

Douglas C. Seiler

Professional Land Surveyor

52½ North Main • Mansfield, Ohio 44902

(419) 525-3644 • FAX (419) 525-3696

SURVEY DESCRIPTION

PARCEL "A"

EAST PART OF LOT #23029
CITY OF MANSFIELD, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot #23029 of the consecutively numbered lots in said city (plat reference: Volume 27, page 124), 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 53.20 feet to an iron pin set;

Thence, South 02 degrees 23 minutes 45 seconds East a distance of 178.72 feet to an iron pin set on the north line of Weller Avenue;

Thence, northeasterly along said north line, along a curve concave to the south with a central angle of 05 degrees 39 minutes 27 seconds, a radius of 320.00 feet, a chord distance of 31.58 feet with a chord bearing of North 88 degrees 35 minutes 24 seconds East to an iron pin found and accepted as marking the point of tangency of said curve;

Thence, continuing with said north line, South 88 degrees 34 minutes 48 seconds East a distance of 9.76 feet to an iron pin found and accepted as marking the southeast corner of said lot;

Thence, North 01 degree 25 minutes 12 seconds East with the east line of said lot, a distance of 176.71 feet to the place of beginning, containing 8377 square feet, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on November 8, 1999.

Subject to a 5' wide common wall easement area over the westerly 5 feet of the above described 8377 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 5 feet in width, the east line of said easement being the west line of the herein described 8377 square foot parcel.

"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 J. Harris*
SECRETARY, CITY PLANNING COMMISSION.

DATE: *Aug 29, 2000*



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

NEW SPLIT
TAX MAP APPROVED
HW 8391.00
L.S.C.

N-345

N-345

Douglas C. Seiler

Professional Land Surveyor

52½ North Main • Mansfield, Ohio 44902
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N-345

SURVEY DESCRIPTION

PARCEL "B"

WEST PART OF LOT #23029
CITY OF MANSFIELD, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot #23029 of the consecutively numbered lots in said city (plat reference: Volume 27, page 124), more particularly described as follows:

Beginning for the same at 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 65.33 feet to an iron pin set;

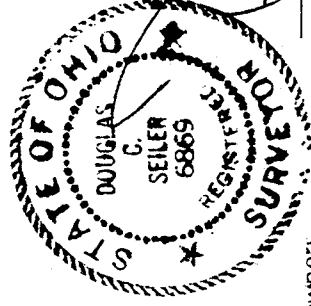
Thence, South 02 degrees 23 minutes 45 seconds East a distance of 178.72 feet to an iron pin set on the north line of Weller Avenue;

Thence, southwesterly along said north line, along a curve concave to the south with a central angle of 06 degrees 41 minutes 27 seconds, a radius of 320.00 feet, a chord distance of 37.35 feet with a chord bearing of South 82 degrees 24 minutes 44 seconds West to an iron pin found and accepted as marking the southwest corner of said lot;

Thence, North 10 degree 55 minutes 47 seconds West with the west line of said lot, a distance of 188.60 feet to the place of beginning, containing 9327 square feet, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on November 8, 1999.

Subject to a 5' wide common wall easement area over the easterly 5 feet of the above described 9327 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 5 feet in width, the west line of said easement being the east line of the herein described 9327 square foot parcel.



"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 J. Norris*
SECRETARY, CITY PLANNING COMMISSION;

DATE *Aug 29, 2000*

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

NEW SURVEY
OF EXISTING PARCEL
TAX MAP APPROVED
#111 8-29-00
INITIAL DATE

N-345

N-345

CURVE #1
 R=320.00'
 $\Delta=06^{\circ}41'27''$
 L=37.37'
 BRG=S 82°24'44" W
 C LEN=37.35'

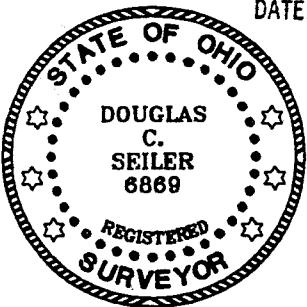
CURVE #2
 R=320.00'
 $\Delta=05^{\circ}39'27''$
 L=31.60'
 BRG=N 88°35'24" E
 C LEN=31.58'

NOTE: THE LOCATION OF THE TELEPHONE, GAS, POWER, CABLE TV, 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 Norris*
 SECRETARY, CITY PLANNING COMMISSION;
 DATE: *Aug 29, 2000*



NEW SURVEY
 OF EXISTING PARCEL
 TAX MAP APPROVED
 H.W. 8-29-00
 INITIAL DATE

NEW SPLIT
 TAX MAP APPROVED
 H.W. 8-29-00
 INITIAL DATE

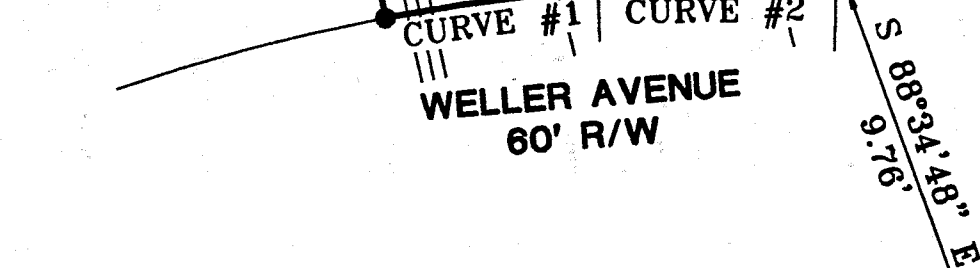
Douglas C. Seiler 8/29/00
 SURVEYED BY: DOUGLAS C. SEILER
 PROFESSIONAL SURVEYOR #6869
 52-1/2 NORTH MAIN STREET
 MANSFIELD, OHIO 44902
 (419) 525-3644
 FAX (419) 525-3696

LOT #22942

30' BUILDING LINE

GAS LINE
 TEL & CTV LINE
 POWER LINE

WELLER AVENUE
 60' R/W



SSL = SANITARY SEWER LINE
 SSC = SANITARY SEWER CLEANOUT

LOT #23030

30' BUILDING LINE

BEARINGS ARE BASED ON
 PLAT VOLUME 27, PAGE 42

SURVEY PLAT FOR
 JOHN HOFFMAN
 PART LOT #23029
 CITY OF MANSFIELD
 RICHLAND COUNTY, OHIO
 DATE: NOV. 8, 1999 SCALE: 1"=30'

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