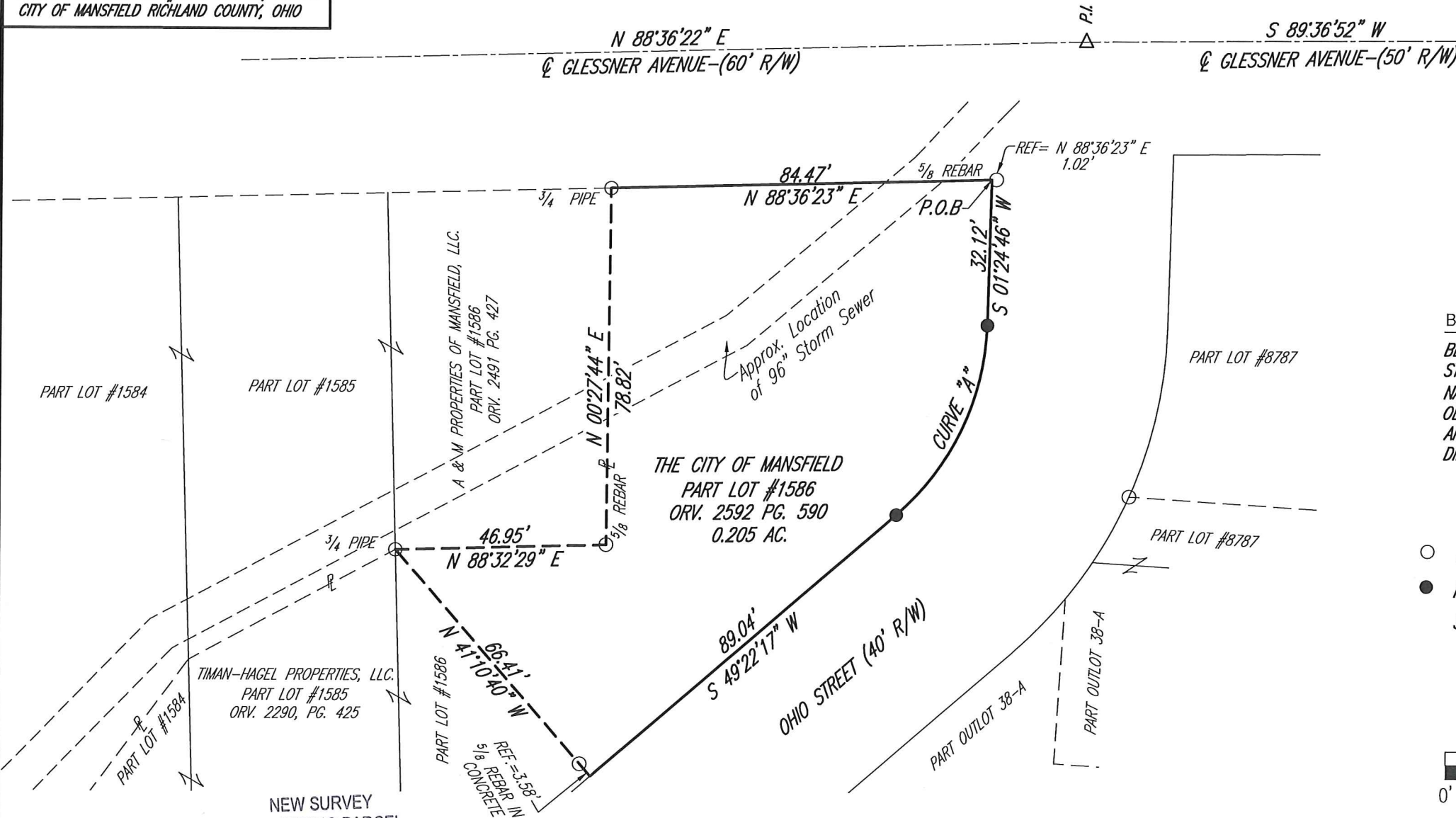


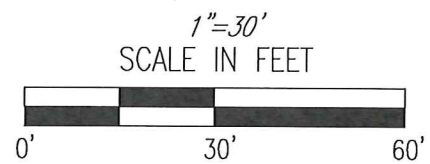
BEING A PART OF LOT #1586 P.B. 15, PG. 15
CITY OF MANSFIELD RICHLAND COUNTY, OHIO

DRAFTED BY K.E. McCARTNEY & ASSOCIATES, Z:\SY\SY-671-95 Glessner Ave Drainage Use Restriction\Basemaps\SY-671-S.dwg Feb 07, 2019 - 5:51pm



BASIS OF BEARINGS :
BEARINGS ARE RELATIVE TO THE OHIO STATE PLANE COORDINATE SYSTEM NAD83(2011) AS DERIVED FROM GPS OBSERVATIONS MADE OCTOBER 2018 AND ARE FOR THE PURPOSE OF DETERMINING DIRECTIONAL VARIATIONS.

- LEGEND**
- IRON PIN/PIPE FOUND
 - IRON PIN SET - 5/8" REBAR WITH CAP STAMPED "McCARTNEY S-7921"



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 2-219
INITIAL DATE
LL-37

CURVE "A"
R=57.15'
L=47.84'
Δ 47°57'31"
T=25.42'
CH. BRG.=S 25°23'31" W
CH. DIST=46.45'

[Signature]
NATHANIEL B. RAMSEY, P.S. OHIO
REGISTERED PROFESSIONAL
SURVEYOR NO. S-8396
For K.E. McCartney & Associates, Inc.
02-07-2019
DATE

52 N. Diamond Street
Mansfield, OH 44902
T: 419-525-0093

526 E. Broad Street
Elyria, OH 44035
T: 440-323-9608

KEM
K.E. McCARTNEY & ASSOCIATES

SY-671

SURVEY DESCRIPTION

Situated in the City of Mansfield, County of Richland, State of Ohio, and being a part of Lot #1586 of the consecutively numbered lots in said city as recorded in Plat Book 15, page 15 of the plat records of said county, and being more particularly described as follows:

Beginning for the same at a point in the northeast corner of said Lot #1586, said point also marking the intersection of the south right of way line of Glessner Avenue-(60' R/W) with the westerly right of way line of Ohio Street (40' R/W), and being referenced by an iron pin found North 88 degrees 36 minutes 23 seconds East, 1.02 feet from said point;

Thence with the following **SEVEN** courses:

1. **South 01 degree 24 minutes 46 seconds West, 32.12 feet** along said westerly right of way line of Ohio Street to an iron pin set marking a point of curvature;
2. Continuing along said right of way line and along a curve to the right with a **radius of 57.15 feet, an arc length of 47.84 feet, a delta angle of 47 degrees 57 minutes 31 seconds, a tangent distance of 25.42 feet, a chord bearing South 25 degrees 23 minutes 31 seconds West, and a chord distance of 46.45 feet** to an iron pin set marking the point of tangency;
3. **South 49 degrees 22 minutes 17 seconds West, 89.04 feet** continuing along said right of way line of Ohio Street to a point in the southeast corner of a parcel conveyed to Timan-Hagel Properties, LLC. by official record volume 2290 page 425;
4. **North 41 degrees 10 minutes 40 seconds West, 66.41 feet** along an easterly line of said Timan-Hagel Properties parcel to an iron pipe found in the northeast corner of said parcel, said iron pipe also marking the southwest corner of a parcel conveyed to A & M Properties of Mansfield, LLC. By official record volume 2491, page 427 and passing through an iron pin found for reference at 3.58 feet;
5. **North 88 degrees 32 minutes 29 seconds East, 46.95 feet** along the south line of said A & M Properties parcel to an iron pin found in the southeast corner thereof;
6. **North 00 degrees 27 minutes 44 seconds East, 78.82 feet** along the east line of said A & M Properties parcel to an iron pipe found in the northeast corner of said parcel, said iron pipe also being on the south right of way line of Glessner Avenue (60' R/W);
7. **North 88 degrees 36 minutes 23 seconds East, 84.47 feet** along the north line of Lot #1586 to a point along said south right of way line, the same being the North line of said lot #1586 to the **Place of Beginning** and containing 0.205 of an acre, more or less, subject to all legal highways, easements, leases and use restrictions of record.

This description was prepared and reviewed in October 2018 by Nathaniel B. Ramsey, P.S. S-8396 from an actual field survey performed for K.E. McCartney and Associates, Inc.

The intent of this instrument is to describe in greater detail this premises conveyed to the City of Mansfield by official record volume 2592, page 590

Iron pins set are 5/8" rebar with plastic cap stamped "McCartney S-7921"

Basis of Bearings: Bearings are relative to the Ohio State Plane Coordinate System NAD83(2011) as derived from GPS observations made in October 2018 and are for the purpose of determining directional variations.




Nathaniel B. Ramsey, P.S.
For K.E. McCartney & Associates, Inc.

WHEREAS, THE City of Mansfield, the Grantor have agreed that the Grantor would make the subject parcel subject to a restriction of use.

1. Use Restriction. A restrictive covenant running with the land for the installation and maintenance of stormwater and drainage facilities areas are reserved for the entire parcel described herein. Within this restricted parcel, no permanent structures or other materials shall be placed or permitted to remain which may damage or interfere with the installation or performance of existing or proposed stormwater and drainage facilities or which may change the direction of flow of stormwater or drainage channels or storm sewer facilities located in the restricted parcel, or which may obstruct or retard the flow of water through stormwater and drainage channels or conduits in the restricted parcel.
2. Term. This covenant is to run with the land and shall be binding on all parties and their successors and all persons claiming under them, and all public agencies, for a perpetual period from the date these covenants are recorded.
3. Enforcement. Enforcement shall be by proceedings at law or in equity against any person violating or threatening to violate any covenant either to restrain violation or to recover damages. Enforcement may be undertaken by any grantor or grantee in the chain of title, any property owner in the subdivision, any property owner lying downstream or upstream adversely effected by any violation or threat to violate this covenant, or the host municipality.
4. Reference. This restrictive covenant shall be referenced on all deeds or other instruments of conveyance for all subdivisions or lot splits of the subject parcel.

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 2-21-19
INITIAL DATE
LL-37