

Thence, South 81 degree 30 minutes 29 seconds East a distance of 40.48 feet to an iron pin set on the east line of said lot;

Thence, northeasterly with said east line along a curve concave to the east with a central angle of 25 degrees 37 minutes 27 seconds, a radius of 50.00 feet, a chord distance of 22.17 feet with a chord bearing of North 09 degrees 26 minutes 39 seconds East to the place of beginning, containing 11794 square feet, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on April 28, 1999.

Subject to a 5' wide common wall easement over the southerly 5 feet of the above described 11794 square foot parcel.

Together with a common wall easement over a strip of land 5 feet in width, the northerly line of said easement being the southerly line of the above described 10046 square foot parcel, said easement extending 5 feet south of said northerly line.

Iron pins found are stamped "SUL, INC."

Iron pins set are 5/8" rods with caps stamped "SEILER 6869".

Bearings are based on Plat Volume 27, page 42, 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: Howard J. Janice
SECRETARY, CITY PLANNING COMMISSION;

DATE April 29, 1999



Douglas C. Seiler
Professional Surveyor #6869

NEW SURVEY

OF THIS PARCEL

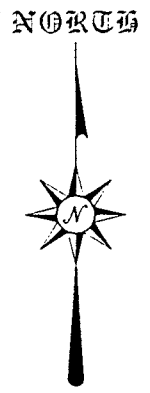
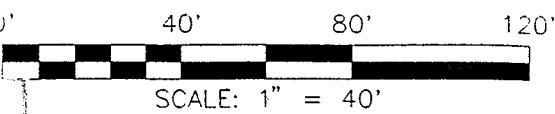
FOR MAP APPROVAL

DATE 5-3-99

BY [Signature]

L-294

L-294



**NEW SPLIT
TAX MAP APPROVED**

INITIAL JS DATE 5/3/99

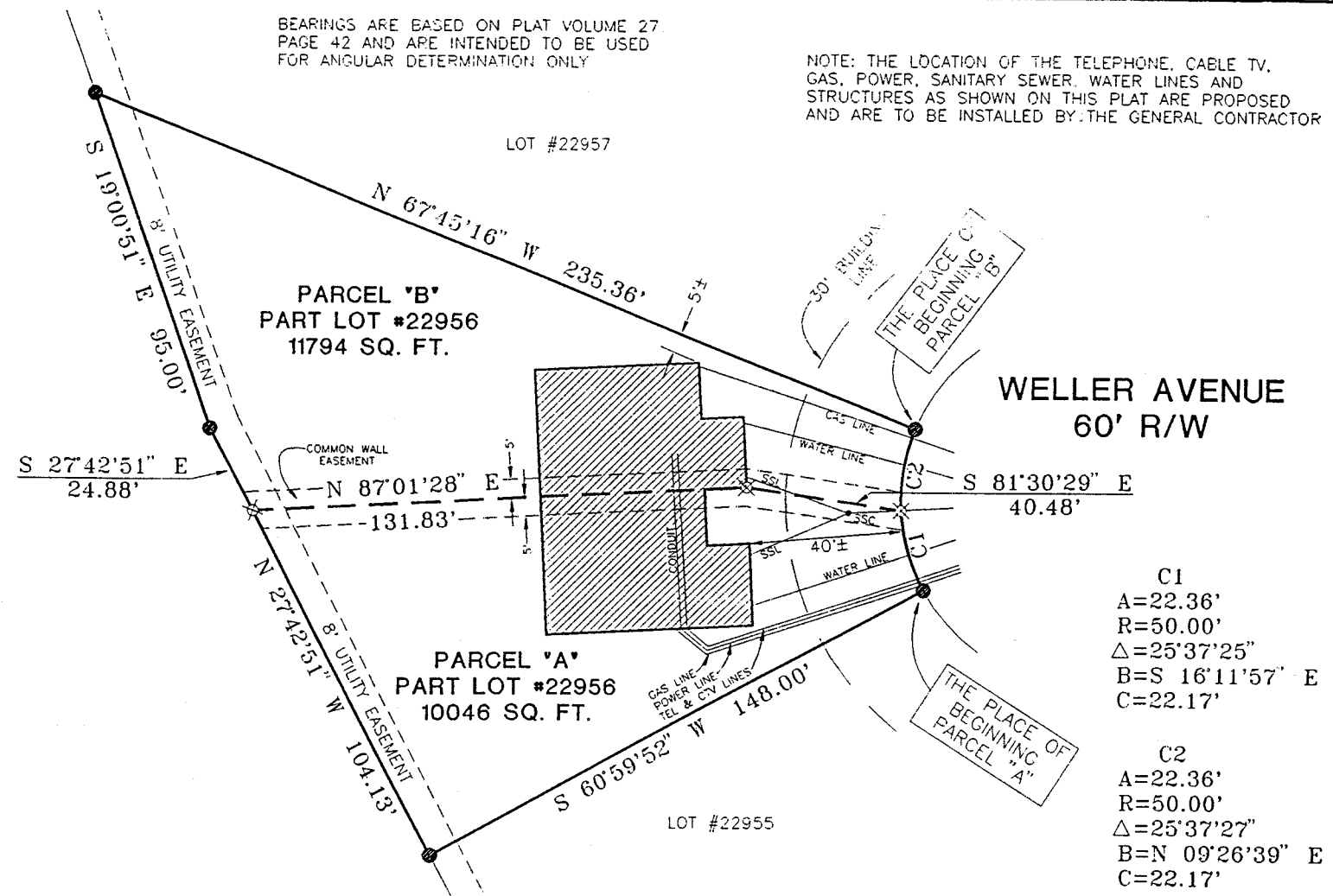
RICHLAND COUNTY
TAX MAP APPROVAL

**NEW SURVEY
OF EXISTING PARCEL
TAX MAP APPROVED**

INITIAL JS DATE 5/3/99

BEARINGS ARE BASED ON PLAT VOLUME 27
PAGE 42 AND ARE INTENDED TO BE USED
FOR ANGULAR DETERMINATION ONLY

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

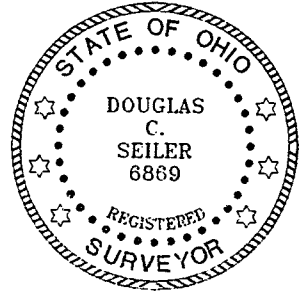


"The grantor, grantee and all subsequent owners
or assignees taking title from, under or through the
grantor or grantee agrees that any use or improve-
ment made on this land shall be in conformity with
all existing valid zoning, platting, health, or other
lawful rules and regulations."

APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION
NO PLAT REQUIRED.

SIGNED: Howard L. Norris
SECRETARY, CITY PLANNING COMMISSION
DATE: April 29, 1999

Douglas C. Seiler 4/29/99
SURVEYED BY: DOUGLAS C. SEILER
PROFESSIONAL SURVEYOR #6869
52-1/2 NORTH MAIN STREET
MANSFIELD, OHIO 44902
(419) 525-3644
FAX (419) 525-3696



- SSL = SANITARY SEWER LINE
- SSC = SANITARY SEWER CLEANOUT
- IRON PIN FOUND
- ⊗ IRON PIN SET WITH CAP
STAMPED "SEILER 6869"

C1
A=22.36'
R=50.00'
Δ=25°37'25"
B=S 16°11'57" E
C=22.17'

C2
A=22.36'
R=50.00'
Δ=25°37'27"
B=N 09°26'39" E
C=22.17'

SURVEY PLAT FOR	
HOFFMAN	
PARTS OF LOT #22956 CITY OF MANSFIELD RICHLAND COUNTY, OHIO	
DATE: APRIL 28, 1999	SCALE: 1"=40'
C:\SC12\WORK\LOT22956\990603\JBANKS	