

Douglas C. Seiler
Professional Land Surveyor

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

SURVEY DESCRIPTION

PARCEL "A"

WESTERLY PART OF LOT #22961
CITY OF MANSFIELD, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot #22961 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 southwesterly corner of said lot; Thence, North 66 degrees 49 minutes 51 seconds East with the southerly line of said lot, a distance of 42.61 feet to an iron pin set;

Thence, North 19 degrees 00 minutes 51 seconds West a distance of 180.73 feet to an iron pin set on the northerly line of said;

Thence, southwesterly with said northerly line, along a curve concave to the southeast with a central angle of 00 degrees 31 minutes 25 seconds, a radius of 260.00 feet, a chord distance of 2.38 feet with a chord bearing of South 71 degrees 19 minutes 35 seconds West to an iron pin found and accepted as marking the point of tangency of said curve;

Thence, continuing with said northerly line, South 70 degrees 59 minutes 09 seconds West a distance of 40.12 feet to an iron pin found and accepted as marking the northwesterly corner of said lot;

Thence, South 19 degrees 00 minutes 51 seconds East with the westerly line of said lot, a distance of 183.83 feet to the place of beginning, containing 7747 square feet, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on February 25, 1999.

Subject to a 5' wide common wall easement over the easterly 5 feet of the above described parcel, and together with a common wall easement over a strip of land 5 feet in width, the west line of said easement being the east line of the above described premises, said easement extending 5 feet east of said east line.

Iron pins found are capped "S JL, INC.".

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

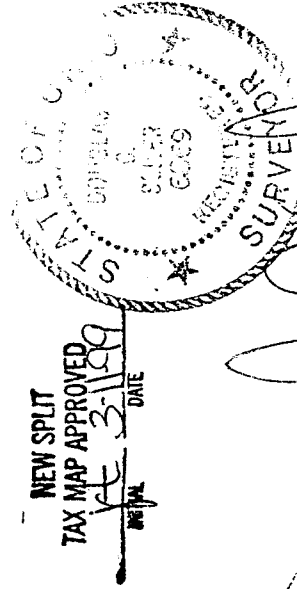
Bearings are based on Plat Volume 27, page 42, and are intended to be used for angular determination only.

"The grantor, grantee and all subsequent 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;
NO PLAT REQUIRED.

SIGNED: Howard L. Norris
SECRETARY, CITY PLANNING COMMISSION;

DATE: March 11, 1999



NEW SPLIT
TAX MAP APPROVED
DATE 3/11/99

Douglas C. Seiler
Douglas C. Seiler
Professional Surveyor #6869

L-297

Douglas C. Seiler

Professional Land Surveyor

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

SURVEY DESCRIPTION

PARCEL "B"

EASTERLY PART OF LOT #22961
CITY OF MANSFIELD, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot #22961 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 southeasterly corner of said lot; Thence, South 66 degrees 49 minutes 51 seconds West with the southerly line of said lot, a distance of 42.61 feet to an iron pin set;

Thence, North 19 degrees 00 minutes 51 seconds West a distance of 180.73 feet to an iron pin set on the northerly line of said lot;

Thence, with said north line, northeasterly along a curve concave to the southeast with a central angle of 09 degrees 24 minutes 56 seconds, a radius of 260.00 feet, a chord distance of 42.68 feet with a chord bearing of North 76 degrees 13 minutes 02 seconds East to an iron pin found and accepted as marking the northeasterly corner of said lot;

Thence, South 19 degrees 00 minutes 51 seconds East a distance of 173.75 feet to the place of beginning, containing 7558 square feet, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on February 25, 1999.

Subject to a 5' wide common wall easement over the westerly 5 feet of the above described parcel, and together with a common wall easement over a strip of land 5 feet in width, the east line of said easement being the west line of the above described premises, said easement extending 5 feet west of said west line.

Iron pins found are capped "SJJL, 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: Edward J. Morris
SECRETARY, CITY PLANNING COMMISSION;

DATE: March 11, 1999

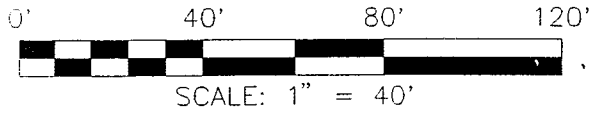


Douglas C. Seiler
Douglas C. Seiler
Professional Surveyor #6869

NEW SURVEY
OF EXISTING PARCEL
TO MAP APPROVED
DATE 3/11/99

L-297

L-297



NORTH



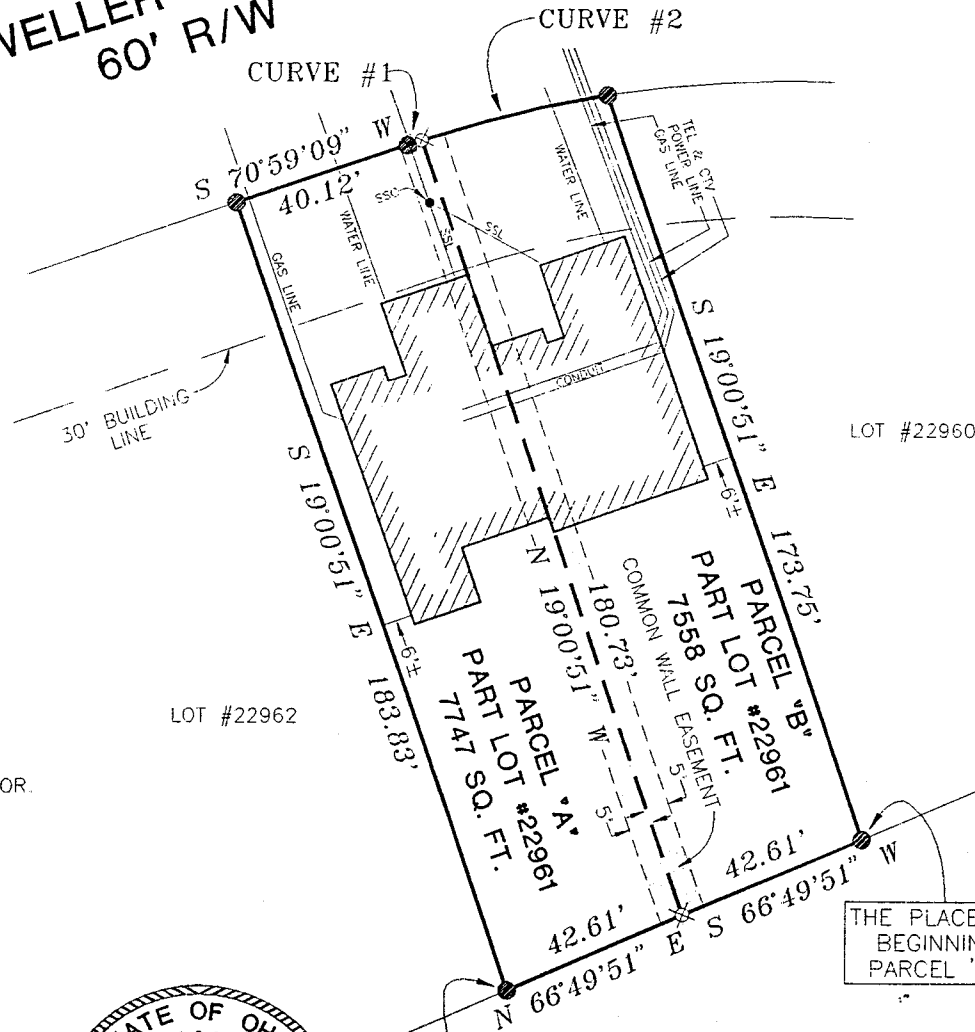
BEARING ARE BASED ON PLAT VOLUME 27, PAGE 42 AND ARE INTENDED TO BE USED FOR ANGULAR DETERMINATION ONLY.

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

SSL = SANITARY SEWER LINE
SSC = SANITARY SEWER CLEANOUT

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.

WELLER AVENUE
60' R/W



CURVE #1

A=2.38'
R=260.00'
Δ=00°31'25"
B=S 71°19'35" W
C=2.38'

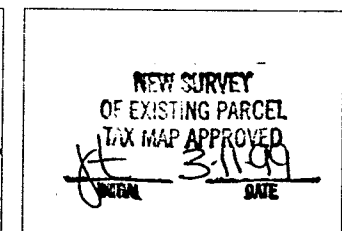
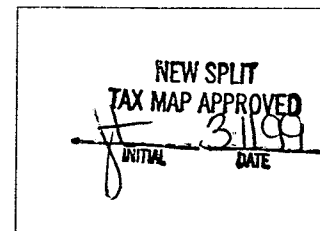
CURVE #2

A=42.73'
R=260.00'
Δ=09°24'56"
B=N 76°13'02" E
C=42.68'

"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."

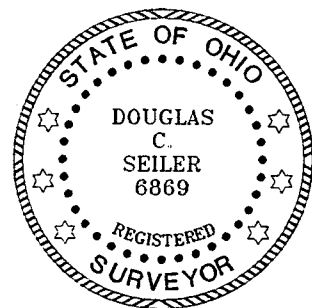
APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION;
NO PLAT REQUIRED.

SIGNED: *Howard J. Harris*
SECRETARY, CITY PLANNING COMMISSION;
DATE: *March 11, 99*



RICHLAND COUNTY TAX MAP APPROVAL

Douglas C. Seiler 3/10/99
SURVEYED BY: DOUGLAS C. SEILER
PROFESSIONAL SURVEYOR #6869
52-1/2 NORTH MAIN STREET
MANSFIELD, OHIO 44902
(419) 525-3644
FAX (419) 525-3696



THE PLACE OF BEGINNING PARCEL "A"

THE PLACE OF BEGINNING PARCEL "B"

SURVEY PLAT FOR	
REITER	
PARTS OF LOT #22961 CITY OF MANSFIELD RICHLAND COUNTY, OHIO	
DATE: FEB. 25, 1999	SCALE: 1"=40'
C:\SC12\WORK\LOT22961\993043\JBANKS	