

M-440

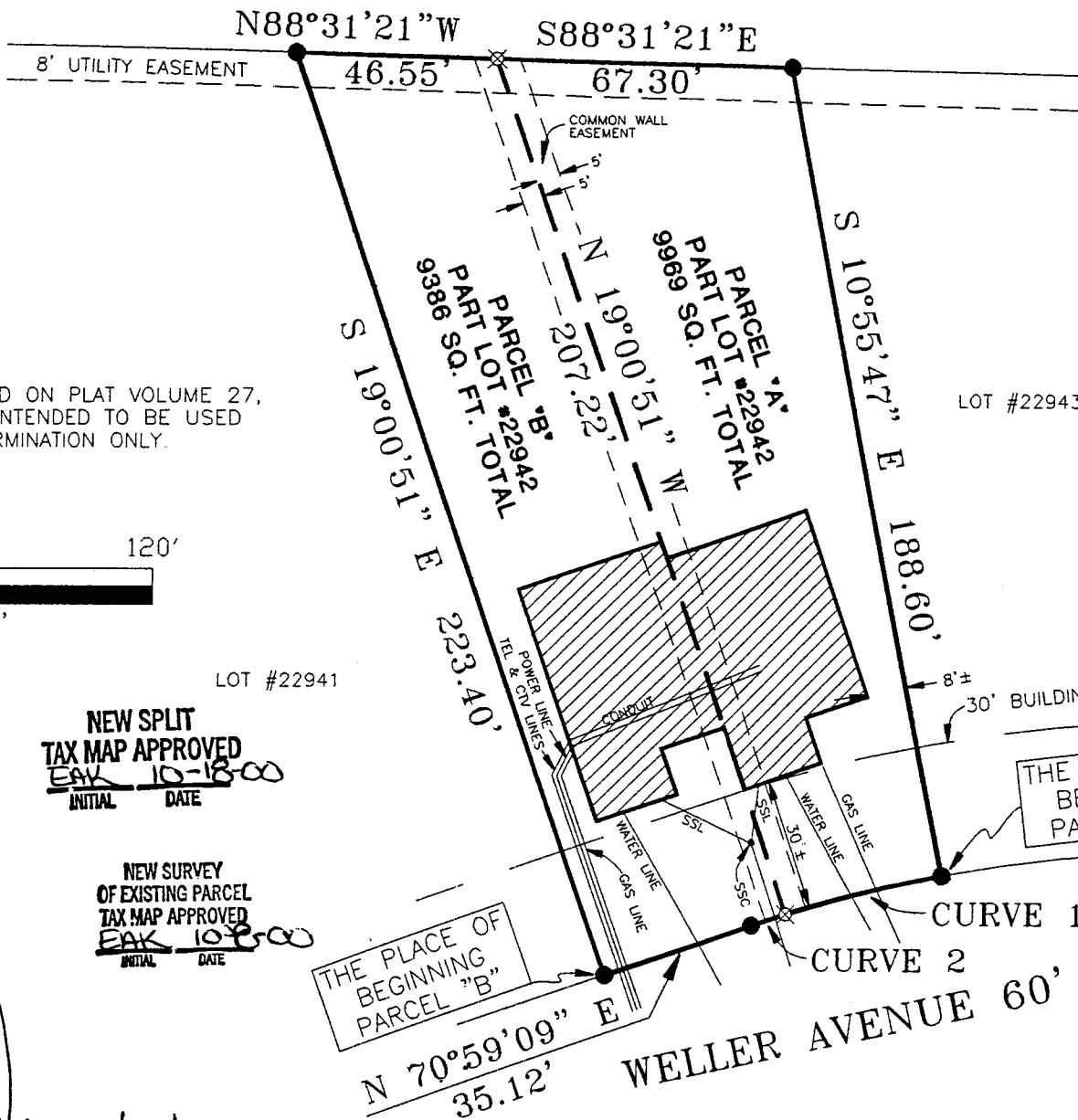
NORTH



BEARINGS ARE BASED ON PLAT VOLUME 27, PAGE 42 AND ARE INTENDED TO BE USED FOR ANGULAR DETERMINATION ONLY.



SCALE: 1" = 40'



NOTE: THE LOCATION OF THE TELEPHONE, CABLE TV, GAS, POWER, SANITARY SEWER, WATER LINES AND STRUCTURES AS SHOWN ON THIS PLAT ARE PROPOSED AND ARE TO BE INSTALLED BY THE GENERAL CONTRACTOR.

"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."

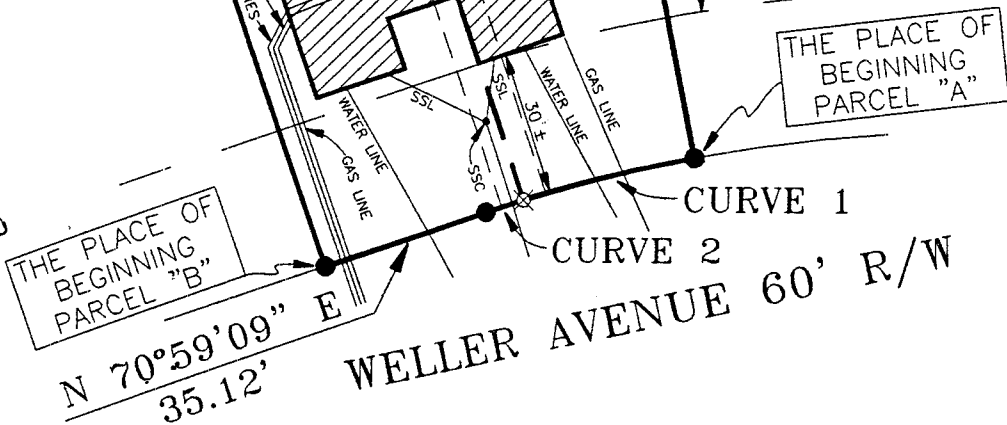
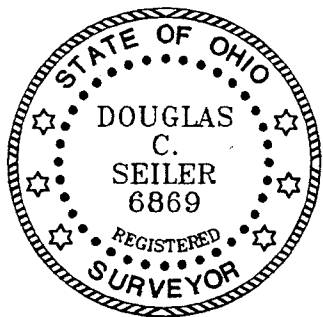
APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION; NO PLAT REQUIRED.

SIGNED: *Howard L. Morris*
SECRETARY, CITY PLANNING COMMISSION;
DATE: *October 16, 2000*

LOT #22941

NEW SPLIT TAX MAP APPROVED
EAK 10-18-00
INITIAL DATE

NEW SURVEY OF EXISTING PARCEL TAX MAP APPROVED
EAK 10-18-00
INITIAL DATE



- SSL = SANITARY SEWER LINE
- SSC = SANITARY SEWER CLEANOUT
- IRON PIN FOUND
- ⊗ IRON PIN SET WITH CAP STAMPED "SEILER 6869"

CURVE 1
R=320.00'
Δ=06°33'55"
L=36.67'
BRG=S75°47'16"W
C LEN=36.65'

CURVE 2
R=320.00'
Δ=01°31'10"
L=8.49'
BRG=N71°45'10"E
C LEN=8.49'

| | |
|---|---------------|
| SURVEY PLAT FOR | |
| JOHN HOFFMAN | |
| PARTS OF LOT #22942 CITY OF MANSFIELD RICHLAND COUNTY, OHIO | |
| DATE: OCTOBER 12, 2000 | SCALE: 1"=40' |

Douglas Seiler 10/14/00
SURVEY BY: DOUGLAS C. SEILER
PROFESSIONAL SURVEYOR #6869
52-1/2 NORTH MAIN STREET
MANSFIELD, OHIO 44902
(419) 525-3644
FAX (419) 525-3696

Douglas C. Seiler

Professional Land Surveyor

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

SURVEY DESCRIPTION

PARCEL "B"

PART OF LOT #22942
CITY OF MANSFIELD, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot #22942 of the consecutively numbered lots in said city, 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 70 degrees 59 minutes 09 seconds East with the south line of said lot, a distance of 35.12 feet to an iron pin found and accepted as marking a point of curve;

Thence, continuing with said south line, northeasterly along a curve concave to the southeast with a central angle of 01 degrees 31 minutes 10 seconds, a radius of 320.00 feet, a chord distance of 8.49 feet with a chord bearing of North 71 degrees 45 minutes 10 seconds East to an iron pin set;

Thence, North 19 degrees 00 minutes 51 seconds West a distance of 207.22 feet to an iron pin set on the north line of said lot;

Thence, North 88 degrees 31 minutes 21 seconds West with said north line, a distance of 46.55 feet to an iron pin found and accepted as marking the northwest corner of said lot;

Thence, South 19 degrees 00 minutes 51 seconds East, a distance of 223.40 feet to the place of beginning, containing 9386 square feet, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on October 12, 2000.

Subject to a 5' wide common wall easement over the easterly five feet of the herein described 9386 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".

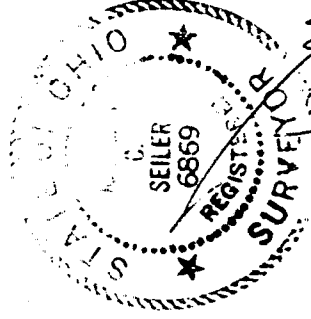
Bearings are based on Plat Volume 27, page 42, and are intended to be used for angular determination only.

"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. Morris
SECRETARY, CITY PLANNING COMMISSION;

DATE October 16, 2000



Douglas C. Seiler
Professional Surveyor #6869

NEW SURVEY
OF EXISTING PARCEL
TAX MAP APPROVED
BY 10-18-00
ANNUAL DATE

M-440

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 #22942
CITY OF MANSFIELD, OHIO

situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot #22942 of the consecutively numbered lots in said city, 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, southwesterly with the south line of said lot, along a curve concave to the southeast with a central angle of 06 degrees 33 minutes 55 seconds, a radius of 320.00 feet, a chord distance of 36.65 feet with a chord bearing of South 75 degrees 47 minutes 16 seconds West to an iron pin set;

Thence, North 19 degrees 00 minutes 51 seconds West, a distance of 207.22 feet to an iron pin set on the north line of said lot;

Thence, South 88 degrees 31 minutes 21 seconds East with said north line, a distance of 67.30 feet to an iron pin found and accepted as marking the northeast corner thereof;

Thence, South 10 degrees 55 minutes 47 seconds East with the east line of said lot, a distance of 188.60 feet to the place of beginning, containing 9969 square feet, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on October 12, 2000.

Subject to a 5' wide common wall easement over the westerly five feet of the herein described 9969 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 27, page 42, and are intended to be used for angular determination only.

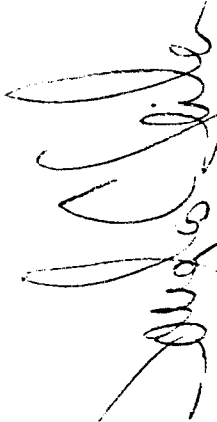
"The grantor, grantee and all subsequent owners or assignees taking title from, under or through the grantor or grantee agrees that any use or improvement made on this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations."

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

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

DATE: October 18, 2000




Douglas C. Seiler
Professional Surveyor #6869

NEW SPLIT
TAX MAP APPROVED
EAS
INITIAL 10-18-00
DATE

M-440