

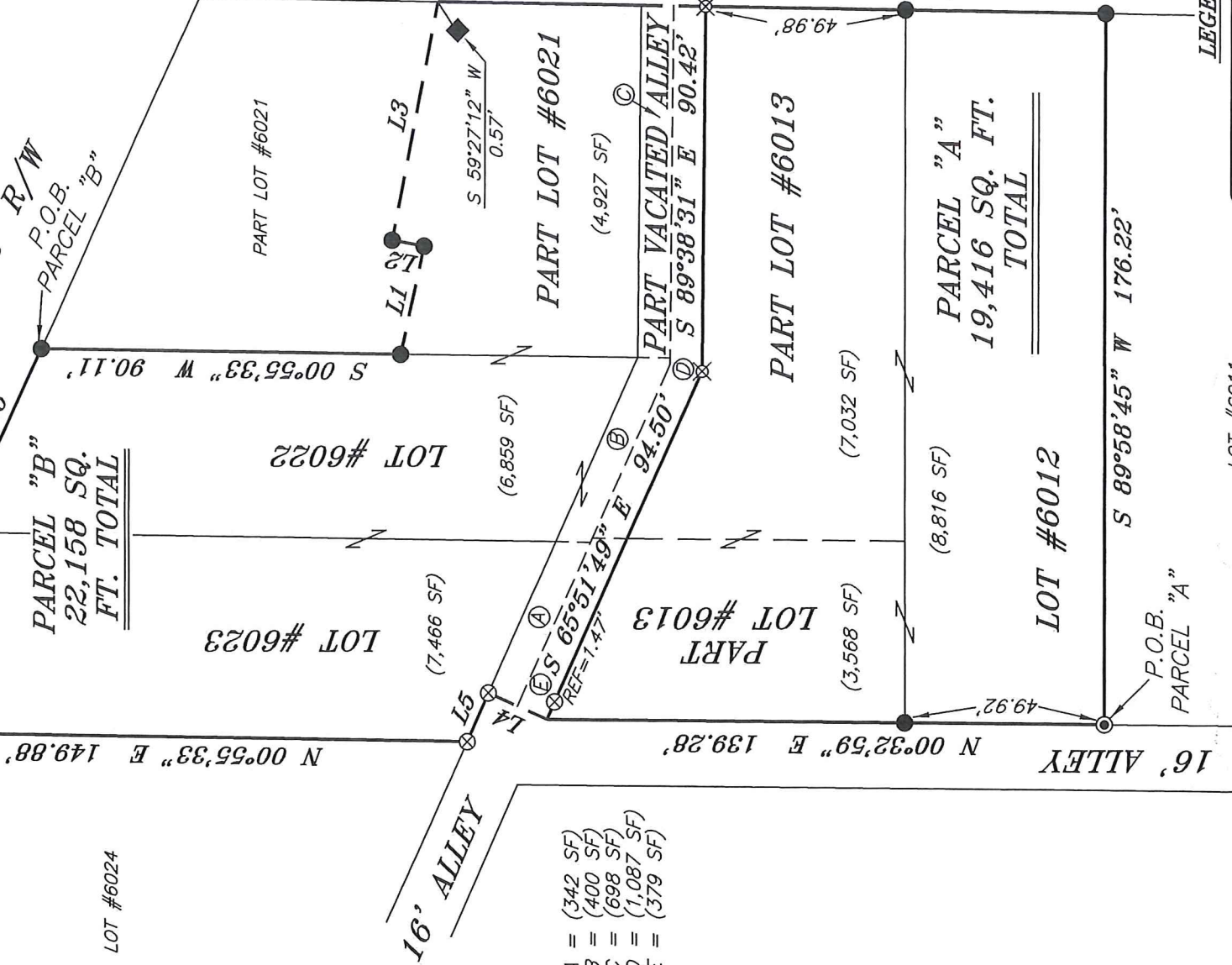
BASIS OF BEARING IS STATE PLANE
GRID NORTH NAD 83 (2011), GEOID
18A, OHIO NORTH ZONE.

NORTH



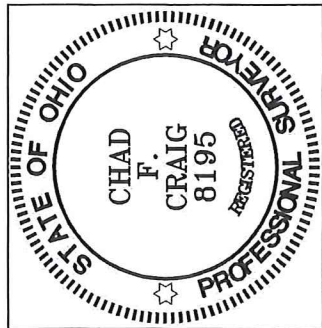
| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 77°59'11" E | 27.42' |
| L2 | N 10°54'04" E | 8.00' |
| L3 | S 79°26'14" E | 60.00' |
| L4 | N 24°08'11" E | 16.00' |
| L5 | N 65°51'49" W | 13.18' |

WEST FOURTH STREET 60' R/W
S 65°35'46" E 104.36'



- A = (342 SF)
- B = (400 SF)
- C = (698 SF)
- D = (1,087 SF)
- E = (379 SF)

LOT #6011
NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
DATE 2-2-21
INITIAL EAK
DATE 2-2-21
INITIAL NN-35



Chad F. Craig

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

- LEGEND**
- IRON PIN FOUND
 - ◎ IRON PIPE FOUND
 - ⊗ 3" SURVEY MARKER SET IN PAVEMENT
 - ◆ 3" METAL POST FOUND
 - ▲ RAILROAD SPIKE FOUND
 - ⊗ 5/8" IRON PIN SET WITH CAP STAMPED "CRAIG 8195"

SURVEY PLAT FOR
STANFIELD

LOT #6012, LOT #6013, LOT #6022,
LOT #6023, PART LOT #6021 AND
PART VACATED ALLEY, CITY OF
MANSFIELD, RICHLAND COUNTY, OHIO

DATE: JANUARY 21, 2021 SCALE: 1"=40'
ROWLAND_AVE_133_STANFIELD

**SURVEY DESCRIPTION
PARCEL "A"**

LOT #6012 AND LOT #6013
CITY OF MANSFIELD,
RICHLAND COUNTY, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being known as Lot #6012 and Lot #6013 of the consecutively numbered lots in said city and being more particularly described as follows:

Beginning for the same at an iron pipe found and accepted as marking the southwest corner of Lot #6012 in the City of Mansfield; Thence, North 00 degrees 32 minutes 59 seconds East with the west line of said lot and the northerly prolongation thereof, passing through an iron pin found at 49.92 feet, a total distance of 139.28 feet to the northwest corner of Lot #6013 and referenced by an 3 inch survey marker set in pavement on a bearing of South 65 degrees 51 minutes 49 seconds East and at a distance of 1.47 feet;

Thence, South 65 degrees 51 minutes 49 seconds East, with the north line of Lot #6013, passing through said survey marker, 94.50 feet to an iron pin set;

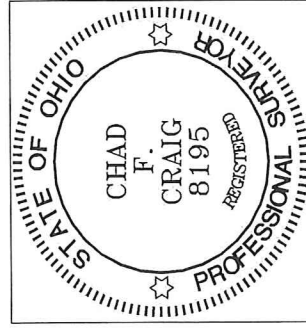
Thence, South 89 degrees 38 minutes 31 seconds East with said north line, 90.42 feet to an iron pin set on the northeast corner thereof;

Thence, South 01 degree 00 minutes 40 seconds West with the east line of Lot #6013 and the southerly prolongation thereof, passing through an iron pin found at 49.98 feet, a total distance of 100.02 feet to an iron pin found and accepted as marking the southeast corner of Lot #6012;

Thence, South 89 degrees 58 minutes 45 seconds West with the south line of said lot, 176.22 feet to the place of beginning, containing a total of 19,416 square feet, of which 8,816 square feet are in Lot #6012 and 10,600 square feet are in Lot #6013, according to survey by Chad F. Craig P.S. 8195 on January 21, 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 SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EAK 2-2-21
INITIAL DATE

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 2-2-21
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A handwritten signature in black ink, appearing to read "Chad F. Craig".

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

**SURVEY DESCRIPTION
PARCEL "B"**

PART LOT #6021, LOT #6022, LOT #6023
AND PART VACATED ALLEY
CITY OF MANSFIELD,
RICHLAND COUNTY, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being known as Part Lot #6021, Lot #6022 and Lot #6023 of the consecutively numbered lots in said city and part of a vacated alley, being more particularly described as follows:

Beginning for the same at an iron pin found and accepted as marking the northeast corner of Lot #6022 in the City of Mansfield; Thence, South 00 degrees 55 minutes 33 seconds West with the east line of said lot, 90.11 feet to an iron pin found;

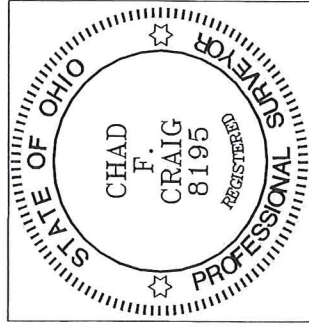
Thence, the following ten (10) courses and distances:

1. South 77 degrees 59 minutes 11 seconds East 27.42 feet to an iron pin found
2. North 10 degrees 54 minutes 04 seconds East 8.00 feet to an iron pin found
3. South 79 degrees 26 minutes 14 seconds East 60.00 feet to a point on the east line of Lot #6021 and referenced by a 3 inch metal post found on a bearing of South 59 degrees 27 minutes 12 seconds West and at a distance of 0.57 feet
4. South 01 degree 00 minutes 40 seconds West with said east line and the southerly prolongation thereof, 67.00 feet to an iron pin set on the northeast corner of Lot #6013, the same being the southeast terminus of a 16 foot alley
5. North 89 degrees 38 minutes 31 seconds West with the north line of said lot and the south right of way of said alley, 90.42 feet to an iron pin set
6. North 65 degrees 51 minutes 49 seconds West with the north line of said lot and the south right of way of said alley, passing through a 3 inch survey marker set in pavement at 93.03 feet, a total distance of 94.50 feet to the northwest corner of said lot
7. North 24 degrees 08 minutes 11 seconds East 16.00 feet to a 3 inch survey marker set in pavement on the south line of Lot #6023, the same being the north right of way of said alley
8. North 65 degrees 51 minutes 49 seconds West with the south line of said lot and the north right of way of said alley, 13.18 feet to a 3 inch survey marker set in pavement on the southwest corner of said lot
9. North 00 degrees 55 minutes 33 seconds East with the west line of said lot, 149.88 feet to a 3 inch survey marker set in pavement on the northwest corner of said lot

10. South 65 degrees 35 minutes 46 seconds East with the north line of said lot and the southeasterly prolongation thereof, 104.36 feet to the place of beginning, containing a total of 22,158 square feet, of which 4,927 square feet are in Part Lot #6021, 6,859 square feet are in Lot #6022, 7,466 square feet are in Lot #6023 and 2,906 square feet are in part of a vacated alley, according to survey by Chad F. Craig P.S. 8195 on January 21, 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".

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