

# Douglas C. Seiler

*Professional Land Surveyor*

52½ North Main • Mansfield, Ohio 44902

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## SURVEY DESCRIPTION

PART OF LOT #22956  
CITY OF MANSFIELD, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot #22956 of the consecutively numbered lots in said city (plat reference: Volume 27, page 42), more particularly described as follows:

Commencing at an iron pin found and accepted as marking the south-westerly corner of said lot; Thence, North 27 degrees 42 minutes 51 seconds West with the westerly line of said lot, a distance of 104.13 feet to an iron pin found and accepted as marking an existing property corner, said iron pin being the place of beginning of the parcel herein described;

Thence, North 88 degrees 53 minutes 29 seconds East a distance of 30.46 feet to an iron pin set;

Thence, South 87 degrees 50 minutes 07 seconds East a distance of 42.73 feet to a building corner;

Thence, North 87 degrees 18 minutes 19 seconds East, with the center-line of a common wall, a distance of 57.80 feet to a building corner;

Thence, North 03 degrees 07 minutes 37 seconds West with the face of a building, a distance of 2.56 feet;

Thence, North 87 degrees 20 minutes 32 seconds East a distance of 13.94 feet to an iron pin set on an existing property line;

Thence, North 81 degrees 30 minutes 29 seconds West with an existing property line, a distance of 13.17 feet to a point on the face of a building marking an existing property corner;

Thence, South 87 degrees 01 minute 28 seconds West with an existing property line, a distance of 131.83 feet to the place of beginning, containing 444 square feet, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on April 9, 2001.

Subject to and together with a 5' wide common wall easement consisting of a strip of land 5 feet wide north of, and a strip of land 5' south of the following described centerline: Beginning for the same at the most westerly point of the herein describe 444 square foot

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10-19-11

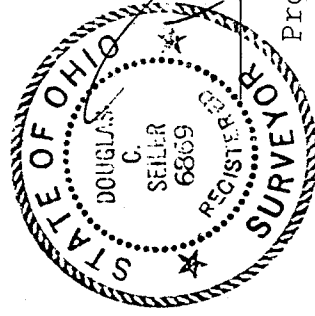
N-258

parcel; Thence, North 88 degrees 53 minutes 29 seconds East a distance of 30.46 feet; Thence, South 87 degrees 50 minutes 07 seconds East a distance of 42.73 feet; Thence, North 87 degrees 18 minutes 19 seconds East a distance of 57.80 feet; Thence, North 03 degrees 07 minutes 37 seconds West a distance of 2.56 feet; Thence, North 87 degrees 20 minutes 32 seconds East a distance of 13.94 feet; Thence, South 81 degrees 30 minutes 29 seconds East a distance of 27.30 feet to a point on the westerly line of Weller Avenue, said point being the easterly terminus of said centerline.

The grantee, his heirs and assigns do hereby covenant and agree that the parcel of land described by this instrument will not be conveyed by said grantee, heirs, or assigns independently from a contiguous parcel of land without the approval of the City of Mansfield Planning Commission.

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.



*Douglas C. Seiler*  
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Professional Surveyor #6869

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

AMR 4-21-07  
INITIAL DATE

File

