

0' 40' 80' 120'



SCALE: 1" = 40'

NORTH



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

DAWSONRIDGE
PAR & PUB LLC
O.R.V. 2461, PAGE 234

PART LOT
#20496

14,157 SQ. FT. TOTAL

T. R. BOWERSOCK
O.R.V. 2764, PAGE 617

PART LOT
#20495

(3,039 SF)

(11,118 SF)

PART LOT #20496

PART LOT #20495

LOT #20494

LOT #20479

PART LOT #20493

N 50°31'12" E
24.00'

P.O.B.

N 08°33'50" E 133.50'

44.08'

N 49°51'03" W
45.51'

45.00'

CONNOR DRIVE 60' R/W
S 41°47'45" E 165.46'

125.73'

FOREST DRIVE 60' R/W

LEGEND

- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ⊗ 3" SURVEY MARKER SET
- △ RAILROAD SPIKE SET
- ▲ RAILROAD SPIKE FOUND
- ⊗ 5/8" IRON PIN SET WITH CAP
STAMPED "CRAIG 8195"



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 9-3-21
INITIAL DATE
NN-332

SURVEY PLAT FOR
PROPERTY TRANSFER

PART LOT #20495 & PART LOT #20496
CITY OF MANSFIELD
RICHLAND COUNTY, OHIO

DATE: AUGUST 20, 2021 SCALE: 1"=40'

FOREST_DR_801

Chad F. Craig
SURVEY BY: CHAD F. CRAIG P.S. #8195
for SEILER & CRAIG SURVEYING INC.
270 PARK AVENUE WEST
MANSFIELD, OHIO 44902
(419) 525-3644
EMAIL: SEILERANDCRAIG@SEILERANDCRAIG.COM

SURVEY DESCRIPTION

PART LOT #20495 AND
PART LOT #20496
CITY OF MANSFIELD,
RICHLAND COUNTY, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being known as Part Lot #20495 and Part Lot #20496 of the consecutively numbered lots in said city and being more particularly described as follows:

Beginning for the same at an iron pin set marking the northeasterly corner of Lot #20496; Thence, South 41 degrees 47 minutes 45 seconds East with the easterly line of Lot #20496, a distance of 165.46 feet to an iron pin found;

Thence, South 64 degrees 56 minutes 30 seconds West 125.73 feet to an iron pin set on the southwesterly line of Lot 20495;

Thence, North 49 degrees 51 minutes 03 seconds West with said southwesterly line of Lot #20495, a distance of 45.51 feet to an iron pin set on the west line of said lot;

Thence, North 08 degrees 33 minutes 50 seconds East with the west line of said lot and the northerly prolongation thereof, passing through an iron pipe found at 44.08 feet for a total distance of 133.50 feet to an iron pin found and accepted as marking the northwest corner of Lot #20496;

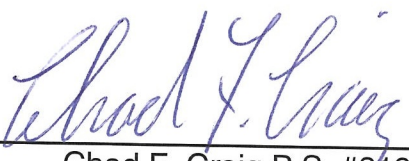
Thence, North 50 degrees 31 minutes 12 seconds East with the north line of Lot #20496, a distance of 24.00 feet to the place of beginning, containing a total of 14,157 square feet, of which 3,039 square feet are in Part Lot #20495 and 11,118 square feet are in Part Lot #20496, according to survey by Chad F. Craig P.S. 8195 on August 20, 2021, but subject to all easements, right of ways and highways of record.

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