

M-221

# SURVEY PLAT

For Mary Beach

Part Lot #7991, Lot #7992, and Part Lot #7993

City of Mansfield

Volume 11, Page 15

Richland County, Ohio

"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 L. Norris*  
SECRETARY, CITY PLANNING COMMISSION

DATE: *June 21, 2000*



## LEGEND

⊕ Iron pin set with cap stamped  
"CLANCY 7178"

⊙ Mag-nail set

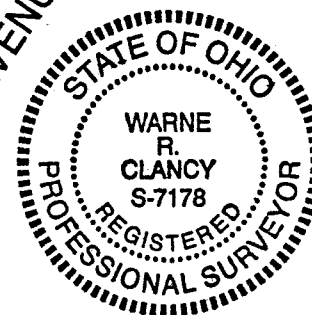
NEW SPLIT  
TAX MAP APPROVED  
*EAK 6-21-00*  
INITIAL DATE

NEW SURVEY  
OF EXISTING PARCEL  
TAX MAP APPROVED  
*EAK 6-21-00*  
INITIAL DATE

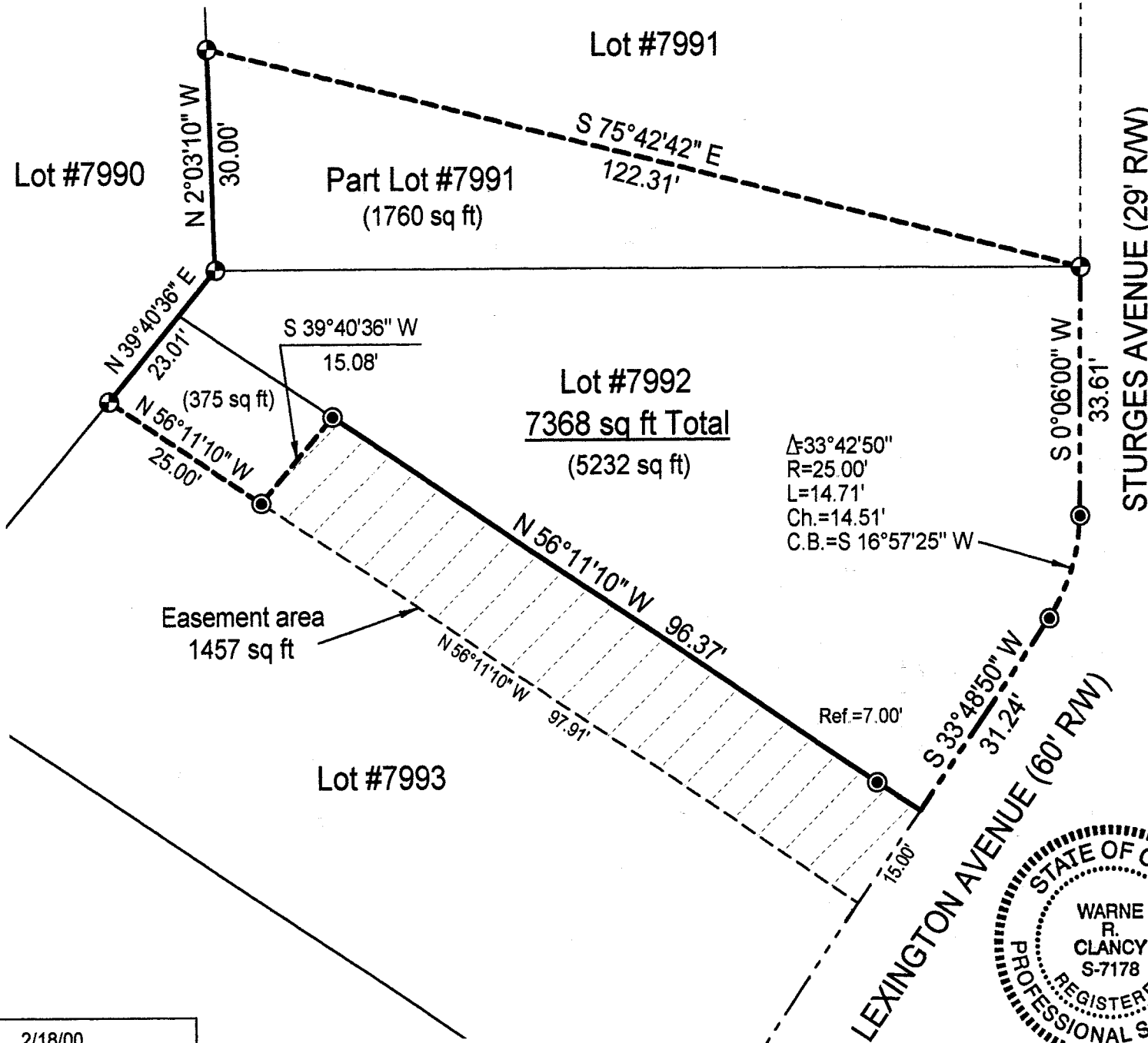
Scale : 1" = 20'



Bearings are based on Plat Volume 11, Page 15.



*Warne R. Clancy*  
Warne R. Clancy P.S. #7178



DATE: 2/18/00  
JOB NO.: W021500A

**SURVEY DESCRIPTION**

**Part Lot #7991, Lot #7992, and Part Lot #7993  
City of Mansfield  
Plat Volume 11, Page 15  
Richland County, Ohio**

Situated in the City of Mansfield, County of Richland, State of Ohio, and being a part of Lot #7991, Lot #7992, and part of Lot #7993 of the consecutively numbered lots of said City as recorded in Plat Volume 11, page 15 of the plat records of said County, more particularly described as follows:

Beginning for the same at an iron pin set marking the northeast corner of said Lot #7992, the same being a point on the west right-of-way line of Sturges Avenue (29' R/W); Thence, South 00 degrees 06 minutes 00 seconds West with said right-of-way line, a distance of 33.61 feet to a Mag-nail set marking a point of curvature thereon;

Thence, along a curve to the right, defined by a 33 degree 42 minute 50 second central angle, a 25.00 foot radius, a 14.71 foot arc, and a 14.51 foot chord which bears South 16 degrees 57 minutes 25 seconds West, to a Mag-nail set marking its point of tangency, the same being a point on the northerly right-of-way line of Lexington Avenue (60' R/W);

Thence, South 33 degrees 48 minutes 50 seconds West with said right-of-way line, a distance of 31.24 feet to the northeasterly corner of said Lot #7993;

Thence, North 56 degrees 11 minutes 10 seconds West with the northerly line of said lot, passing a Mag-nail set for reference at 7.00 feet, a distance of 96.37 feet to a Mag-nail set thereon;

Thence, South 39 degrees 40 minutes 36 seconds West, a distance of 15.08 feet to a Mag-nail set;

Thence, North 56 degrees 11 minutes 10 seconds West, a distance of 25.00 feet to an iron pin set on the northwesterly line of said Lot #7993;

Thence, North 39 degrees 40 minutes 36 seconds East with said northwesterly line and its northwesterly projection, a distance of 23.01 feet to an iron pin set marking the southwest corner of said Lot #7991;

Thence, North 02 degrees 03 minutes 10 seconds west with the west line of said lot, a distance of 30.00 feet to an iron pin set thereon;

Thence, South 75 degrees 42 minutes 42 seconds East, a distance of 122.31 feet to the Place of Beginning, containing 7,368 square feet, of which 1,760 lie in said Lot #7991, 5,232 in said Lot #7992, and 375 in said Lot #7993 according to survey by Warne R. Clancy, Professional Surveyor #7178, on February 15, 2000, but subject to an easement for highway purposes along the said Lexington Avenue right-of-way.

Together with an easement for ingress/egress over the northeasterly part of said Lot #7993, more particularly described as follows:

Beginning for the same at the northeasterly corner of said Lot #7993; Thence, South 33 degrees 48 minutes 50 seconds West, a distance of 15.00 feet;

Thence, North 56 degrees 11 minutes 10 seconds West, a distance of 97.91 feet;

Thence, North 39 degrees 40 minutes 36 seconds East, a distance of 15.08 feet;

"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. Morris*  
SECRETARY, CITY PLANNING COMMISSION;

DATE: *June 21, 2000*

M-221

Thence, South 56 degrees 11 minutes 10 seconds East, a distance of 96.37 feet to the Place of Beginning, containing 1457 square feet.

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

Bearings are based on Plat Volume 11, page 15.

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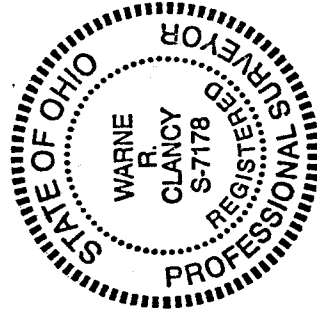
APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION;  
NO PLAT REQUIRED.

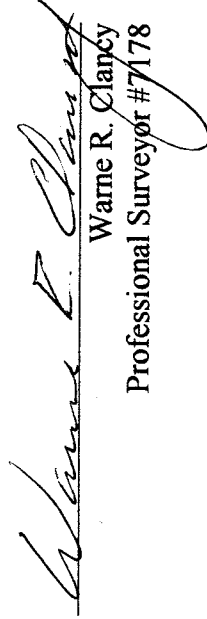
SIGNED: Howard L. Morris  
SECRETARY, CITY PLANNING COMMISSION;

DATE: June 21, 2000

NEW SPLIT  
TAX MAP APPROVED  
INITIAL PAK DATE 10-28-00

NEW SURVEY  
OF EXISTING PARCEL  
TAX MAP APPROVED  
INITIAL PAK DATE 10-21-00



  
Warne R. Clancy  
Professional Surveyor #7178

M-221