

**SURVEY DESCRIPTION**

**Part Lots #313 and #314  
City of Mansfield  
Richland County, Ohio**

Situated in the City of Mansfield, County of Richland, State of Ohio, and being parts of Lot #313 and Lot #314 of the consecutively numbered lots of said City, more particularly described as follows:

Commencing for the same at an iron pin set marking the southwest corner of said Lot #314, the same being a point on the east right-of-way line of North Walnut Street (60 R/W); Thence, North 00 degrees 00 minutes 00 seconds East with said right-of-way line, a distance of 0.91 feet to a point thereon as referenced by a Building corner found South 89 degrees 44 minutes 38 seconds East, a distance of 68.77 feet, the Place of Beginning;

Thence, continuing with said right-of-way line North 00 degrees 00 minutes 00 seconds East, a distance of 77.20 feet to a point thereon as referenced by a Mag-nail set North 00 degrees 00 minutes 00 seconds East, a distance of 52.21 feet;

Thence, North 87 degrees 10 minutes 35 seconds East, a distance of 10.55 feet to a Building corner found;

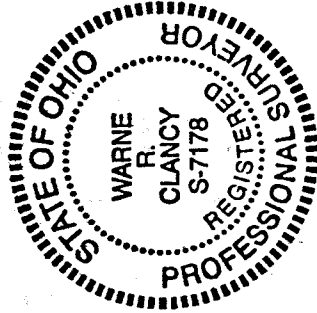
Thence, South 44 degrees 24 minutes 14 seconds East, a distance of 95.97 feet to a Building corner found;

Thence, South 43 degrees 18 minutes 53 seconds West, a distance of 13.01 feet to a Building corner found on the south line of said Lot #314;

Thence, North 89 degrees 44 minutes 38 seconds West, a distance of 68.77 feet to the Place of Beginning containing 3,704 square feet, of which 354 lie in said Lot #313 and 3,350 in said Lot #314 according to survey by Warne R. Clancy, Professional Surveyor #7178, on June 5, 2001.

Iron pin set is a #5 rebar with a cap stamped "CLANCY 7178".

Bearings are assumed.



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

AK 10-29-01  
INITIAL DATE

"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 S. Morris  
SECRETARY, CITY PLANNING COMMISSION;

DATE: June 27, 2001

Parcel "A" - 3,702 Sq. Ft.

Warne R. Clancy  
Warne R. Clancy  
Professional Surveyor #7178

N-401

N-401

**SURVEY DESCRIPTION**

**Part Lots #313 and #314, Lot #317, and Parts Vacated Alleys  
City of Mansfield  
Richland County, Ohio**

Situated in the City of Mansfield, County of Richland, State of Ohio, and being parts of Lot #313 and Lot #314, and Lot #317 of the consecutively numbered lots of said City, and parts of vacated alleys, more particularly described as follows:

Beginning for the same at an iron pin set marking the northwest corner of said Lot #317, the same being a point of the east right-of-way line of Walnut Street (60' R/W); Thence, North 00 degrees 00 minutes 00 seconds East with said right-of-way line, a distance of 0.91 feet to a point as referenced by a Building corner found South 89 degrees 44 minutes 38 seconds East, a distance of 68.77 feet;

Thence, South 89 degrees 44 minutes 38 seconds East, a distance of 68.77 feet to a Building corner found;

Thence, North 43 degrees 18 minutes 53 seconds East, a distance of 13.01 feet to a Building corner found;

Thence, North 44 degrees 24 minutes 14 seconds West, a distance of 95.97 feet to a Building corner found;

Thence, South 87 degrees 10 minutes 35 seconds West, a distance of 10.55 feet to a point on the said east Walnut Street right-of-way line as referenced by a Mag-nail set North 00 degrees 00 minutes 00 seconds East, a distance of 52.21 feet;

Thence, North 00 degrees 00 minutes 00 seconds East with said right-of-way line, a distance of 52.21 feet to a Mag-nail set marking its intersection with the centerline of a vacated alley;

Thence, North 89 degrees 30 minutes 00 seconds East with said centerline, a distance of 178.15 feet to a Mag-nail set marking its intersection with the west right-of-way line of North Main Street (60' R/W);

Thence, South 00 degrees 00 minutes 00 seconds West with said right-of-way line, a distance of 199.26 feet to an Iron pin set marking its intersection with the centerline of a vacated alley;

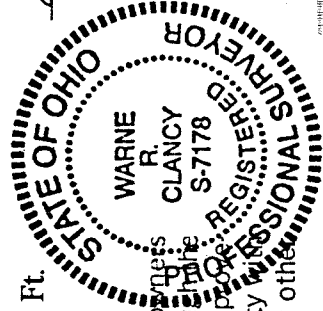
Thence, South 89 degrees 48 minutes 10 seconds West with said centerline, a distance of 178.14 feet to a Mag-nail set marking its intersection with the said east Walnut Street right-of-way line;

Thence, North 00 degrees 00 minutes 00 seconds East with said right-of-way line, a distance of 68.00 feet to the Place of Beginning, containing 31,709 square feet, of which 10,353 lie in said Lot #313, 7,377 in said Lot #314, 10,417 in said Lot #317, and 3,562 in the said vacated alleys according to survey by Warne R. Clancy, Professional Surveyor #7178, on June 5, 2001.

Iron pins set are #5 rebars with caps stamped "CLANCY 7178".

Bearings are assumed.

Parcel "B" - 31,709 Sq. Ft.



*Warne R. Clancy*  
Warne R. Clancy  
Professional Surveyor #7178

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
PAK 6-29-01  
INITIAL DATE

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

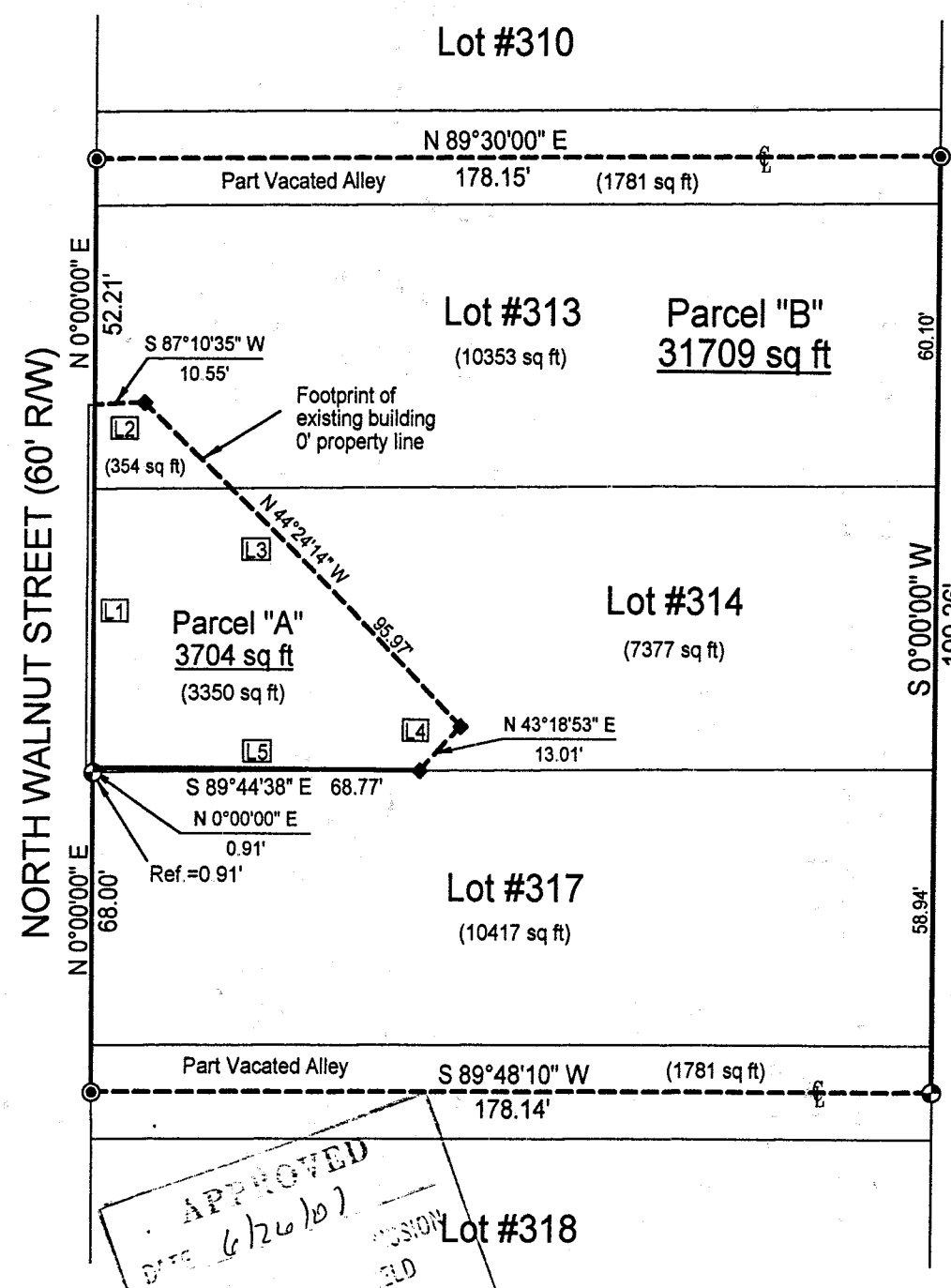
SIGNED *Howard S. Morris*  
SECRETARY, CITY PLANNING COMMISSION;  
DATE *June 27, 2001*

grantor, grantee and all subsequent owners of the property herein described, by their signatures taking title from, under or through the said plat, hereby agree that any use or improvement made on this land shall be in conformity with the existing valid zoning, platting, health, or other rules and regulations of the City of Mansfield, Ohio.

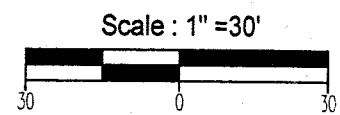
N-401

# SURVEY PLAT

Lots #313, #314, #317, and Parts Vacated Alleys  
 City of Mansfield  
 Richland County, Ohio



Line Table		
Id	Bearing	Distance
L1	N 0°00'00" E	77.20'
L2	N 87°10'35" E	10.55'
L3	S 44°24'14" E	95.97'
L4	S 43°18'53" W	13.01'
L5	N 89°44'38" W	68.77'



Bearings are assumed.

## LEGEND

- Iron pin set with cap stamped "CLANCY 7178"
- ⊙ Mag-nail set
- ◆ Building corner found

"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: *June 27, 2001*

*Warne R. Clancy*  
 Warne R. Clancy P.S. #7178

NEW SPLIT  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
 INITIAL *EAK* DATE *6-29-01*

NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
 INITIAL *EAK* DATE *6-29-01*

APPROVED  
 DATE *6/26/01*  
 COMMISSIONER

DATE: 6/7/01  
 JOB NO: W060501