

Douglas C. Seiler

Professional Land Surveyor

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

SURVEY DESCRIPTION

PARCEL "A"

PART OF LOT #16412 and
PART OF LOT #16413
CITY OF MANSFIELD, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot #16412 and a part of Lot #16413 of the consecutively numbered lots in said city (plat reference: Volume 20, page 149), more particularly described as follows:

Commencing at a concrete monument found and accepted as marking the southwest corner of Lot #14289 of the consecutively numbered lots in said city (plat reference: Volume 20, page 149); Thence, North 82 degrees 14 minutes 33 seconds East with the south line of said lot, the same being the north line of said Lot #16412, a distance of 38.36 feet to an iron pin found, the place of beginning of the parcel herein described;

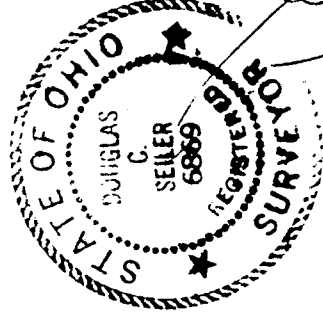
Thence, continuing North 82 degrees 14 minutes 33 seconds East with said south line, passing into Lot #16413 at 0.53 of a foot, a total distance of 3.30 feet to an iron pin set;

Thence, South 02 degrees 05 minutes 54 seconds East a distance of 175.91 feet to an iron pin found on the north line of Clifton Boulevard;

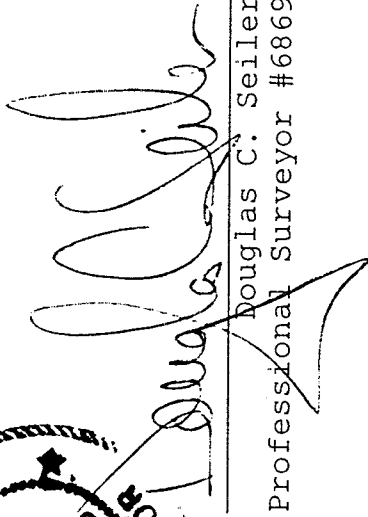
Thence, North 03 degrees 10 minutes 12 seconds West a distance of 175.61 feet to the place of beginning, containing a total of 289 square feet, of which 106 square feet are located within part of said Lot #16412, and 183 square feet are located within part of said Lot #16413, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on September 29, 2000.

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

Bearings are based on an assumed meridian and are intended to be used for angular determination only.



Parcel "A"
Grantor: Cole
Grantee: Joyce


Douglas C. Seiler
Professional Surveyor #6869



M-436

Douglas C. Seiler

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SURVEY DESCRIPTION

PARCEL "B"

PART OF LOT #16412 and
PART OF LOT #16413
CITY OF MANSFIELD, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot #16412 and a part of Lot #16413 of the consecutively numbered lots in said city (plat reference: Volume 20, page 149), more particularly described as follows:

Beginning for the same at a concrete monument found and accepted as marking the southwest corner of Lot #14289 of the consecutively numbered lots in said city (plat reference: Volume 20, page 149); Thence, North 82 degrees 14 minutes 33 seconds East with the south line of said lot, the same being the north line of said Lot #16412, and the easterly prolongation thereof, a distance of 41.66 feet to an iron pin set;

Thence, South 02 degrees 05 minutes 54 seconds East a distance of 175.91 feet to an iron pin found on the north line of Clifton Boulevard;

Thence, northwesterly with said north line, along a curve concave to the north with a central angle of 09 degrees 46 minutes 32 seconds, a radius of 779.53 feet, a chord distance of 132.84 feet with a chord bearing of North 88 degrees 13 minutes 58 seconds West to an iron pin found;

Thence, North 06 degrees 41 minutes 15 seconds East a distance of 173.53 feet to an iron pin found on the north line of said Lot #16412;

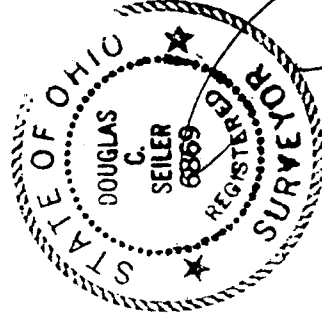
Thence, South 84 degrees 27 minutes 50 seconds East with said north line, a distance of 65.15 feet to the place of beginning, containing a total of 20748 square feet, of which 20565 square feet are located within part of said Lot #16412, and 183 square feet are located within part of said Lot #16413, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on September 29, 2000.

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

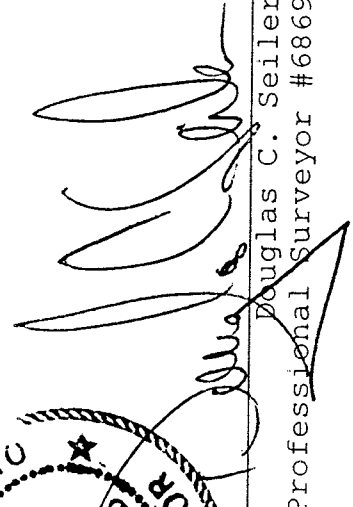
Bearings are based on an assumed meridian and are intended to be used for angular determination only.

NEW SPLIT
TAX MAP APPROVED
AUG 10-16-00
INITIAL DATE

NEW SURVEY
OF EXISTING PARCEL
TAX MAP APPROVED
AUG 10-16-00
INITIAL DATE



Parcel "B"
Brian Joyce


Douglas C. Seiler
Professional Surveyor #6869

M-436

NORTH

M-436

Lot #14289

2.77' (PART OF LOT #16413)

N 82°14'33" E
3.30' TOTAL

PARCEL "A"
Part of Lot #16412
(106 Sq. Ft.)
and
Part of Lot #16413
(183 Sq. Ft.)
COLE to JOYCE
289 Sq. Ft. Total

Part of Lot #16413
COLE

S 02°05'54" E 175.91'
N 03°10'12" W 175.61'

The Place of Beginning for Parcel "A"

S 84°27'50" E
65.15'

The Place of Beginning for Parcel "B"

41.66'
38.96'

0.53' (PART OF LOT #16412)

PARCEL "B"
Part of Lot #16412
(20565 Sq. Ft.)
and
Part of Lot #16413
(183 Sq. Ft.)
JOYCE
20748 Sq. Ft. Total

Part of Lot #16412 and
Part of Lot #16413
JOYCE

R=779.53' Δ=09°46'32" L=133.00'
CB=N 88°13'58" W CHORD=132.84'

Lot #14290

Part of Lot #16412

Lot #16411

N 06°41'15" E
173.53'

CLIFTON BOULEVARD 60' R/W

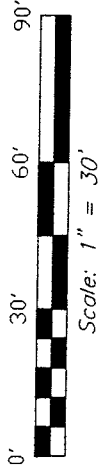
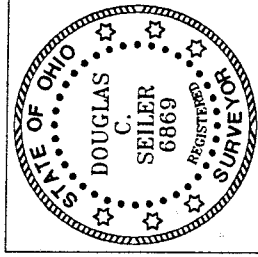
NOTE: Parcel "b" reflects the entire tract to be owned by Joyce after transfer of Parcel "A" from Cole to Joyce.

NEW SPLIT
TAX MAP APPROVED
JULY 10-16-00

NEW SURVEY
OF EXISTING PARCEL
TAX MAP APPROVED
JULY 10-16-00

Bearings are based on an assumed meridian and are intended to be used for angular determination only.

- ⊙ concrete monument, found
- iron pin found
- ⊠ 5/8" iron pin with cap stamped "SEILER 6869", set



Douglas C. Seiler 10/14/00

SURVEY BY:
DOUGLAS C. SEILER
PROFESSIONAL SURVEYOR #6869
52-11/2 NORTH MAIN STREET
MANSFIELD, OHIO 44902
(419) 525-3644
FAX (419) 525-3696

SURVEY PLAT
BRIAN JOYCE

PART OF LOT #16412 and
PART OF LOT #16413
CITY OF MANSFIELD, OHIO

DATE: OCTOBER 2, 2000 SCALE: 1"=30'