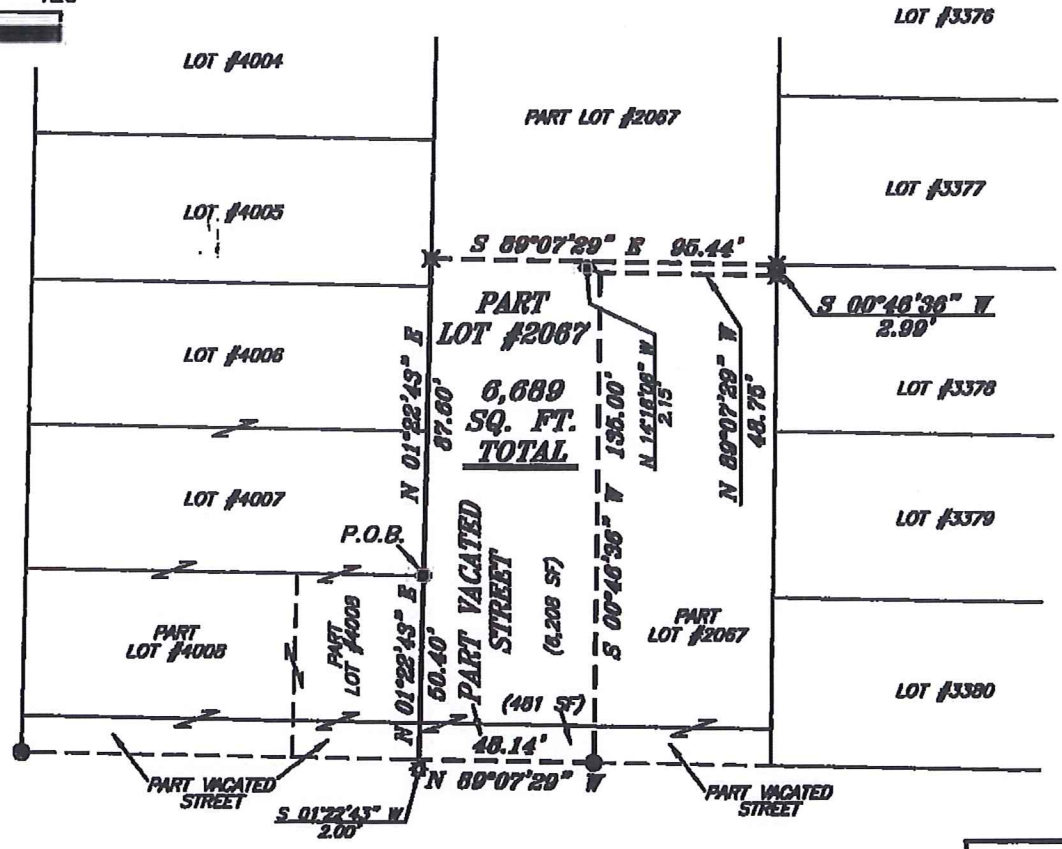




REFERENCES:
 SURVEY L-356
 SURVEY G-12
 SURVEY J-213
 SURVEY E-285
 SURVEY EE-37

BALDWIN AVENUE 33' R/W



BASIS OF BEARING IS STATE PLANE
 GRID NORTH MAD 83 (2011), GEOID
 18A, OHIO NORTH ZONE.

LEGEND

- IRON PIN FOUND
- IRON PIPE FOUND
- ⊙ 3" SURVEY MARKER SET
- ⊛ DRILL HOLE SET IN CONCRETE
- ◆ METAL FENCE POST FOUND
- ⊠ 5/8" IRON PIN SET WITH CAP STAMPED "CRAIG 8185"



Chad F. Craig

SURVEY BY: CHAD F. CRAIG P.S. #8185
 for SELER & CRAIG SURVEYING INC.
 270 PARK AVENUE WEST
 MANSFIELD, OHIO 44902
 (419) 685-3844
 EMAIL: SELERANDCRAIG@SELERANDCRAIG.COM

PARKER STREET 30' R/W

SURVEY PLAT FOR PROPERTY TRANSFER	
PART LOT #2067 & PART VACATED PARKER STREET, CITY OF MANSFIELD RICHLAND COUNTY, OHIO	
DATE: JANUARY 14, 2021	SCALE: 1"=40'
PAW LAND BANK PAYNE	

Zoning Approved

City of Mansfield

Date 1/28/21

SURVEY DESCRIPTION

PART OF LOT #2067 & PART VACATED STREET
CITY OF MANSFIELD,
RICHLAND COUNTY, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being known as Part Lot #2067 of the consecutively numbered lots in said city and Part of Vacated Street, and being more particularly described as follows:

Beginning for the same at an iron pin found marking the southeast corner of Lot #4007 the same as being a point on the west line of Lot #2067, Thence, North 01 degree 22 minutes 43 seconds East with the west line of said Lot #2067, 87.60 feet to an iron pin set;

Thence, South 89 degrees 07 minutes 29 seconds East 95.44 feet to an iron pin set on the east line of said lot;

Thence, South 00 degrees 46 minutes 36 seconds West with said east line 2.99 feet to an iron pin set;

Thence, North 89 degrees 07 minutes 29 seconds West 48.75 feet to a point and being referenced by a metal fence post found on a bearing of North 14 degrees 16 minutes 06 seconds West and at a distance of 2.15 feet;

Thence, South 00 degrees 46 minutes 36 seconds West 135.00 feet to an iron pipe found;

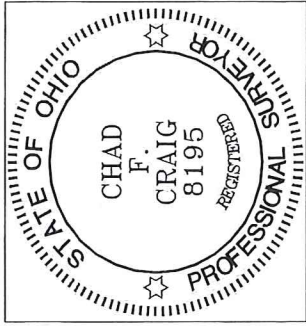
Thence, North 89 degrees 07 minutes 29 seconds West 48.14 feet to a point and being referenced by a drill hole set in concrete on a bearing of South 01 degree 22 minutes 43 seconds West and at a distance of 2.00 feet;

Thence, North 01 degree 22 minutes 43 seconds East 50.40 feet to the place of beginning, containing a total of 6,689 square feet, of which 6,208 square feet are located in Part Lot #2067, and 481 square feet are located in Part Vacated Street, according to survey by Chad F. Craig P.S. 8195 on January 14, 2021, but subject to all easements, right of ways and highways of record.

The grantees, his heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site under applicable zoning and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.

Iron pins set are 5/8" rods with caps stamped "CRAIG 8195".

Bearings are based on State Plane Grid North NAD 83 (2011), Geoid 18A, Ohio North Zone and are intended to be used for angular determination only.



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAC 1-28-21
INITIAL DATE
NN-28

A handwritten signature in blue ink that reads "Chad F. Craig".

Chad F. Craig P.S. #8195
Seiler and Craig Surveying, Inc.