

Douglas C. Seiler

Professional Land Surveyor

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

SURVEY DESCRIPTION

PARCEL "A"

East Part of Lot #22716
CITY OF MANSFIELD, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot 22116 of the consecutively numbered lots in said city (plat reference: Volume 26, page 74), 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, North 01 degrees 22 minutes 48 seconds East with the east line of said lot, a distance of 160.97 feet to an iron pin found and accepted as marking the north-east corner of said lot;

Thence, North 88 degree 37 minutes 12 seconds West a distance of 19.81 feet to an iron pin found on the north line of said lot;

Thence, with said north line southwesterly along a curve concave to the south with a central angle of 21 degrees 20 minutes 00 seconds, a radius of 50.00 feet, a chord distance of 18.51 feet with a chord bearing of South 80 degrees 42 minutes 48 seconds West to an iron pin set on said north line;

Thence, South 01 degrees 22 minutes 48 seconds West a distance of 157.34 feet to an iron pin set on the south line of said lot;

Thence, South 88 degree 19 minutes 09 seconds East with said south line, a distance of 38.00 feet to the place of beginning, containing 6092 square feet, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on February 14, 2000.

Subject to a 5' wide common wall easement over the westerly five feet of the herein described 6092 square foot parcel, the west line of said easement being the west line of said parcel.

Together with a 5' wide common wall easement over a strip of land five feet in width, the east line of said easement being the west line of said parcel.

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

Bearings are based on Plat Volume 26, page 74, and are intended to be used for angular determination only.

The grantor, grantee and all subsequent owners of the herein described parcel, hereby certify that the same is a true and correct copy of the original survey and that the same is in accordance with the laws and regulations of the State of Ohio.



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

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

WALTER STWARD S. MORRIS
SECRETARY, CITY PLANNING COMMISSION

DATE: Mar 1, 2000

NEW SPLIT
TAX MAP APPROVED
MAY 2-2-00
INITIAL DATE

M-46

Douglas C. Seiler

Professional Land Surveyor

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

SURVEY DESCRIPTION

PARCEL "B"

WEST PART OF LOT #22716
CITY OF MANSFIELD, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot #22716 of the consecutively numbered lots in said city (plat reference: Volume 26, page 74), more particularly described as follows:

Beginning for the same at an iron pin found and accepted as marking the southwest corner of said lot; Thence, North 00 degrees 01 minutes 16 seconds East with the west line of said lot, a distance of 140.63 feet to an iron pin found and accepted as marking the north-west corner of said lot;

Thence, northeasterly with said north line, along a curve concave to the north with a central angle of 35 degrees 30 minutes 40 seconds, a radius of 50.00 feet, a chord distance of 30.50 feet with a chord bearing of North 72 degrees 15 minutes 56 seconds East to an iron pin found and accepted as marking a point of reverse curvature;

Thence, continuing along said north line, northeasterly along a curve concave to the south with a central angle of 15 degrees 32 minutes 13 seconds, a radius of 50.00 feet, a chord distance of 13.52 feet with a chord bearing of North 62 degrees 16 minutes 43 seconds East to an iron pin set;

Thence, South 01 degrees 22 minutes 48 seconds West a distance of 157.34 feet to the south line of said lot;

Thence, North 88 degrees 19 minutes 09 seconds West a distance of 37.29 feet to the place of beginning, containing 5737 square feet, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on February 14, 2000.

Subject to a 5' wide common wall easement over the easterly five feet of the herein described 5737 square foot parcel, the east line of said easement being the east line of said parcel.

Together with a 5' wide common wall easement over a strip of land five feet in width, the west line of said easement being the east line of said parcel.

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

Bearings are based on Plat Volume 26, page 74, and are intended to be used for angular determination only.

The plat, location and all subsequent surveys are approved by the Board of Health and Planning Commission of the City of Mansfield, Ohio, provided that the same comply with the provisions of the City Code and the Board shall not be held liable for any errors, omissions, or other irregularities and shall not be held liable for any damages or costs incurred by the City of Mansfield, Ohio.

APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION

DATE RECORDED:
SUBMITTED BY: *Howard S. Horn*
SECRETARY, CITY PLANNING COMMISSION

DATE: *May 1, 2000*

NEW SURVEY
OF EXISTING PARCEL
TAX MAP APPROVED
DATE: *3-22-00*
INITIAL: *DCS* DATE:

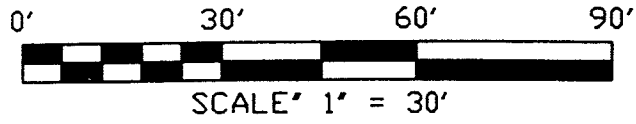


Douglas C. Seiler

Douglas C. Seiler
Professional Surveyor #6869

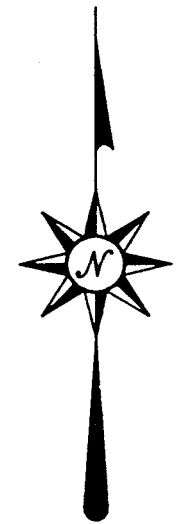
M-46

M-46



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	21°20'00"	18.82'	S 80°42'48" W	18.51'
C2	50.00'	15°32'13"	13.56'	N 62°16'43" E	13.52'
C3	50.00'	35°30'40"	30.99'	N 72°15'58" E	30.50'

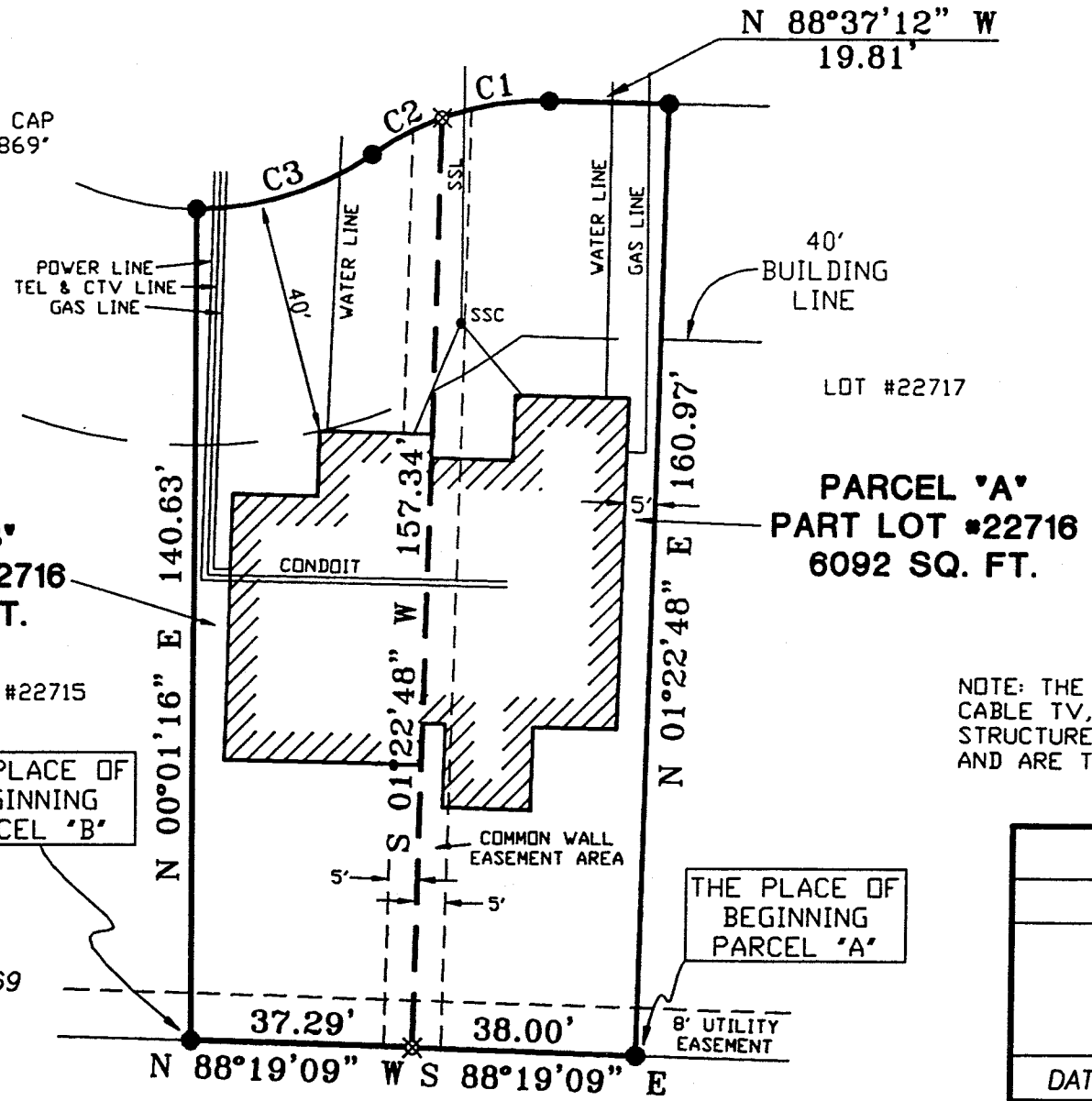
NORTH



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

BEARINGS ARE BASED ON PLAT VOLUME 26, PAGE 74

GREENFIELD DRIVE 60' R/W

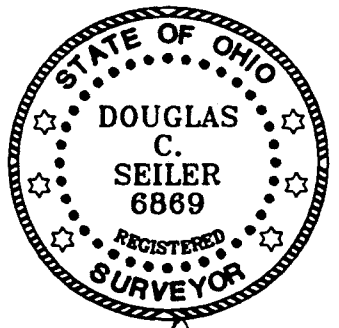


"The grantor, grantee and all subsequent owner or assignees taking title from, under or through the grantor or grantee agrees that any use or improvement made on this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations."

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

SIGNED: *Howard S. Harris*
 SECRETARY, CITY PLANNING COMMISSION
 DATE: *Mar 1, 2000*

SSL = SANITARY SEWER LINE
 SSC = SANITARY SEWER CLEANOUT



PARCEL 'B'
 PART LOT #22716
 5737 SQ. FT.

PARCEL 'A'
 PART LOT #22716
 6092 SQ. FT.

NEW SURVEY
 OF EXISTING PARCEL
 TAX MAP APPROVED
 INITIAL DATE
MS 3-2-00

NEW SPLIT
 TAX MAP APPROVED
 INITIAL DATE
MS 3-2-00

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.

Douglas C. Seiler 2/24/00
 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 'B'

THE PLACE OF BEGINNING PARCEL 'A'

SURVEY PLAT FOR	
JOHN HOFFMAN	
PART LOT #22716	
CITY OF MANSFIELD	
RICHLAND COUNTY, OHIO	
DATE: FEB. 14, 2000	SCALE: 1"=30'