

Douglas C. Seiler

Professional Land Surveyor

52½ North Main • Mansfield, Ohio 44902
(419) 525-3644 • FAX (419) 525-3696

SURVEY DESCRIPTION

PARCEL "A"

WEST PART OF LOT #23032
CITY OF MANSFIELD, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being the west part of Lot #23032 of the consecutively numbered lots in said city, more particularly described as follows:

Beginning for the same at an iron pin found and accepted as marking the southwest corner of said lot; Thence, North 05 degrees 39 minutes 18 seconds East with the west line of said lot, a distance of 157.07 feet to an iron pin found and accepted as marking the northwest corner of said lot;

Thence, South 88 degrees 31 minutes 21 seconds East with the north line of said lot, a distance of 123.79 feet to an iron pin set;

Thence, South 38 degrees 39 minutes 28 seconds West a distance of 176.11 feet to an iron pin set;

Thence, South 19 degrees 17 minutes 41 seconds West a distance of 24.10 feet to an iron pin set on the south line of said lot;

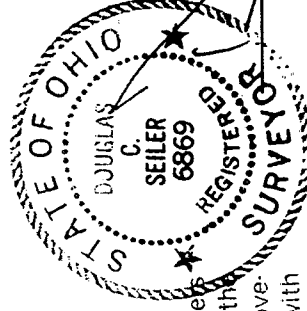
Thence, northwesterly with said south line, along a curve concave to the south with a central angle of 25 degrees 54 minutes 51 seconds, a radius of 50.00 feet, a chord distance of 22.42 feet with a chord bearing of North 71 degrees 23 minutes 17 seconds West to the place of beginning, containing 11098 square feet, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on October 11, 2001.

Subject to a 5' wide common wall easement over the easterly 5 feet of the herein described parcel.

Together with a 5' wide common wall easement over a strip of land five feet in width, the west line of said easement being the east line of the herein described parcel.

Iron pins set are 5/8" rods with caps stamped "SEILER 6869".

Bearings are based on Plat Volume 27, page 42, and are intended to be used for angular determination only.



"The grantor, grantee and all subsequent owners or assignees taking title from, under or through the grantor or grantee agrees that any use or improvement made on this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations."

APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION;
NO PLAT REQUIRED.

SIGNED: *Edward J. Travis*
SECRETARY, CITY PLANNING COMMISSION;

DATE: *10/16/01*

Douglas C. Seiler
Douglas C. Seiler
Professional Surveyor #6869

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
INITIAL: *JS* DATE: *10-16-01*

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Douglas C. Seiler

Professional Land Surveyor

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SURVEY DESCRIPTION

PARCEL "B"

EAST PART OF LOT #23032
CITY OF MANSFIELD, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being the east part of Lot #23032 of the consecutively numbered lots in said city, more particularly described as follows:

Beginning for the same at an iron pin found and accepted as marking the southeast corner of said lot; Thence, North 57 degrees 29 minutes 00 seconds East with an easterly line of said lot, a distance of 209.71 feet to an iron pin found and accepted as marking an existing corner of said lot;

Thence, North 01 degree 17 minutes 09 seconds East with an easterly line of said lot, a distance of 61.32 feet to an iron pin found and accepted as marking the northeast corner of said lot;

Thence, North 88 degrees 31 minutes 21 seconds West with the north line of said lot, a distance of 76.25 feet to an iron pin set;

Thence, South 38 degrees 39 minutes 28 seconds West a distance of 176.11 feet to an iron pin set;

Thence, South 19 degrees 17 minutes 41 seconds West a distance of 24.10 feet to an iron pin set on the south line of said lot;

Thence, southeasterly with said south line, along a curve concave to the south with a central angle of 25 degrees 54 minutes 51 seconds, a radius of 50.00 feet, a chord distance of 22.42 feet with a chord bearing of South 45 degrees 28 minutes 25 seconds East to the place of beginning, containing 15044 square feet, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on October 11, 2001.

Subject to a 5' wide common wall easement over the westerly 5 feet of the herein described parcel.

Together with a 5' wide common wall easement over a strip of land five feet in width, the east line of said easement being the west line of the herein described parcel.

Iron pins set are 5/8" rods with caps stamped "SEILER 6869".

Bearings are based on Plat Volume 27, page 42, and are intended to be used for angular determination only.

"The grantor, grantee and all subsequent owners or assignees taking title from, under or through the grantor or grantee agrees that any use or improvement made on this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations."

APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION;
NO PLAT REQUIRED.

SIGNED Edward J. Morris
SECRETARY, CITY PLANNING COMMISSION;

DATE 10/16/01

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE



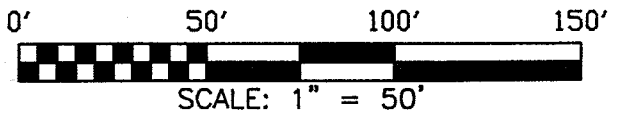
INITIAL DS DATE 10/16/01

Douglas C. Seiler

Douglas C. Seiler
Professional Surveyor #6869

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NEW SPLIT OF EXISTING PARCEL
 RICHLAND COUNTY TAX MAP OFFICE
 INITIAL: JS DATE: 10-16-01
 INITIAL: JS DATE: 10-16-01



S 19°17'41" ^{L1} W 24.10'

CURVE "A"

R=50.00'
 Δ=25°54'51"
 L=22.61'
 BRG=N 71°23'17" W
 C LEN=22.42'

CURVE "B"

R=50.00'
 Δ=25°54'51"
 L=22.61'
 BRG=S 45°28'25" E
 C LEN=22.42'

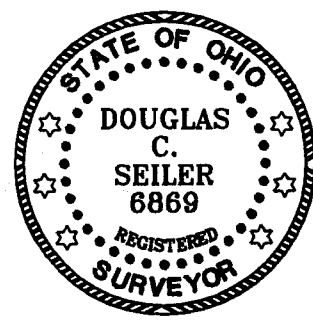
NOTE: THE LOCATION OF THE TELEPHONE, GAS, POWER, CABLE TV, SANITARY SEWER, WATER LINES AND STRUCTURES AS SHOWN ON THIS PLAT ARE PROPOSED, AND ARE TO BE INSTALLED BY THE GENERAL CONTRACTOR.

- IRON PIN FOUND
- ⊗ IRON PIN SET WITH CAP STAMPED "SEILER 6869"

THE PLACE OF BEGINNING PARCEL "A"

THE PLACE OF BEGINNING PARCEL "B"

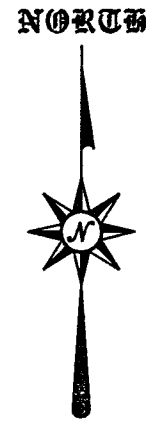
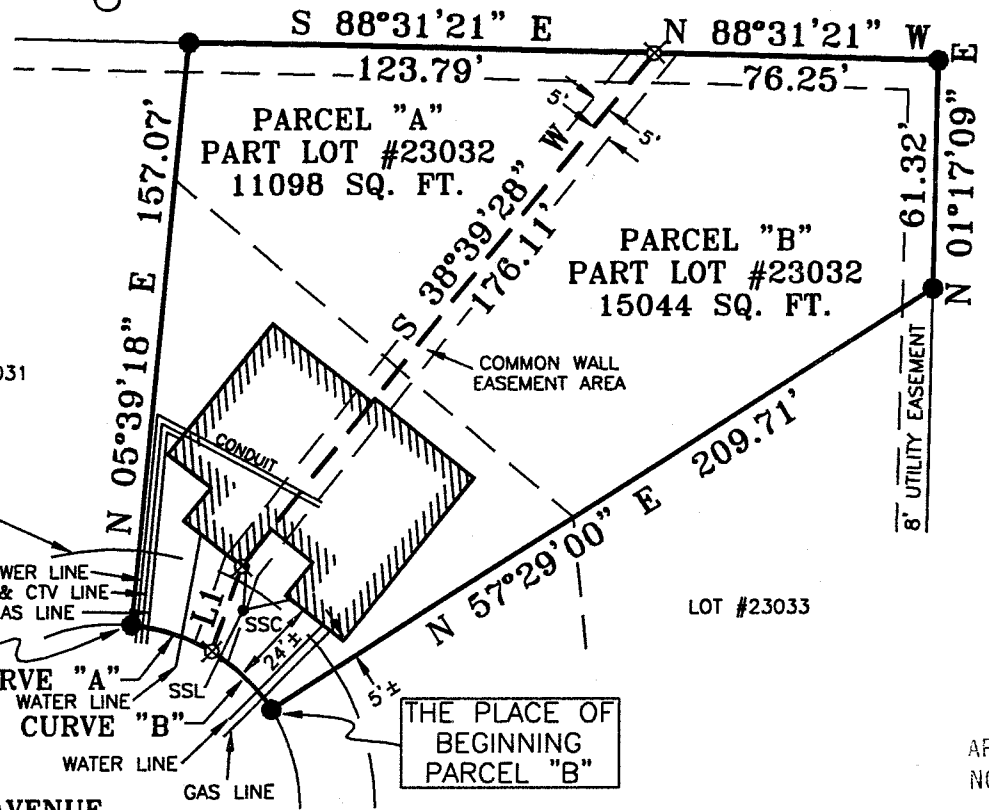
WELLER AVENUE
 60' R/W



Douglas C. Seiler 10/16/01
 SURVEYED BY: DOUGLAS C. SEILER
 PROFESSIONAL SURVEYOR #6869
 52-1/2 NORTH MAIN STREET
 MANSFIELD, OHIO 44902
 (419) 525-3644
 FAX (419) 525-3696

BEARINGS ARE BASED ON
 PLAT VOLUME 27, PAGE 42

SSL = SANITARY SEWER LINE
 SSC = SANITARY SEWER CLEAN OUT



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APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION,
 NO PLAT REQUIRED.

SIGNED: *Howard L. Novis*
 SECRETARY, CITY PLANNING COMMISSION
 DATE: October 16, 2001

SURVEY PLAT FOR
MARK SHUTT
PART LOT #23032 CITY OF MANSFIELD RICHLAND COUNTY, OHIO
DATE: OCTOBER 11, 2001 SCALE: 1"=50'

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