

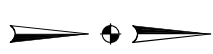
# SUBDIVISION OF LOT 16032

## PLAT VOLUME 20, PAGE 30

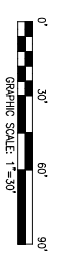
### CITY OF MANSFIELD, OHIO

### COUNTY OF RICHLAND

### FOR PROPERTY TRANSFER



BASIS OF BEARINGS  
BEARINGS ARE BASED ON AN  
ASSUMED MERIDIAN AND ARE  
USED TO EXPRESS ANGLES  
ONLY.



#### LEGEND

- 5/8" DIA. x 30" LONG REBAR SET WITH PLASTIC CAP STAMPED "WEIGLER 7747"
- ⊗ REBAR WITH CAP STAMPED "BLUNK 6320" FOUND
- IRON PIPE FOUND (SIZE AS MARKED)
- △ REBAR WITH CAP STAMPED "CLANCY 7178" FOUND

R1  
RADIUS 330.10'  
LEN 32.55'  
DELTA 57.38 59°  
CHORD LEN 32.54'  
CHORD BEARING S 05°54'01" E

R2  
RADIUS 330.10'  
LEN 56.30'  
DELTA 97.46 18°  
CHORD LEN 56.23'  
CHORD BEARING S 13°56'39" E

REFERENCES  
TAX MAP  
PLAT VOLUME 20, PAGE 30  
SURVEY FILE Z-328

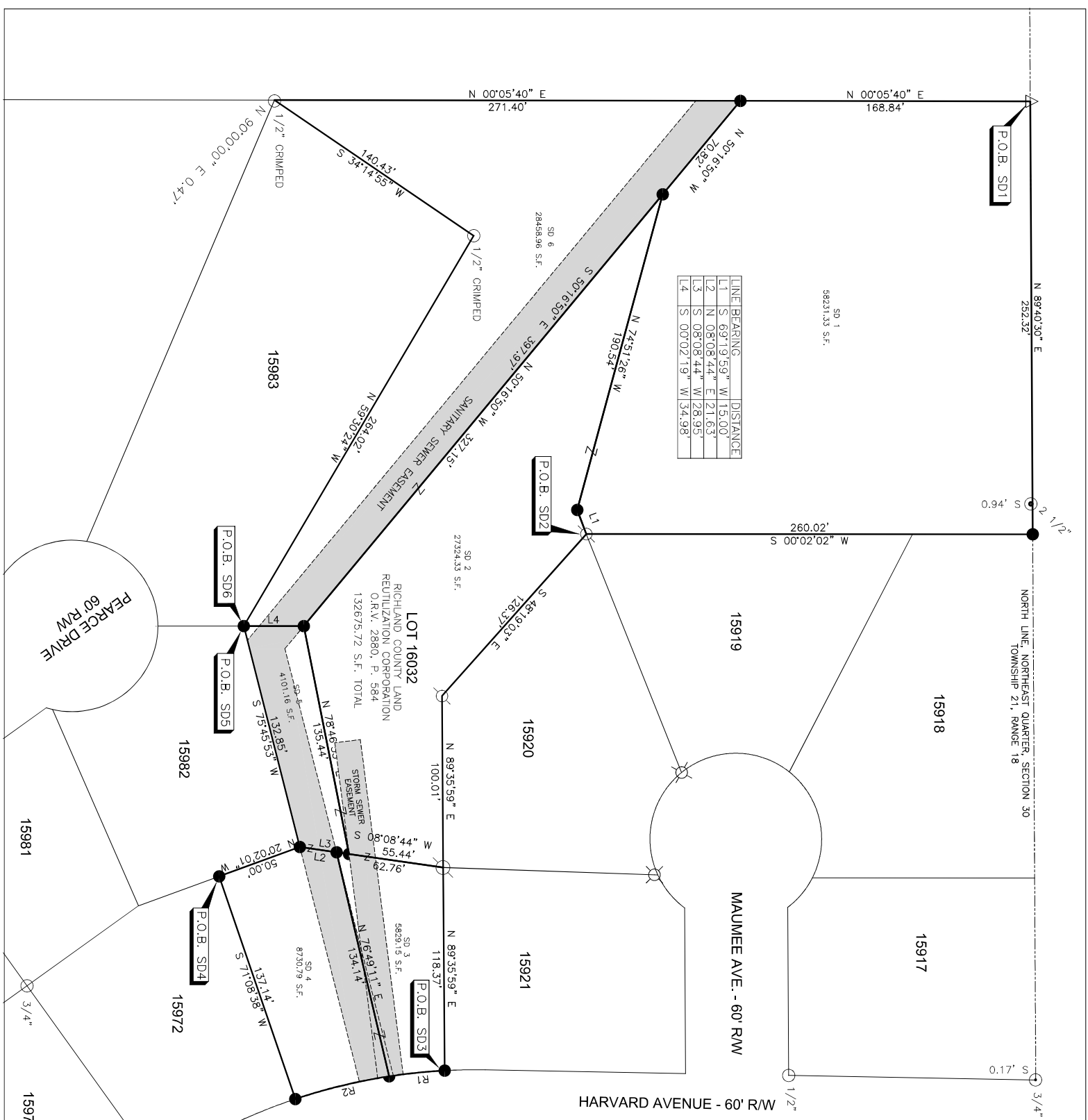
NEW SPLIT	OF EXISTING PARCEL
RICHLAND COUNTY	RICHLAND COUNTY
TAX MAP OFFICE	TAX MAP OFFICE
<b>EA</b> 9-22-21	<b>EA</b> 9-22-21
INITIAL	INITIAL
DATE	DATE
<b>NX-365</b>	

CERTIFICATION: I HEREBY CERTIFY THAT THE FOREGOING SURVEY WAS PREPARED FROM ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-37 OHIO ADMINISTRATIVE CODE.

PREPARED BY  
**WEIGLER LAND SURVEYING, LTD.**



GARRY E. WEIGLER  
OHIO REGISTERED SURVEYOR NO. 7747  
DATE: AUGUST 12, 2021  
FILE NO. 21022





# Weigler Land Surveying, Ltd.

513 Amoy East Road, Mansfield, Ohio 44903

Phone and Fax (419) 747-7155

21003

## DESCRIPTION SD 1 OF LOT 16032 CITY OF MANSFIELD, OHIO

Situated in the State of Ohio, County of Richland, City of Mansfield, being SD 1 of Lot 16032 of the consecutively numbered lots in said City as indicated in Ballylin Development, Plat Volume 20, Page 30, and being more particularly described as follows;

**BEGINNING** at a rebar with cap stamped "Clancy 7178" found marking the northwest corner of Lot 16032, said rebar also being in the north line of the northeast quarter of Section Thirty (30), Township Twenty-one (21), Range Eighteen (18),

Thence with the following Six (6) courses;

1. North 89°40'30" East, 252.32 feet with the north line of said quarter and Lot 16032 to a rebar with cap stamped "Weigler 7747" set marking the northeast corner of Lot 16032 and the northwest corner of Lot 15918;
2. South 00°02'02" West, 260.02 feet with the west line of Lot 15918 and Lot 15919 to a 5/8" rebar found marking the southwest corner of Lot 15919;
3. South 69°19'59" West, 15.00 feet to a 5/8" rebar with cap stamped "Weigler 7747" set;
4. North 74°51'26" West, 190.54 feet to a 5/8" rebar with cap stamped "Weigler 7747" set;
5. North 50°16'50" West, 70.82 feet to a 5/8" rebar with cap stamped "Weigler 7747" set in the west line of Lot 16032;
6. North 00°05'40" East, 168.84 feet with the west line of said Lot 16032 to the point of beginning, containing 58,231.33 Square feet, being subject to all legal easements, restrictions and rights-of-way now on record.


Bearings are based on an assumed meridian, and are used to express angles only.

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 the 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.

I hereby certify that this description is based upon an actual field survey made by Gary E. Weigler, Registered Surveyor No. 7747 and all monumentation was set or found as indicated.

Prior Deed Reference: Official Record Volume 2880, Page 584

prepared by:  
**Weigler Land Surveying, Ltd.**

  
Gary E. Weigler  
Registered Surveyor No. 7747  
Date: August 12, 2021



NEW SPLIT	
RICHLAND COUNTY	
TAX MAP OFFICE	
<u>EAK</u>	<u>9-22-21</u>
INITIAL	DATE
<b>NN-365</b>	





# Weigler Land Surveying, Ltd.

513 Amoy East Road, Mansfield, Ohio 44903

Phone and Fax (419) 747-7155

21003

## DESCRIPTION SD 2 OF LOT 16032 CITY OF MANSFIELD, OHIO

Situated in the State of Ohio, County of Richland, City of Mansfield, being SD 2 of Lot 16032 of the consecutively numbered lots in said City as indicated in Ballylin Development, Plat Volume 20, Page 30, and being more particularly described as follows;

**BEGINNING** at a 5/8" rebar found marking the northwest corner of Lot 15920;

Thence with the following Seven (7) courses;

1. South 48°19'03" East, 126.37 feet with a southerly line of said Lot 15920 to a 5/8" rebar found marking corner of Lot 15920;
2. North 89°35'59" East, 100.01 feet with the south line of Lot 15920 to a 5/8" rebar found marking the southeast corner of Lot 15920;
3. South 08°08'44" West, 55.44 feet to a 5/8" rebar with cap stamped "Weigler 7747" set;
4. South 78°46'53" West, 135.44 feet to a 5/8" rebar with cap stamped "Weigler 7747" set;
5. North 50°16'50" West, 327.15 feet to a 5/8" rebar with cap stamped "Weigler 7747" set;
6. South 74°51'26" East, 190.54 feet to a 5/8" rebar with cap stamped "Weigler 7747" set;
7. North 69°19'59" East, 15.00 feet to the point of beginning, containing 27,324.33 Square feet, being subject to all legal easements, restrictions and rights-of-way now on record.

Being subject to a storm sewer easement conveyed by the Richland County Land Reutilization Corporation to the City of Mansfield as recorded in Official Record Volume \_\_\_\_\_, Page \_\_\_\_\_.

Bearings are based on an assumed meridian, and are used to express angles only.

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 the 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.

I hereby certify that this description is based upon an actual field survey made by Gary E. Weigler, Registered Surveyor No. 7747 and all monumentation was set or found as indicated.

Prior Deed Reference: Official Record Volume 2880, Page 584

prepared by:  
**Weigler Land Surveying, Ltd.**

Gary E. Weigler  
Registered Surveyor No. 7747  
Date: August 12, 2021



NEW SPLIT	
RICHLAND COUNTY	
TAX MAP OFFICE	
<u>EAK</u>	<u>9-22-21</u>
INITIAL	DATE

**NN-365**



# Weigler Land Surveying, Ltd.

513 Amoy East Road, Mansfield, Ohio 44903

Phone and Fax (419) 747-7155

21003

## DESCRIPTION SD 3 OF LOT 16032 CITY OF MANSFIELD, OHIO

Situated in the State of Ohio, County of Richland, City of Mansfield, being SD 3 of Lot 16032 of the consecutively numbered lots in said City as indicated in Ballylin Development, Plat Volume 20, Page 30, and being more particularly described as follows;

**BEGINNING** at a 5/8" rebar with cap stamped "Weigler 7747" set marking the southeast corner of Lot 15921, said rebar being in the west right-of-way of Harvard Avenue (60 feet in width);

Thence with the following Four (4) courses;

1. With a curve to the left having a radius of 330.10 feet, an arc length of 32.55, delta angle of 05°38'59", and a chord bearing South 05°54'01" East, 32.54 feet to a 5/8" rebar with cap stamped "Weigler 7747" set in the west right-of-way of said Harvard Avenue;
2. South 76°49'11" West, 134.14 feet to a 5/8" rebar with cap stamped "Weigler 7747" set;
3. North 08°08'44" East, 62.76 feet to a 5/8" rebar found marking the southwest corner of Lot 15921;
4. North 89°35'59" East, 118.37 feet with the south line of said Lot 15921 to the point of beginning, containing 5,829.15 square feet, being subject to all legal easements, restrictions and rights-of-way now on record.

Being subject to a storm sewer easement conveyed by the Richland County Land Reutilization Corporation to the City of Mansfield as recorded in Official Record Volume \_\_\_\_\_, Page \_\_\_\_\_.

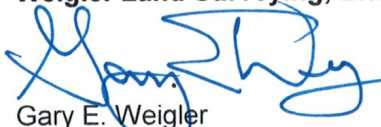
Bearings are based on an assumed meridian, and are used to express angles only.

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.

I hereby certify that this description is based upon an actual field survey made by Gary E. Weigler, Registered Surveyor No. 7747 and all monumentation was set or found as indicated.

Prior Deed Reference: Official Record Volume 2880, Page 584

prepared by:  
**Weigler Land Surveying, Ltd.**

  
Gary E. Weigler  
Registered Surveyor No. 7747  
Date: August 12, 2021



NEW SPLIT  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK**     **9-22-21**  
 INITIAL     DATE  
**NN-365**





# Weigler Land Surveying, Ltd.

513 Amoy East Road, Mansfield, Ohio 44903

Phone and Fax (419) 747-7155

21003

## DESCRIPTION SD 4 OF LOT 16032 CITY OF MANSFIELD, OHIO

Situated in the State of Ohio, County of Richland, City of Mansfield, being SD 4 of Lot 16032 of the consecutively numbered lots in said City as indicated in Ballylin Development Plat Volume 20, Page 30, and being more particularly described as follows;

**BEGINNING** at a 5/8" rebar with cap stamped "Weigler 7747" set marking the northwest corner of Lot 15972;

Thence with the following Five (5) courses;

1. North 20°02'01" West, 50.00 feet with the east line of Lot 15982 to a 5/8" rebar with cap stamped "Weigler 7747" set marking the northeast corner of Lot 15982;
2. North 08°08'44" East, 21.63 feet to a 5/8" rebar with cap stamped "Weigler 7747" set;
3. North 76°49'11" East, 134.14 feet to a 5/8" rebar with cap stamped "Weigler 7747" set in the west right-of-way line of Harvard Avenue (60 feet in width);
4. With a curve to the left having a radius of 330.10 feet, an arc length of 56.30 feet, delta angle of 09°46'18", and a chord bearing South 13°36'39" East, 56.23 feet to a 5/8" rebar with cap stamped "Weigler 7747" set marking the northeast corner of Lot 15972,
5. South 71°08'38" West, 137.14 feet with the north line of Lot 15972 to the point of beginning, containing 8730.79 square feet, being subject to all legal easements, restrictions and rights-of-way now on record

Being subject to a storm sewer easement conveyed by the Richland County Land Reutilization Corporation to the City of Mansfield as recorded in Official Record Volume \_\_\_\_\_, Page \_\_\_\_\_.

Also being subject to a sanitary sewer easement conveyed by the Richland County Land Reutilization Corporation to the City of Mansfield as recorded in Official Record Volume \_\_\_\_\_, Page \_\_\_\_\_.


Bearings are based on an assumed meridian, and are used to express angles only.

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.

I hereby certify that this description is based upon an actual field survey made by Gary E. Weigler, Registered Surveyor No. 7747 and all monumentation was set or found as indicated.

Prior Deed Reference: Official Record Volume 2880, Page 584

prepared by:  
**Weigler Land Surveying, Ltd.**

  
Gary E. Weigler  
Registered Surveyor No. 7747  
Date: August 12, 2021



NEW SPLIT  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK**     **9-22-21**  
 INITIAL     DATE  
**NN-365**



# Weigler Land Surveying, Ltd.

513 Amoy East Road, Mansfield, Ohio 44903

Phone and Fax (419) 747-7155

21003

## DESCRIPTION SD 5 OF LOT 16032 CITY OF MANSFIELD, OHIO

Situated in the State of Ohio, County of Richland, City of Mansfield, being SD 5 of Lot 16032 of the consecutively numbered lots in said City as indicated in Ballylin Development, Plat Volume 20, Page 30, and being more particularly described as follows;

**BEGINNING** at a 5/8" rebar with cap stamped "Weigler 7747" set marking the northwest corner of Lot 15982;

Thence with the following Four (4) courses;

1. North 00°02'19" East, 34.98 feet to a 5/8" rebar with cap stamped "Weigler 7747" set;
2. North 78°46'53" East, 135.44 feet to a 5/8" rebar with cap stamped "Weigler 7747" set;
3. South 08°08'44" West, 28.95 feet to a 5/8" rebar with cap stamped "Weigler 7747" set marking the northeast corner of Lot 15982;
4. South 75°45'53" West 132.85 feet with the north line of Lot 15982 to the point of beginning, containing 4,101.16 square feet, being subject to all legal easements, restrictions and rights-of-way now on record

Being subject to a sanitary sewer easement conveyed by the Richland County Land Reutilization Corporation to the City of Mansfield as recorded in Official Record Volume \_\_\_\_\_, Page \_\_\_\_\_.

Bearings are based on an assumed meridian, and are used to express angles only.

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 the 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.

I hereby certify that this description is based upon an actual field survey made by Gary E. Weigler, Registered Surveyor No. 7747 and all monumentation was set or found as indicated.

Prior Deed Reference: Official Record Volume 2880, Page 584

prepared by:  
**Weigler Land Surveying, Ltd.**

Gary E. Weigler  
Registered Surveyor No. 7747  
Date: August 12, 2021



NEW SPLIT  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK**      **9-22-21**  
 INITIAL      DATE  
**NN-365**





**Weigler Land Surveying, Ltd.**

513 Amoy East Road, Mansfield, Ohio 44903

Phone and Fax (419) 747-7155

21003

**DESCRIPTION  
SD 6 OF LOT 16032  
CITY OF MANSFIELD, OHIO**

Situated in the State of Ohio, County of Richland, City of Mansfield, being SD 6 of Lot 16032 of the consecutively numbered lots in said City as indicated in Ballylin Development, Plat Volume 20, Page 30, and being more particularly described as follows;

**BEGINNING** at a 5/8" rebar with cap stamped "Weigler 7747" set marking the northeast corner of Lot 15983;

Thence with the following Five (5) courses;

1. North 59°30'24" West, 264.02 feet with the north line of Lot 15983 to a 1/2" crimped iron pipe found marking the northwest corner of Lot 15983;
2. South 34°14'55" West, 140.43 feet to a point being referenced by a 1/2" crimped iron pipe found North 90°00'00" East, 0.47 feet, said point marking the southwest corner of Lot 16032;
3. North 00°05'40" East, 271.40 feet with the west line of Lot 16032 to a 5/8" rebar with cap stamped "Weigler 7747" set in the west line of Lot 16032;
4. South 50°16'50" East, 397.97 feet to a 5/8" rebar with cap stamped "Weigler 7747" set;
5. South 00°02'19" West, 34.98 feet to the point of beginning, containing 28, 458.96 square feet, being subject to all legal easements, restrictions and rights-of-way now on record

Being subject to a sanitary sewer easement conveyed by the Richland County Land Reutilization Corporation to the City of Mansfield as recorded in Official Record Volume \_\_\_\_\_, Page \_\_\_\_\_.

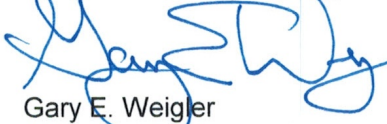
Bearings are based on an assumed meridian, and are used to express angles only.

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I hereby certify that this description is based upon an actual field survey made by Gary E. Weigler, Registered Surveyor No. 7747 and all monumentation was set or found as indicated.

Prior Deed Reference: Official Record Volume 2880, Page 584

prepared by:  
**Weigler Land Surveying, Ltd.**

  
 Gary E. Weigler  
 Registered Surveyor No. 7747  
 Date: August 12, 2021



NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK**      **9-22-21**  
 INITIAL      DATE  
**NN-365**