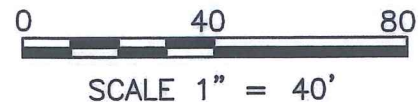


CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C1	12.73'	547.89'	1°19'54"	N 71°03'41" W	12.73'
C2	122.81'	547.89'	12°50'34"	N 63°58'27" W	122.55'
C3	48.33'	547.89'	5°03'15"	N 55°01'33" W	48.31'



**LEGEND**

- |       |     |                              |
|-------|-----|------------------------------|
| FOUND | SET |                              |
| ○     | ●   | 5/8" IRON PIN, UNLESS NOTED  |
| ⊘     | ⊙   | 5/8" IRON PIPE, UNLESS NOTED |
| △     | ▲   | RAILROAD SPIKE               |
| □     | ■   | 2" SURVEY NAIL               |
| ⬡     | ⬢   | MAG SPIKE                    |

**ACREAGE SUMMARY**

LOT 1827	9012.14	SQ FT
LOT 1830	14129.61	SQ FT
<b>THIS SURVEY</b>	<b>23141.75</b>	<b>SQ FT</b>

**NOTES**

- ALL IRON PINS SET ARE 5/8" x 30" LONG REINFORCING RODS WITH YELLOW PLASTIC CAPS STAMPED "MAKEEVER AND ASSOC." UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, (NAD83).
- THE PROPERTY SHOWN HEREON THIS PLAT OF SURVEY IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD. THIS SURVEY IS NOT INTENDED TO SHOW EASEMENTS AFFECTING THE PROPERTY.

**SURVEYOR'S STATEMENT**

I HEREBY STATE TO PM TITLE THAT THE DRAWING HEREIN IS REPRESENTATIVE OF AN ACTUAL SURVEY PERFORMED IN JANUARY, 2021, BY MAKEEVER AND ASSOCIATES UNDER MY DIRECT SUPERVISION AND THAT ALL INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

EAK 1-25-21  
INITIAL DATE

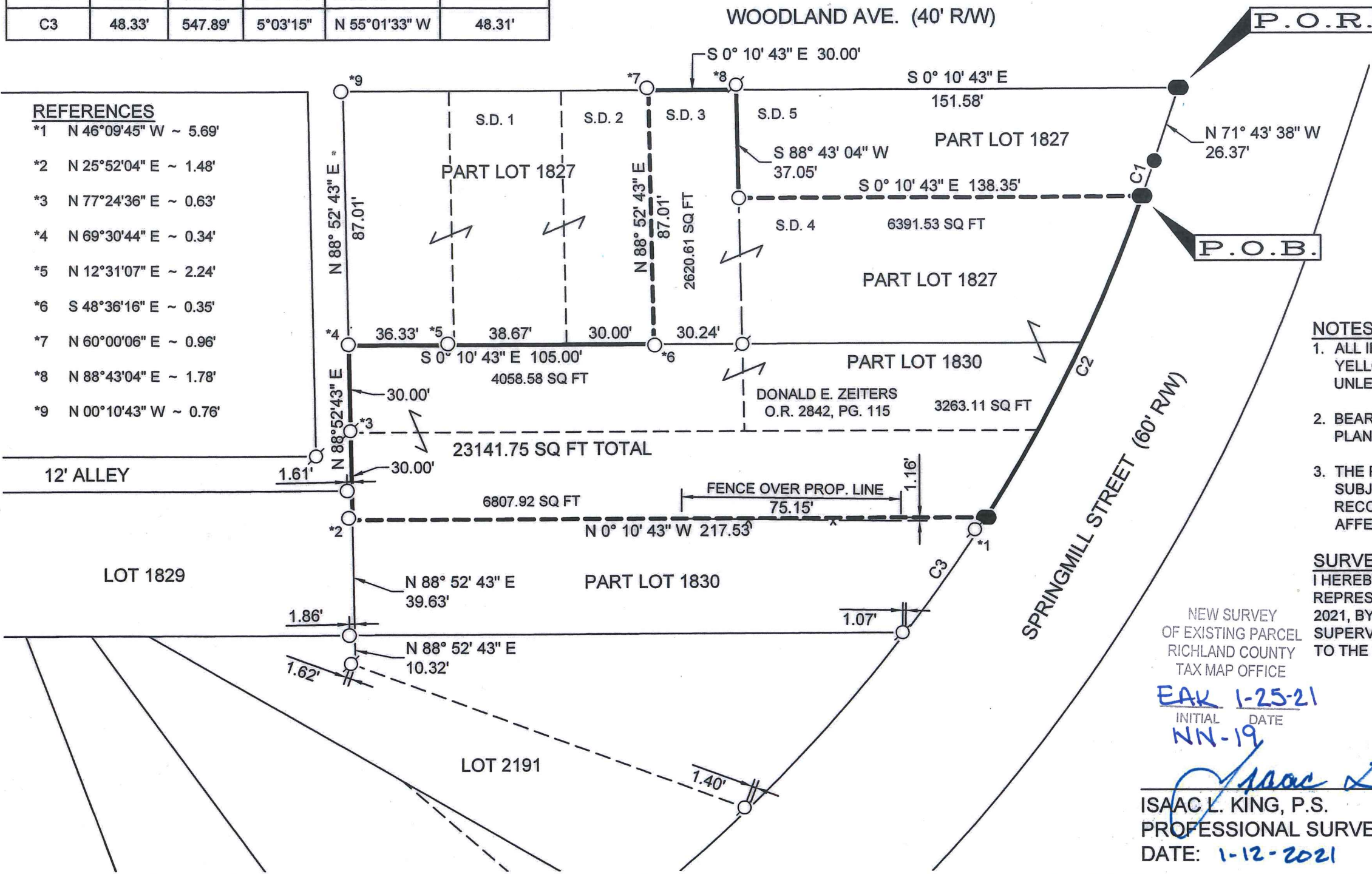
NN-19

ISAAC L. KING, P.S.  
PROFESSIONAL SURVEYOR NO. 8318  
DATE: 1-12-2021



**REFERENCES**

- \*1 N 46°09'45" W ~ 5.69'
- \*2 N 25°52'04" E ~ 1.48'
- \*3 N 77°24'36" E ~ 0.63'
- \*4 N 69°30'44" E ~ 0.34'
- \*5 N 12°31'07" E ~ 2.24'
- \*6 S 48°36'16" E ~ 0.35'
- \*7 N 60°00'06" E ~ 0.96'
- \*8 N 88°43'04" E ~ 1.78'
- \*9 N 00°10'43" W ~ 0.76'



**DESCRIPTION**  
BEING PART OF LOT 1827 & 1830 AS SHOWN AND DELINEATED IN PLAT BOOK 2-3, PAGE 12, OF THE CONSECUTIVELY NUMBERED LOTS OF THE CITY OF MANSFIELD, RICHLAND COUNTY, OHIO.

**SURVEY REFERENCES**  
SURVEY BY J. SEILER, DATED 10-20-1960  
SURVEY BY BLUNK, DATED 8-8-1989  
SURVEYS BY D. SEILER, DATED 5-26-2000 & 10-02-2003  
SURVEY BY S.J.L., DATED 5-24-2013  
SURVEY BY A. KELSER, DATED 7-31-1991  
SURVEYS BY W. CLANCY, DATED 8-22-2002 & 2-15-2007

PLAT OF TITLE FOR:  
**PM TITLE**

ORIG. DATE: 1-8-2021  
ORIG. SHEET SIZE = 11"x17"

S:\2020\211  
DWG. NAME : 2020-211 Ground



ENGINEERS •  
SURVEYORS

1810 E. Mansfield St.  
P.O. Box 325  
Bucyrus, Ohio 44820  
(419) 562-7757  
(419) 562-4717 fax

**LEGAL DESCRIPTION FOR PM TITLE  
CITY OF MANSFIELD, COUNTY OF RICHLAND, STATE OF OHIO  
0.531 ACRES - 23141.76 SQUARE FEET**

SITUATED IN THE STATE OF OHIO, COUNTY OF RICHLAND, CITY OF MANSFIELD, BEING PART OF LOT 1827 AND 1830 AS SHOWN AND DELINEATED IN PLAT BOOK 2-3, PAGE 12 OF THE CONSECUTIVELY NUMBERED LOTS OF SAID CITY, AND BEING 0.531 ACRES (23141.76 SQUARE FEET,) CONVEYED TO DONALD E. ZEITERS OF RECORD IN OFFICIAL RECORD 2842, PAGE 115, RECORDS REFER TO THE RECORDER'S OFFICE RICHLAND COUNTY, OHIO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT A SURVEY NAIL SET ON THE NORTHWEST RIGHT-OF-WAY LINE INTERSECTION OF WOODLAND AVENUE (40 FEET IN WIDTH) AND SPRINGMILL STREET (60 FEET IN WIDTH) AND ALSO BEING THE SOUTHEAST CORNER OF LOT 1827;

THENCE NORTH 71°43'38" WEST, A DISTANCE OF 26.37 FEET WITH THE NORTH RIGHT-OF-WAY LINE OF SAID SPRINGMILL STREET AND THE SOUTH LINE OF SAID LOT 1827, TO AN IRON PIN SET;

THENCE WITH THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 547.89 FEET, A DELTA ANGLE OF 1°19'54", AN ARC LENGTH OF 12.73 FEET, A CHORD OF WHICH BEARS NORTH 71°03'41" WEST, A DISTANCE OF 12.73 FEET, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID SPRINGMILL STREET AND A SOUTH LINE OF SAID LOT 1827, TO A SURVEY NAIL SET AT A SOUTHEAST CORNER OF SAID ZEITERS TRACT AND ALSO BEING THE POINT OF BEGINNING;

THENCE WITH THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 547.89 FEET, A DELTA ANGLE OF 12°50'34", AN ARC LENGTH OF 122.81 FEET, A CHORD OF WHICH BEARS NORTH 63°58'27" WEST, A DISTANCE OF 122.55 FEET, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID SPRINGMILL STREET, A SOUTH LINE OF SAID LOT 1827, A SOUTH LINE OF SAID LOT 1830, AND A SOUTH LINE OF SAID ZEITERS TRACT, TO A SURVEY NAIL SET AT THE SOUTHWEST CORNER OF SAID ZEITERS TRACT;

THENCE NORTH 00°10'43" WEST, A DISTANCE OF 217.53 FEET WITH THE WEST LINE OF SAID ZEITERS TRACT AND OVER AND ACROSS SAID LOT 1830, TO A POINT BEING REFERENCED BY AN IRON PIN FOUND NORTH 25°52'04" EAST, A DISTANCE OF 1.48 FEET, SAID POINT BEING ON THE NORTH LINE OF SAID LOT 1830, A SOUTH LINE OF LOT 1829, AND A NORTH LINE OF SAID ZEITERS TRACT;

THENCE NORTH 88°52'43" EAST, A DISTANCE OF 60.00 FEET WITH THE NORTH LINE OF SAID LOT 1830, A SOUTH LINE OF SAID LOT 1829, THE SOUTH RIGHT-OF-WAY LINE OF AN ALLEY (12 FEET IN WIDTH) AND THE NORTH LINE OF SAID ZEITERS TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN FOUND NORTH 69°30'44" EAST, A DISTANCE OF 0.34 FEET, SAID POINT BEING A NORTHEAST CORNER OF SAID LOT 1830, A NORTHWEST CORNER OF SAID LOT 1827, AND A NORTHEAST CORNER OF SAID ZEITERS TRACT;

THENCE SOUTH 00°10'43" EAST, A DISTANCE OF 105.00 FEET WITH THE EAST LINE OF SAID LOT 1830, A WEST LINE OF SAID LOT 1827, AND AN EAST LINE OF SAID ZEITERS TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN FOUND SOUTH 48°36'16" EAST, A DISTANCE OF 0.35 FEET, SAID POINT BEING A CORNER OF SAID ZEITERS TRACT;

THENCE NORTH 88°52'43" EAST, A DISTANCE OF 87.01 FEET WITH THE NORTH LINE OF SAID ZEITERS TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN FOUND NORTH 60°00'06" EAST, A DISTANCE OF 0.96 FEET, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID WOODLAND AVENUE, THE EAST LINE OF SAID LOT 1827, AND A NORTHEAST CORNER OF SAID ZEITERS TRACT;

THENCE SOUTH 00°10'43" EAST, A DISTANCE OF 30.00 FEET WITH THE WEST RIGHT-OF-WAY LINE OF SAID WOODLAND AVENUE, AN EAST LINE OF SAID LOT 1827, AND AN EAST LINE OF SAID ZEITERS TRACT, TO A POINT BEING REFERENCED BY AN IRON PIPE FOUND NORTH 88°43'04" EAST, A DISTANCE OF 1.78 FEET, SAID POINT BEING A SOUTHEAST CORNER OF SAID ZEITERS TRACT;

THENCE SOUTH 88°43'04" WEST, A DISTANCE OF 37.05 FEET OVER AND ACROSS SAID LOT 1827 AND WITH A SOUTH LINE OF SAID ZEITERS TRACT, TO AN IRON PIN FOUND;

THENCE SOUTH 00°10'43" EAST, A DISTANCE OF 138.35 FEET OVER AND ACROSS SAID LOT 1827 AND WITH AN EAST LINE OF SAID ZEITERS TRACT, TO THE SURVEY NAIL SET AT THE POINT OF BEGINNING, CONTAINING 0.531 ACRES (23141.75 SQUARE FEET) OF LAND, OF WHICH 9012.14 SQUARE FEET ARE IN LOT 1827 AND 14129.61 SQUARE FEET ARE IN LOT 1830, MORE OR LESS.

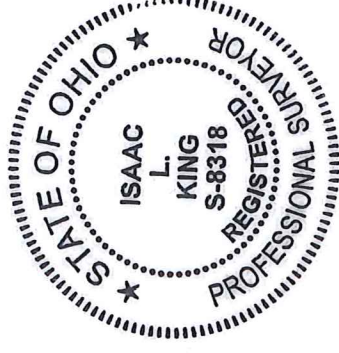
THE ABOVE DESCRIPTION WAS BASED ON A SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF ISAAC L. KING, P.S. PROFESSIONAL SURVEYOR NUMBER 8318, IN JANUARY, 2021, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

ALL BEARINGS SHOWN HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, (NAD 83).

ALL IRON PINS SET ARE 5/8" O.D. X 30" LONG REINFORCING RODS WITH YELLOW PLASTIC CAPS STAMPED "MAKEEVER AND ASSOC." UNLESS OTHERWISE NOTED.

PRIOR DEED REFERENCE: OFFICIAL RECORD 2842, PAGE 115.

  
ISAAC L. KING, P.S.  
PROFESSIONAL SURVEYOR NO. 8318  
DATE: 1-12-2021



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
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