

12/14/99

L-386

SURVEY PLAT

Part Southwest Quarter, Section 27

Franklin Township, T-22, R-18

City of Mansfield

Richland County, Ohio

MANSFIELD-NORWALK ROAD (S.R.-13)

Northwest corner
Southwest Quarter
Section 27

TIMMERMAN ROAD (T.R. 450)

L. Bond
807/570

PARCEL "A"
5.392 acres

Approximate location
existing residence



Ref = 55.00'

L.&D. Bond
2.97 ac.
609/74

PARCEL "B"
3.000 acres

* SEE
SURVEY
M-317

PARCEL "C"
3.000 acres

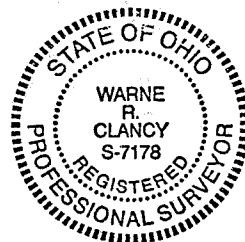
L. Bond
ORV 154/899

* SEE
SURVEY
M-317

B & R. Gregory
1 ac.
751/27

2.813 ac.
822/70

3.929 ac.
821/733



Scale : 1" = 100'



Bearings are based on an assumed meridian.

LEGEND

- Iron pin set with cap stamped "CLANCY 7178"
- Iron pin found
- ⦿ Mag-nail set

NEW SPLIT
TAX MAP APPROVED

INITIAL DATE
WRC 12/14/99

NEW SURVEY
OF EXISTING PARCEL
TAX MAP APPROVED

INITIAL DATE
WRC 12/28/99

Warne R. Clancy

Warne R. Clancy

P S #7178

DATE: 12/3/99

JOB NO: W111199

SURVEY DESCRIPTION

**PART SOUTHWEST QUARTER, SECTION 27
FRANKLIN TOWNSHIP, T-22, R-18
CITY OF MANSFIELD
RICHLAND COUNTY, OHIO**

Situated in the Township of Franklin, City of Mansfield, County of Richland, State of Ohio, and being a part of the Southwest Quarter of Section 27 of Township 22, Range 18, more particularly described as follows:

Commencing for the same at a Mag-nail set marking the northwest corner of said southwest quarter; Thence, South 86 degrees 00 minutes 00 seconds East with the north line of said quarter, the same being the centerline of Timmerman Road (T.R. 450), a distance of 589.87 feet to a Mag-nail set, the Place of Beginning;

Thence, continuing with said north and centerlines South 86 degrees 00 minutes 00 seconds East, a distance of 203.69 feet to a Mag-nail set marking the northwest corner of an existing 1 acre parcel owned by B.&R. Gregory (751/27);

Thence, South 02 degrees 33 minutes 54 seconds West, passing an iron pin set for reference at 22.00 feet, a distance of 291.05 feet to an iron pin found marking the northwest corner of an existing 2.813 acre parcel also owned by B.&R. Gregory (822/70);

Thence, South 02 degrees 52 minutes 15 seconds West with the west line of said parcel, a distance of 253.49 feet to an iron pin set marking the northeast corner of an existing 3.929 acre parcel owned by L. & D. Bond (821/733);

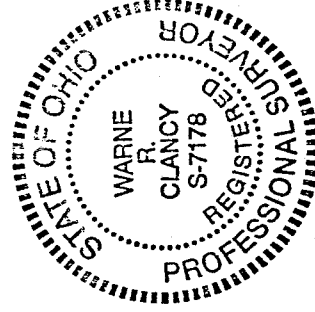
Thence, North 85 degrees 57 minutes 00 seconds West with the north line of said parcel, a distance of 216.99 feet to an iron pin set thereon;

Thence, North 03 degrees 57 minutes 23 seconds East, passing an iron pin set for reference at 589.97 feet, a distance of 619.97 feet to the Place of Beginning, containing 3.000 acres according to survey by Warne R. Clancy, Professional Surveyor #7178, on November 11, 1999.

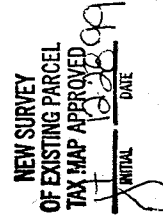
Iron pins set are 5/8" rebar with caps stamped "CLANCY 7178".

Bearings are based on an assumed meridian.

"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 existing valid zoning, platting, health, or other lawful rules and regulations."



PARCEL "C" - 3.000 AC.



Warne R. Clancy

Warne R. Clancy
Professional Surveyor #7178

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

SIGNED: *Howard L Morris*
SECRETARY, CITY PLANNING COMMISSION

DATE: *Dec 22, 1999*

L-386

SURVEY DESCRIPTION

**PART SOUTHWEST QUARTER, SECTION 27
FRANKLIN TOWNSHIP, T-22, R-18
CITY OF MANSFIELD
RICHLAND COUNTY, OHIO**

Situated in the Township of Franklin, City of Mansfield, County of Richland, State of Ohio, and being a part of the Southwest Quarter of Section 27 of Township 22, Range 18, more particularly described as follows:

Beginning for the same at a Mag-nail set marking the northwest corner of said southwest quarter; Thence, South 86 degrees 00 minutes 00 seconds East with the north line of said quarter, the same being the centerline of Timmerman Road (T.R. 450), a distance of 379.05 feet to a Mag-nail set thereon;

Thence, South 03 degrees 57 minutes 23 seconds West, passing an iron pin set for reference at 35.00 feet, a distance of 619.79 feet to an iron pin set on the north line of an existing 3.929 acre parcel owned by L. & D. Bond (821/733);

Thence, North 85 degrees 57 minutes 00 seconds West with the north line of said parcel and its westerly projection, passing an iron pin set for reference at 324.05 feet, a distance of 379.05 feet to a point on the west line of said southwest quarter;

Thence, North 03 degrees 57 minutes 24 seconds East with said west line, the same being the centerline of the Mansfield-Norwalk Road (S.R. 13), a distance of 619.46 feet to the Place of Beginning, containing 5.392 acres according to survey by Warne R. Clancy, Professional Surveyor #7178, on November 11, 1999.

Iron pins set are 5/8" rebars with caps stamped "CLANCY 7178".

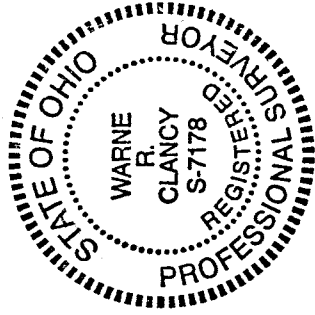
Bearings are based on an assumed meridian.

L-386

The grantor, grantee and all subsequent owner, 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. Morris
SECRETARY, CITY PLANNING COMMISSION
DATE: Dec 22, 1999



PARCEL "A" - 5.392 AC.

Warne R. Clancy

Warne R. Clancy
Professional Surveyor #7178



SURVEY DESCRIPTION

**PART SOUTHWEST QUARTER, SECTION 27
FRANKLIN TOWNSHIP, T-22, R-18
CITY OF MANSFIELD
RICHLAND COUNTY, OHIO**

Situated in the Township of Franklin, City of Mansfield, County of Richland, State of Ohio, and being a part of the Southwest Quarter of Section 27 of Township 22, Range 18, more particularly described as follows:

Commencing for the same at a Mag-nail set marking the northwest corner of said southwest quarter; Thence, South 86 degrees 00 minutes 00 seconds East with the north line of said quarter, the same being the centerline of Timmerman Road (T.R. 450), a distance of 379.05 feet to a Mag-nail set, the Place of Beginning;

Thence, continuing with said north and centerlines South 86 degrees 00 minutes 00 seconds East, a distance of 210.82 feet to a Mag-nail set thereon;

Thence, South 03 degrees 57 minutes 23 seconds West, passing an iron pin set for reference at 30.00 feet, a distance of 619.97 feet to an iron pin set on the north line of an existing 3.929 acre parcel owned by L. & D. Bond (821/733);

Thence, North 85 degrees 57 minutes 00 seconds West with the north line of said parcel, a distance of 210.82 feet to an iron pin set thereon;

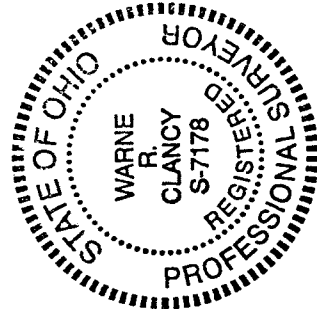
Thence, North 03 degrees 57 minutes 23 seconds East, passing an iron pin set for reference at 584.79 feet, a distance of 619.79 feet to the Place of Beginning, containing 3.000 acres according to survey by Warne R. Clancy, Professional Surveyor #7178, on November 11, 1999.

Iron pins set are 5/8" rebars with caps stamped "CLANCY 7178".

Bearings are based on an assumed meridian.

"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."

4-386



PARCEL "B" - 3.000 AC.

NEW SPLIT
TAX MAP APPROVED
INITIAL DATE
12/20/99

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

SIGNED: *Howard S. Morris*

SECRETARY, CITY PLANNING COMMISSION;

DATE: *Dec 22, 1999*

Warne R. Clancy
Warne R. Clancy
Professional Surveyor #7178