

# Douglas C. Seiler

## Professional Land Surveyor

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

### SURVEY DESCRIPTION

#### PARCEL "A"

NORTHERLY PART OF LOT #22948  
CITY OF MANSFIELD, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot #22948 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 #22948; Thence, North 89 degrees 31 minutes 21 seconds East with the north line of said lot, a distance of 186.04 feet to an iron pin found;

Thence, continuing with said north line, South 88 degrees 42 minutes 51 seconds East a distance of 19.98 feet to an iron pin found and accepted as marking the northeast corner of said lot;

Thence, South 01 degree 17 minutes 09 seconds West with the east line of said lot, a distance of 48.14 feet to an iron pin set;

Thence, South 89 degrees 31 minutes 21 seconds West a distance of 206.14 feet to an iron pin set on the west line of said lot;

Thence, North 01 degree 25 minutes 12 seconds East with said west line, a distance of 48.75 feet to the place of beginning, containing 10,036 square feet, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on July 8, 1999.

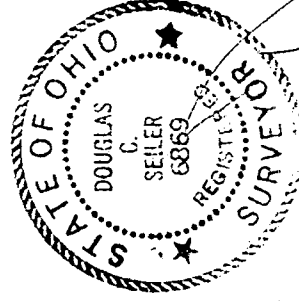
Subject to a 5' wide common wall easement over the southerly five feet of the herein described 10,036 square foot parcel, the south line of said easement being the south line of said parcel.

Together with a 5' wide common wall easement over a strip of land 5 feet in width, the north line of said easement being the south line of the herein described 10,036 square foot parcel.

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.

NEW SPLIT  
TAX MAP APPROVED  
KSH 7/5/99  
INITIAL DATE



A handwritten signature in black ink that reads "Douglas C. Seiler".

Douglas C. Seiler  
Professional Surveyor #6869

L-299

# Douglas C. Seiler

Professional Land Surveyor

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

## SURVEY DESCRIPTION

### PARCEL "B"

SOUTHERLY PART OF LOT #22948  
CITY OF MANSFIELD, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot #22948 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 southwest corner of said Lot #22948; Thence, North 89 degrees 31 minutes 21 seconds East with the south line of said lot, a distance of 206.24 feet to an iron pin found and accepted as marking the southeast corner of said lot;

Thence, North 01 degree 17 minutes 09 seconds East with the east line of said lot, a distance of 41.29 feet to an iron pin set;

Thence, South 89 degrees 31 minutes 21 seconds West a distance of 206.14 feet to an iron pin set on the west line of said lot;

Thence, South 01 degree 25 minutes 12 seconds West with said west line, a distance of 41.30 feet to the place of beginning, containing 8510 square feet, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on July 8, 1999.

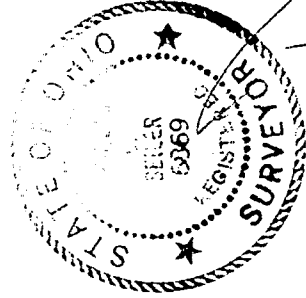
Subject to a 5' wide common wall easement over the northerly five feet of the herein described 8510 square foot parcel, the north line of said easement being the north line of said parcel.

Together with a 5' wide common wall easement over a strip of land 5 feet in width, the south line of said easement being the north line of the herein described 8510 square foot parcel.

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.

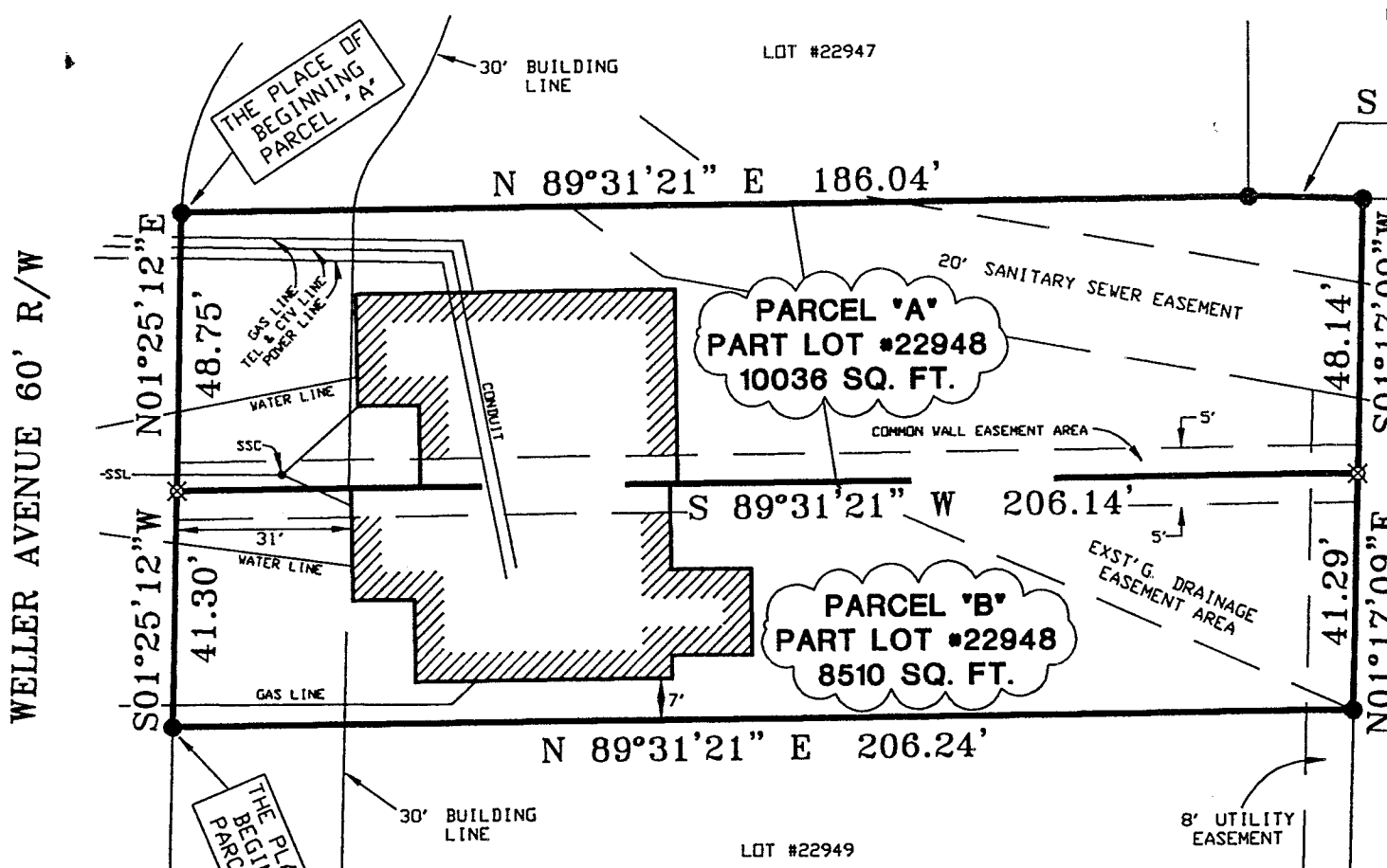
NEW SURVEY  
OF EXISTING PARCEL  
TAX MAP APPROVED  
DATE 7/15/97  
INITIAL



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

L-299

# L-299



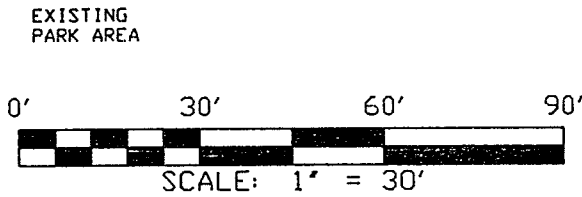
LOT #22782

BEARINGS ARE BASED ON PLAT VOLUME 27, PAGE 42.

NORTH

SSL = SANITARY SEWER LINE  
SSC = SANITARY SEWER CLEANOUT

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



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.

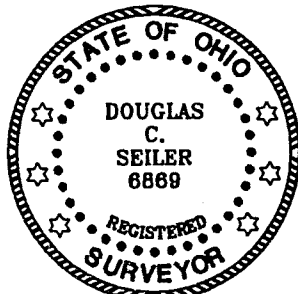
APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION  
NO PLAT REQUIRED.

SIGNED: *James Lichtenwalter*  
 SECRETARY, CITY PLANNING COMMISSION  
 DATE: 7/13/99

NEW SPLIT  
 TAX MAP APPROVED  
 KRH 7/13/99  
 INITIAL DATE

NEW SURVEY  
 OF EXISTING PARCEL  
 TAX MAP APPROVED  
 KRH 7/13/99  
 INITIAL DATE

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



"The grantor, grantee and all subsequent owners of any real estate 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 the existing valid zoning, platting, health, or other local rules and regulations."

SURVEY PLAT FOR	
JOHN HOFFMAN	
PART LOT #22948 CITY OF MANSFIELD RICHLAND COUNTY, OHIO	
DATE: JULY 8, 1999	SCALE: 1"=30'