

Douglas C. Seiler

Professional Land Surveyor

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

SURVEY DESCRIPTION

PARCEL "A"

WEST PART OF LOT #23031
CITY OF MANSFIELD, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot #23031 of the consecutively numbered lots in said city (plat reference: Volume 27, page 42), 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 01 degree 25 minutes 12 seconds East with the west line of said lot, a distance of 176.61 feet to an iron pin found and accepted as marking the northwest corner of said lot;

Thence, South 88 degrees 31 minutes 21 seconds East with the north line of said lot a distance of 59.26 feet to an iron pin set;

Thence, South 05 degrees 39 minutes 18 seconds West a distance of 173.11 feet to an iron pin set on the south line of said lot;

Thence, southwesterly with said south line along a curve concave to the north with a central angle of 22 degrees 49 minutes 58 seconds, a radius of 50.00 feet, a chord distance of 19.79 feet with a chord bearing of South 80 degrees 00 minutes 13 seconds West to an iron pin found;

Thence, continuing with said south line, North 88 degrees 34 minutes 48 seconds West a distance of 27.07 feet to the place of beginning, containing 9285 square feet, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on April 17, 2001.

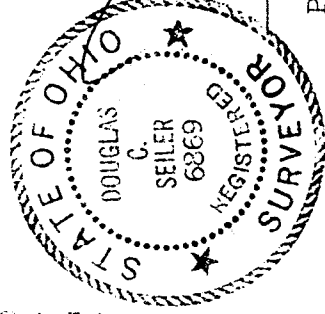
Subject to a 5' wide common wall easement over the easterly 5 feet of the herein described 9285 square foot parcel, the east line of said easement being the east line of said parcel.

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 of the premises herein, their heirs, assigns, or through the grantor or grantee agrees that any and all improvements made on this land shall be in conformity with existing valid zoning, platting, health, or other lawful rules and regulations."



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

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

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

DATE: April 30, 2001

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 4301
INITIAL DATE

N-271

Douglas C. Seiler

Professional Land Surveyor

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

N-271

SURVEY DESCRIPTION

PARCEL "B"

EAST PART OF LOT #23031
CITY OF MANSFIELD, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot #23031 of the consecutively numbered lots in said city (plat reference: Volume 27, page 42), more particularly described as follows:

Beginning for the same at an iron pin found and accepted as marking the northeast corner of said lot; Thence, North 88 degrees 31 minutes 21 seconds West with the north line of said lot, a distance of 43.11 feet to an iron pin set;

Thence, South 05 degrees 39 minutes 18 seconds West a distance of 173.11 feet to an iron pin set on the south line of said lot;

Thence, northeasterly with said south line along a curve concave to the north with a central angle of 14 degrees 02 minutes 14 seconds, a radius of 50.00 feet, a chord distance of 12.22 feet with a chord bearing of North 61 degrees 34 minutes 07 seconds East to an iron pin found;

Thence, continuing northeasterly with said south line along a curve concave to the south with a central angle of 41 degrees 01 minutes 18 seconds, a radius of 50.00 feet, a chord distance of 35.11 feet with a chord bearing of North 75 degrees 06 minutes 09 seconds East to an iron pin found and accepted as marking the southeast corner of said lot;

Thence, North 05 degrees 39 minutes 18 seconds East with said east line, a distance of 157.07 feet to the place of beginning, containing 6976 square feet, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on April 17, 2001.

Subject to a 5' wide common wall easement over the westerly 5 feet of the herein described 6976 square foot parcel, the west line of said easement being the west line of said parcel.

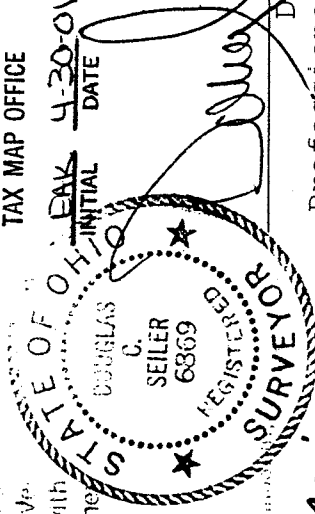
Together with a 5' wide common wall easement over a strip of land five feet in width, the east line of said easement being the west line of said parcel.

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 of the herein described parcel, together with their heirs, assigns and legal representatives, do hereby agree that any use or improvement on this land shall be in conformity with the existing valid zoning, platting, health, or other lawful rules and regulations."

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE



APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION
NO PLAT REQUIRED.

SIGNED: *Howard J. Morin*
SECRETARY, CITY PLANNING COMMISSION

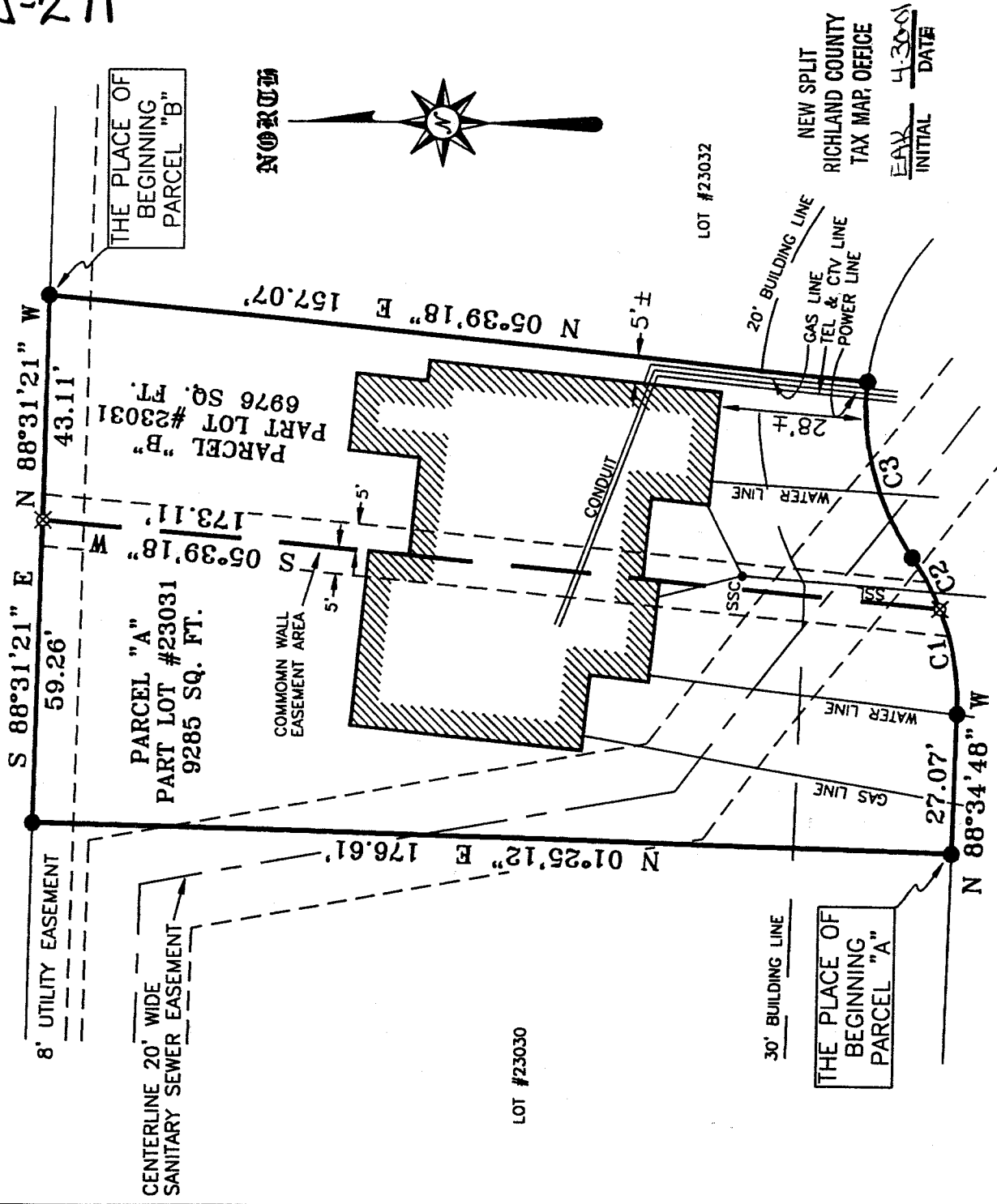
DATE: *April 30, 2001*

113

BEARINGS ARE BASED ON
PLAT VOLUME 27, PAGE 42



N-271



LOT #23030

LOT #23032

WELLER AVENUE 60' R/W

"The grantor, grantee and all subsequent owners of the premises 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: April 30, 2001

SSL = SANITARY SEWER LINE
SSC = SANITARY SEWER CLEANOUT

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

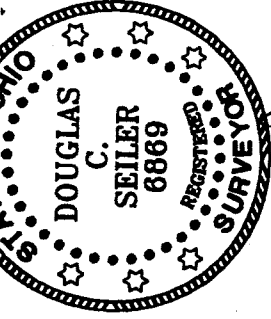
EAK 4-30-01
INITIAL DATE

CURVE 1

R=50.00'
Δ=22°49'58"
L=19.93'
BRG=S 80°00'13" W
C LEN=19.79'

CURVE 2

R=50.00'
Δ=14°02'14"
L=12.25'
BRG=N 61°34'07" E
C LEN=12.22'



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

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

Douglas C. Seiler
4/24/01

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

SURVEY PLAT FOR	
HOFFMAN	
PART LOT #23031	
CITY OF MANSFIELD	
RICHLAND COUNTY, OHIO	
DATE: APRIL 17, 2001	SCALE: 1"=30'