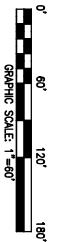


**SUBDIVISION OF LOT 22473**  
**PLAT VOLUME 25, PAGE 107**  
**CITY OF MANSFIELD, OHIO**  
**COUNTY OF RICHLAND**  
**FOR PROPERTY TRANSFER**



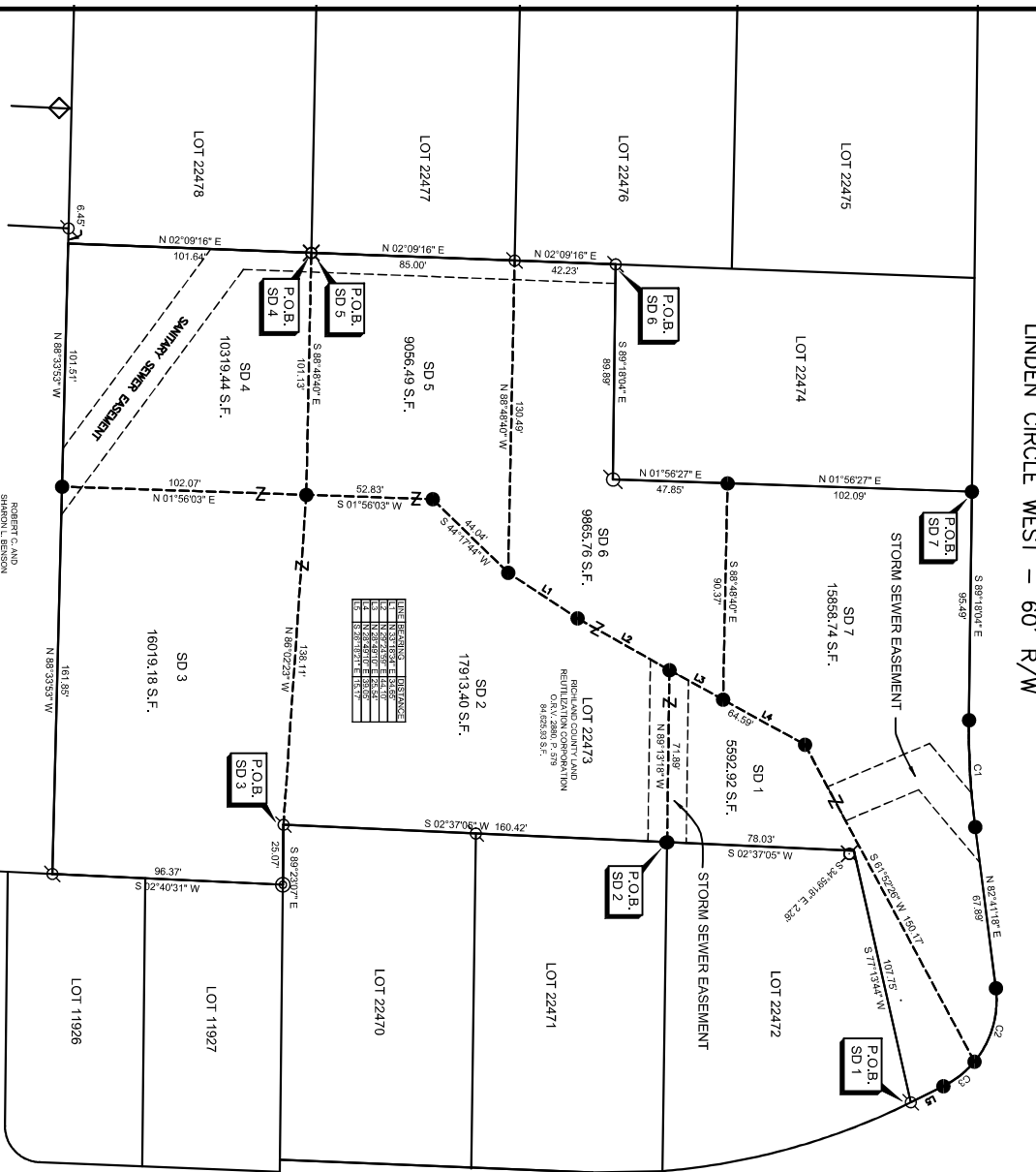
BASIS OF BEARINGS  
 BEARINGS ARE BASED ON PLAT  
 VOLUME 25, PAGE 107 AND ARE  
 USED TO EXPRESS ANGLES ONLY.



**LEGEND**

- 5/8" DIA. x 30" LONG REBAR SET WITH PLASTIC CAP STAMPED "WEIGLER 7747"
- ⊗ REBAR WITH CAP STAMPED "BLUNK 6320" FOUND
- ⊙ 5/8" REBAR IN CONCRETE FOUND
- ◇ REBAR WITH CAP STAMPED "CROWL 6498" FOUND
- ⊗ 5/8" REBAR FOUND

REFERENCES  
 TAX MAP  
 PLAT VOLUME 25, PAGE 107  
 SURVEY FILE P-326, R-31, U-108



C1  
 RADIUS 320.00'  
 CHORD BEARING N 86°44'38" E  
 CHORD LEN 44.70'  
 DELTA 67°00'35"

C2  
 RADIUS 44.00'  
 CHORD BEARING S 73°44'39" E  
 CHORD LEN 31.99'  
 DELTA 47°09'05"

C3  
 RADIUS 44.00'  
 CHORD BEARING S 98°14'29" E  
 CHORD LEN 16.54'  
 DELTA 23°52'16"

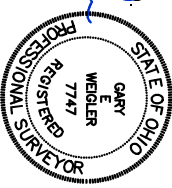
LINDEN ROAD - 60' R/W

NEW SPLT  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK** 10-18-21  
 INITIAL DATE

NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK** 10-18-21  
 INITIAL DATE

**NN-387**

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.**  
**GARY 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 22473 CITY OF MANSFIELD, OHIO

Situated in the State of Ohio, County of Richland, City of Mansfield, being SD 1 of Lot 22473 of the consecutively numbered lots in said City as indicated in Linden Woods, Plat Volume 25, Page 107, and being more particularly described as follows;

**BEGINNING** at a 5/8" rebar found marking the northeast corner of Lot 22472, said rebar also being in the west right-of-way line of Linden Road (60 feet in width),

Thence with the following Seven (7) courses;

1. South 77°13'44" West, 107.75 feet with the north line of said 22472 to a point being referenced by a 5/8" rebar with cap stamped "Blunk 6320" found South 34°59'18" East, 2.26 feet;
2. South 02°37'05" West, 78.03 feet with the west line of said Lot 22472 to a 5/8" rebar with cap stamped "Weigler 7747" set marking the southwest corner of said Lot 22472;
3. North 89°13'18" West, 71.89 feet to a 5/8" rebar with cap stamped "Weigler 7747" set;
4. North 28°49'10" East, 64.59 feet to a 5/8" rebar with cap stamped "Weigler 7747" set;
5. North 61°52'26" East, 150.17 feet to a 5/8" rebar with cap stamped "Weigler 7747" set in the west right-of-way line of said Linden Road;
6. With a curve to the right with a radius of 40.00 feet, an arc length of 16.67 feet, delta angle of 23°52'16", a chord bearing South 38°14'29" East, 16.54 feet to a 5/8" rebar with cap stamped "Weigler 7747" set;
7. South 26°18'21" East, 15.17 feet with the west right-of-way line of said Linden Road to the point of beginning, containing 5592.92 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 \_\_\_\_\_.

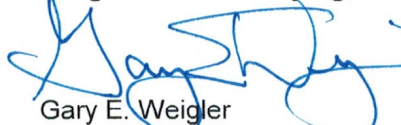
Bearings are based on plat volume 25, page 107, and are used to express angles only.

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 579

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** **10-18-21**  
 INITIAL      DATE  
**NN-387**

WHEREAS, The Richland County Land Reutilization Corporation, the Grantor have agreed that they would make the subject parcel subject to a restriction of use.

1. Use Restriction. A restrictive covenant running with the land for a stormwater detention basin area for the entire parcel described herein. Within this restricted parcel, no temporary or permanent structures shall be placed or permitted, which may restrict the flow of stormwater or change the volume of the stormwater detention basin. Also, within this restricted parcel no excavation or embankment shall be made to change the contours of the ground to restrict the flow of stormwater or change the volume of the stormwater detention basin.

**DESCRIPTION**  
**SD 1 OF LOT 22473**

2. Term. This covenant shall run with the land and shall be binding on all parties and their successors and all persons claiming under them, and all public agencies, for a perpetual period from the date these covenants are recorded.
3. Enforcement. Enforcement shall be by proceedings at law or in equity against any person violating or threatening to violate any covenant either to restrain violation or to recover damages. Enforcement may be undertaken by any grantor or grantee in the chain of title, any owner in the subdivision, any property owner lying downstream or upstream adversely effected by any violation or threat to violate this covenant, or the host municipality.
4. Reference. This restrictive covenant shall be referenced on all deeds or other instruments of conveyance for all subdivisions or lot splits of the subject parcel.



# Weigler Land Surveying, Ltd.

513 Amoy East Road, Mansfield, Ohio 44903

Phone and Fax (419) 747-7155

21003

## DESCRIPTION SD 2 OF LOT 22473 CITY OF MANSFIELD, OHIO

Situated in the State of Ohio, County of Richland, City of Mansfield, being SD 2 of Lot 22473 of the consecutively numbered lots in said City as indicated in Linden Woods, Plat Volume 25, Page 107, and being more particularly described as follows;

**BEGINNING** at a 5/8" rebar found marking the northeast corner of Lot 22471;

Thence with the following Seven (7) courses;

1. South 02°37'05" West, 160.42 feet with the west line of said Lot 22471 and 22470 to a 5/8" rebar found marking the southwest corner of said Lot 22470;
2. North 86°02'23" West, 138.11 feet to a 5/8" rebar with cap stamped "Weigler 7747" set;
3. North 01°56'03" East, 52.83 feet to a 5/8" rebar with cap stamped "Weigler 7747" set;
4. North 44°17'44" East, 44.04 feet to a 5/8" rebar with cap stamped "Weigler 7747" set;
5. North 33°18'34" East, 34.65 feet to a 5/8" rebar with cap stamped "Weigler 7747" set;
6. North 29°24'59" East, 44.10 feet to a 5/8" rebar with cap stamped "Weigler 7747" set;
7. South 89°13'18" East, 71.89 feet to the point of beginning, containing 17,913.40 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 plat volume 25, page 107, 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 579

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

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



NEW SPLIT	
RICHLAND COUNTY	
TAX MAP OFFICE	
<b>EAK</b>	<b>10-18-21</b>
INITIAL	DATE
<b>NN-387</b>	

WHEREAS, The Richland County Land Reutilization Corporation, the Grantor have agreed that they would make the subject parcel subject to a restriction of use.

1. Use Restriction. A restrictive covenant running with the land for a stormwater detention basin area for the entire parcel described herein. Within this restricted parcel, no temporary or permanent structures shall be placed or permitted, which may restrict the flow of stormwater or change the volume of the stormwater detention basin. Also, within this restricted parcel no excavation or embankment shall be made to change the contours of the ground to restrict the flow of stormwater or change the volume of the stormwater detention basin.
2. Term. This covenant shall run with the land and shall be binding on all parties and their successors and all persons claiming under them, and all public agencies, for a perpetual period from the date these covenants are recorded.

**DESCRIPTION**  
**SD 2 OF LOT 22473**

3. Enforcement. Enforcement shall be by proceedings at law or in equity against any person violating or threatening to violate any covenant either to restrain violation or to recover damages. Enforcement may be undertaken by any grantor or grantee in the chain of title, any owner in the subdivision, any property owner lying downstream or upstream adversely effected by any violation or threat to violate this covenant, or the host municipality.
4. Reference. This restrictive covenant shall be referenced on all deeds or other instruments of conveyance for all subdivisions or lot splits of the subject parcel.



# Weigler Land Surveying, Ltd.

513 Amoy East Road, Mansfield, Ohio 44903

Phone and Fax (419) 747-7155

21003

## DESCRIPTION SD 3 OF LOT 22473 CITY OF MANSFIELD, OHIO

Situated in the State of Ohio, County of Richland, City of Mansfield, being SD 3 of Lot 22473 of the consecutively numbered lots in said City as indicated in Linden Woods, Plat Volume 25, Page 107, and being more particularly described as follows;

**BEGINNING** at a 5/8" rebar found marking the southwest corner of Lot 22470;

Thence with the following Five (5) courses;

1. South 89°23'07" East, 25.07 feet with the south line of Lot 22470 to a 5/8" rebar in concrete found marking the northwest corner of Lot 11927;
2. South 02°40'31" West, 96.37 feet with the west line of Lot 11927 and Lot 11926 to a 5/8" rebar found marking the northeast corner of lands now or formerly owned by Robert C. and Sharon L. Benson as recorded in Official Record Volume 944, Page 815;
3. North 88°33'53" West, 161.85 feet with the north line of said Benson lands to a 5/8" rebar with cap stamped "Weigler 7747" set;
4. North 01°56'03" East, 102.07 feet to a 5/8" rebar with cap stamped "Weigler 7747" set;
5. South 86°02'23" East, 138.11 feet to the point of beginning, containing 16,019.18 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 plat volume 25, page 107, 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 579

prepared by:

**Weigler Land Surveying, Ltd.**

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



NEW SPLIT	
RICHLAND COUNTY	
TAX MAP OFFICE	
<b>EAK</b>	<b>10-18-21</b>
INITIAL	DATE
<b>NN-387</b>	

WHEREAS, The Richland County Land Reutilization Corporation, the Grantor have agreed that they would make the subject parcel subject to a restriction of use.

1. Use Restriction. A restrictive covenant running with the land for a stormwater detention basin area for the entire parcel described herein. Within this restricted parcel, no temporary or permanent structures shall be placed or permitted, which may restrict the flow of stormwater or change the volume of the stormwater detention basin. Also, within this restricted parcel no excavation or embankment shall be made to change the contours of the ground to restrict the flow of stormwater or change the volume of the stormwater detention basin.
2. Term. This covenant shall run with the land and shall be binding on all parties and their successors and all persons claiming under them, and all public agencies, for a perpetual period from the date these covenants are recorded.

**DESCRIPTION**  
**SD 3 OF LOT 22473**

3. Enforcement. Enforcement shall be by proceedings at law or in equity against any person violating or threatening to violate any covenant either to restrain violation or to recover damages. Enforcement may be undertaken by any grantor or grantee in the chain of title, any owner in the subdivision, any property owner lying downstream or upstream adversely effected by any violation or threat to violate this covenant, or the host municipality.
4. Reference. This restrictive covenant shall be referenced on all deeds or other instruments of conveyance for all subdivisions or lot splits of the subject parcel.



# Weigler Land Surveying, Ltd.

513 Amoy East Road, Mansfield, Ohio 44903

Phone and Fax (419) 747-7155

21003

## DESCRIPTION SD 4 OF LOT 22473 CITY OF MANSFIELD, OHIO

Situated in the State of Ohio, County of Richland, City of Mansfield, being SD 4 of Lot 22473 of the consecutively numbered lots in said City as indicated in Linden Woods, Plat Volume 25, Page 107, and being more particularly described as follows;

**BEGINNING** at a 5/8" rebar found marking the northwest corner of Lot 22478;

Thence with the following Four (4) courses;

1. South 88°48'40" East, 101.13 feet to a 5/8" rebar with cap stamped "Weigler 7747" set;
2. South 01°56'03" West, 102.07 feet to a 5/8" rebar with cap stamped "Weigler 7747" set in the north line of lands now or formerly owned by Robert C. and Sharon L. Benson as recorded in Official Record Volume 944, Page 815;
3. North 88°33'53" West, 101.51 feet with the north line of said Benson lands to a point being referenced by a 5/8" rebar found North 88°33'53" West, 6.45 feet;
4. North 02°09'16" East, 101.64 feet to the point of beginning, containing 10,319.44 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 plat volume 25, page 107, 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 579

prepared by:

**Weigler Land Surveying, Ltd.**

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



NEW SPLIT	
RICHLAND COUNTY	
TAX MAP OFFICE	
<b>EAK</b>	<b>10-18-21</b>
INITIAL	DATE
<b>NN-387</b>	

WHEREAS, The Richland County Land Reutilization Corporation, the Grantor have agreed that they would make the subject parcel subject to a restriction of use.

1. Use Restriction. A restrictive covenant running with the land for a stormwater detention basin area for the entire parcel described herein. Within this restricted parcel, no temporary or permanent structures shall be placed or permitted, which may restrict the flow of stormwater or change the volume of the stormwater detention basin. Also, within this restricted parcel no excavation or embankment shall be made to change the contours of the ground to restrict the flow of stormwater or change the volume of the stormwater detention basin.
2. Term. This covenant shall run with the land and shall be binding on all parties and their successors and all persons claiming under them, and all public agencies, for a perpetual period from the date these covenants are recorded.



**DESCRIPTION**  
**SD 4 OF LOT 22473**

3. Enforcement. Enforcement shall be by proceedings at law or in equity against any person violating or threatening to violate any covenant either to restrain violation or to recover damages. Enforcement may be undertaken by any grantor or grantee in the chain of title, any owner in the subdivision, any property owner lying downstream or upstream adversely effected by any violation or threat to violate this covenant, or the host municipality.
4. Reference. This restrictive covenant shall be referenced on all deeds or other instruments of conveyance for all subdivisions or lot splits of the subject parcel.



# Weigler Land Surveying, Ltd.

513 Amoy East Road, Mansfield, Ohio 44903

Phone and Fax (419) 747-7155

21003

## DESCRIPTION SD 5 OF LOT 22473 CITY OF MANSFIELD, OHIO

Situated in the State of Ohio, County of Richland, City of Mansfield, being SD 5 of Lot 22473 of the consecutively numbered lots in said City as indicated in Linden Woods, Plat Volume 25, Page 107, and being more particularly described as follows;

**BEGINNING** at a 5/8" rebar found marking the southeast corner of Lot 22477;

Thence with the following Five (5) courses;

1. North 02°09'16" East, 85.00 feet with the east line of Lot 22477 to a 5/8" rebar found marking the northeast corner of Lot 22477;
2. South 88°48'40" East, 130.49 feet to a 5/8" rebar with cap stamped "Weigler 7747" set;
3. South 44°17'44" West, 44.04 feet to a 5/8" rebar with cap stamped "Weigler 7747" set;
4. South 01°56'03" West, 52.83 feet to a 5/8" rebar with cap stamped "Weigler 7747" set;
5. North 88°48'40" West, 101.13 feet to the point of beginning, containing 9,056.49 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 plat volume 25, page 107, 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 579

prepared by:

**Weigler Land Surveying, Ltd.**

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



NEW SPLIT	
RICHLAND COUNTY	
TAX MAP OFFICE	
<b>EAK</b>	<b>10-18-21</b>
INITIAL	DATE
<b>NN-387</b>	

WHEREAS, The Richland County Land Reutilization Corporation, the Grantor have agreed that they would make the subject parcel subject to a restriction of use.

1. Use Restriction. A restrictive covenant running with the land for a stormwater detention basin area for the entire parcel described herein. Within this restricted parcel, no temporary or permanent structures shall be placed or permitted, which may restrict the flow of stormwater or change the volume of the stormwater detention basin. Also, within this restricted parcel no excavation or embankment shall be made to change the contours of the ground to restrict the flow of stormwater or change the volume of the stormwater detention basin.
2. Term. This covenant shall run with the land and shall be binding on all parties and their successors and all persons claiming under them, and all public agencies, for a perpetual period from the date these covenants are recorded.

**DESCRIPTION**  
**SD 5 OF LOT 22473**

3. Enforcement. Enforcement shall be by proceedings at law or in equity against any person violating or threatening to violate any covenant either to restrain violation or to recover damages. Enforcement may be undertaken by any grantor or grantee in the chain of title, any owner in the subdivision, any property owner lying downstream or upstream adversely effected by any violation or threat to violate this covenant, or the host municipality.
4. Reference. This restrictive covenant shall be referenced on all deeds or other instruments of conveyance for all subdivisions or lot splits of the subject parcel.



# Weigler Land Surveying, Ltd.

513 Amoy East Road, Mansfield, Ohio 44903

Phone and Fax (419) 747-7155

21003

## DESCRIPTION SD 6 OF LOT 22473 CITY OF MANSFIELD, OHIO

Situated in the State of Ohio, County of Richland, City of Mansfield, being SD 6 of Lot 22473 of the consecutively numbered lots in said City as indicated in Linden Woods, Plat Volume 25, Page 107, and being more particularly described as follows;

**BEGINNING** at a 5/8" rebar found marking the southwest corner of Lot 22474;

Thence with the following Eight (8) courses;

1. South 89°18'04" East, 89.89 feet with the south line of Lot 22474 to a 5/8" rebar found marking the southeast corner of Lot 22474;
2. North 01°56'27" East, 47.85 feet with the east line of Lot 22474 to a 5/8" rebar with cap stamped "Weigler 7747" set;
3. South 88°48'40" East, 90.37 feet to a 5/8" rebar with cap stamped "Weigler 7747" set;
4. South 28°49'10" West, 25.54 feet to a 5/8" rebar with cap stamped "Weigler 7747" set;
5. South 29°24'59" West, 44.10 feet to a 5/8" rebar with cap stamped "Weigler 7747" set;
6. South 33°18'34" West, 34.65 feet to a 5/8" rebar with cap stamped "Weigler 7747" set;
7. North 88°48'40" West, 130.49 feet to a 5/8" rebar found marking the southeast corner of Lot 22476;
8. North 02°09'16" East, 42.23 feet to the point of beginning, containing 9865.76 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 plat volume 25, page 107, 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 579

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**     **10-18-21**  
 INITIAL     DATE  
**NN-387**

WHEREAS, The Richland County Land Reutilization Corporation, the Grantor have agreed that they would make the subject parcel subject to a restriction of use.

1. Use Restriction. A restrictive covenant running with the land for a stormwater detention basin area for the entire parcel described herein. Within this restricted parcel, no temporary or permanent structures shall be placed or permitted, which may restrict the flow of stormwater or change the volume of the stormwater detention basin. Also, within this restricted parcel no excavation or embankment shall be made to change the contours of the ground to restrict the flow of stormwater or change the volume of the stormwater detention basin.

**DESCRIPTION**  
**SD 6 OF LOT 22473**

2. Term. This covenant shall run with the land and shall be binding on all parties and their successors and all persons claiming under them, and all public agencies, for a perpetual period from the date these covenants are recorded.
3. Enforcement. Enforcement shall be by proceedings at law or in equity against any person violating or threatening to violate any covenant either to restrain violation or to recover damages. Enforcement may be undertaken by any grantor or grantee in the chain of title, any owner in the subdivision, any property owner lying downstream or upstream adversely affected by any violation or threat to violate this covenant, or the host municipality.
4. Reference. This restrictive covenant shall be referenced on all deeds or other instruments of conveyance for all subdivisions or lot splits of the subject parcel.



# Weigler Land Surveying, Ltd.

513 Amoy East Road, Mansfield, Ohio 44903

Phone and Fax (419) 747-7155

21003

## DESCRIPTION SD 7 OF LOT 22473 CITY OF MANSFIELD, OHIO

Situated in the State of Ohio, County of Richland, City of Mansfield, being SD 7 of Lot 22473 of the consecutively numbered lots in said City as indicated in Linden Woods, Plat Volume 25, Page 107, 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 22473, said rebar also being in the south right-of-way line of Linden Circle West (60 feet in width);

Thence with the following Eight (8) courses;

1. South 89°18'04" East, 95.49 feet with the north line of Lot 22473 and south right-of-way line of said Linden Circle West to a 5/8" rebar set;
2. With the north line of Lot 22473 and the south right-of-way line of Linden Circle West with a curve to the left having a radius of 320.00 feet, an arc length of 44.74 feet, a delta angle of 8°00'36", and a chord bearing North 86°41'38" East, 44.70 feet to a 5/8" rebar with cap stamped "Weigler 7747" set;
3. North 82°41'18" East, 67.89 feet with the north line of Lot 22473 and the south right-of-way line of Linden Circle West to a 5/8" rebar with cap stamped "Weigler 7747" set;
4. With the north line of Lot 22473 and the south right-of-way line of Linden Circle West with a curve to the right having a radius of 40.00 feet, an arc length of 32.91 feet, a delta angle of 47°08'05", and a chord bearing South 73°44'39" East, 31.99 feet to a 5/8" rebar with cap stamped "Weigler 7747" set ;
5. South 61°52'26" West, 150.17 feet to a 5/8" rebar with cap stamped "Weigler 7747" set;
6. South 28°49'10" West, 39.05 feet to a 5/8" rebar with cap stamped "Weigler 7747" set;
7. North 88°48'40" West, 90.36 feet to a 5/8" rebar with cap stamped "Weigler 7747" set in the west line of Lot 22473;
8. North 01°56'27" East, 102.09 feet to the point of beginning, containing 15,858.74 square feet, being subject to all legal easements, restrictions and rights-of-way now on record.

Bearings are based on plat volume 25, page 107, 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 579

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** **10-18-21**  
INITIAL DATE  
**NN-387**

**WHEREAS**, The Richland County Land Reutilization Corporation, the Grantor have agreed that they would make the subject parcel subject to a restriction of use.

1. Use Restriction. A restrictive covenant running with the land for a stormwater detention basin area for the entire parcel described herein. Within this restricted parcel, no temporary or permanent structures shall be placed or permitted, which may restrict the flow of stormwater or change the volume of the stormwater detention basin. Also, within this restricted parcel no excavation or embankment shall be made to change the contours of the ground to restrict the flow of stormwater or change the volume of the stormwater detention basin.

**DESCRIPTION**  
**SD 7 OF LOT 22473**

2. Term. This covenant shall run with the land and shall be binding on all parties and their successors and all persons claiming under them, and all public agencies, for a perpetual period from the date these covenants are recorded.
3. Enforcement. Enforcement shall be by proceedings at law or in equity against any person violating or threatening to violate any covenant either to restrain violation or to recover damages. Enforcement may be undertaken by any grantor or grantee in the chain of title, any owner in the subdivision, any property owner lying downstream or upstream adversely effected by any violation or threat to violate this covenant, or the host municipality.
4. Reference. This restrictive covenant shall be referenced on all deeds or other instruments of conveyance for all subdivisions or lot splits of the subject parcel.