

# Douglas C. Seiler

*Professional Land Surveyor*

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

## SURVEY DESCRIPTION

(0.46 ACRE PARCEL)

PART NE and PART SE  
QUARTERS OF SECTION 22  
CITY OF MANSFIELD, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of the Northeast and a part of the Southeast Quarters of Section 22, Township 21 North, Range 18 West, more particularly described as follows:

Commencing at an iron pin found and accepted as marking the southeast corner of said Northeast Quarter; Thence, South 89 degrees 00 minutes 00 seconds West with the south line of said quarter, a distance of 756.00 feet to a Mag Nail spike set on the west line of a parcel currently owned by R.N. Bookwalter (deed reference: ORV 54, page 726), said spike also being on the east line of a parcel currently owned by the Shaw-Mansfield Corporation (deed reference: Volume 477, page 326, said spike being the place of beginning of the parcel herein described;

Thence, South 06 degrees 28 minutes 39 seconds East with the line common to the afore mentioned parties, a distance of 80.88 feet to a concrete monument found and accepted as marking the southerly common corner of said parties, said monument being located on the north line of a parcel currently owned by D. & E. Caldwell (deed reference: Volume 676, page 309);

Thence, South 88 degrees 36 minutes 44 seconds West with the south line of said Shaw-Mansfield parcel and the north line of said Caldwell parcel, a distance of 95.00 feet to an iron pin set marking the southwest corner of said Shaw-Mansfield parcel, said iron pin being located on the east line of a parcel currently owned by the A. Terry Trust (deeds reference: ORV 511, page 664);

Thence, North 04 degrees 41 minutes 55 seconds West with the line common to the afore mentioned parties, passing through a railroad spike found for reference at 176.63 feet, a total distance of 207.15 feet to a Mag Nail spike set on the centerline of the Mansfield-Ashland Road (State Route 42);

Thence, with said centerline, the following two courses and distances:

1. northeasterly along a curve concave to the south with a central angle of 01 degree 16 minutes 48 seconds, a radius of 2864.93 feet, an arc length of 64.00 feet, a chord distance of 64.00 feet with a chord bearing of North 75 degrees 23 minutes 36 seconds East to a Mag Nail spike set marking the point of tangency of said curve;

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2. North 76 degrees 02 minutes 00 seconds East a distance of 25.05 feet to a Mag Nail spike set marking the northeast corner of said Shaw-Mansfield parcel, the same being the northwest corner of said Bookwalter parcel;

Thence, South 06 degrees 28 minutes 39 seconds East with the line common to the afore mentioned parties, passing through an iron pin set for reference at 30.11feet, a total distance of 146.92 feet to the place of beginning, containing a total of 0.46 of an acre, of which 0.29 of an acre is located in part of said Northeast Quarter of Section 22, and 0.17 of an acre is located within part of said Southeast Quarter of Section 22, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on April 9, 2002, but subject to the right of way of the Mansfield Ashland Road.

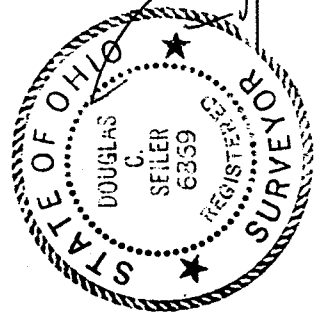
Also subject to an easement for water and gas lines over the southerly portion of the herein described parcel, per Deed Volume 499, page 307.

Also subject to and together with a driveway easement over the westerly line of the herein described parcel, per deed Volume 477, Page 326, and ORV 511, page 664.

The intent of this instrument is to describe in greater detail the premises transferred by Deed Volume 477, page 326.

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

Bearings are based on an assumed meridian and are intended to be used for angular determination only.



*Douglas C. Seiler*  
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Professional Surveyor #6869

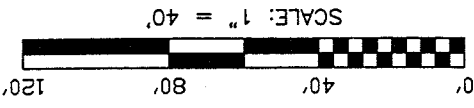
NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX & MAP OFFICE  
DATE 4-23-02  
INITIAL DCS

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SURVEY PLAT FOR
PROPERTY TRANSFER
PT. NE & SE QTR. SEC. 22, T-21, R-18, CITY OF MANSFIELD RICHLAND COUNTY, OHIO
DATE: APRIL 9, 2002 SCALE: 1"=40'
SCOUSIN



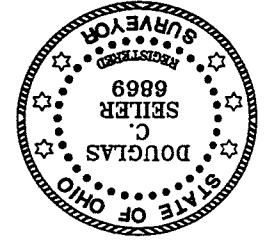
BEARINGS ARE BASED ON AN ASSUMED MERIDIAN



- LEGEND
- IRON PIN FOUND
  - ▼ RR SPIKE FOUND
  - △ RR SPIKE SET
  - ⊙ CONCRETE MONUMENT FOUND
  - ⊘ MAG NAIL SPIKE SET
  - ⊗ IRON PIN SET WITH CAP STAMPED "SEILER 6869"

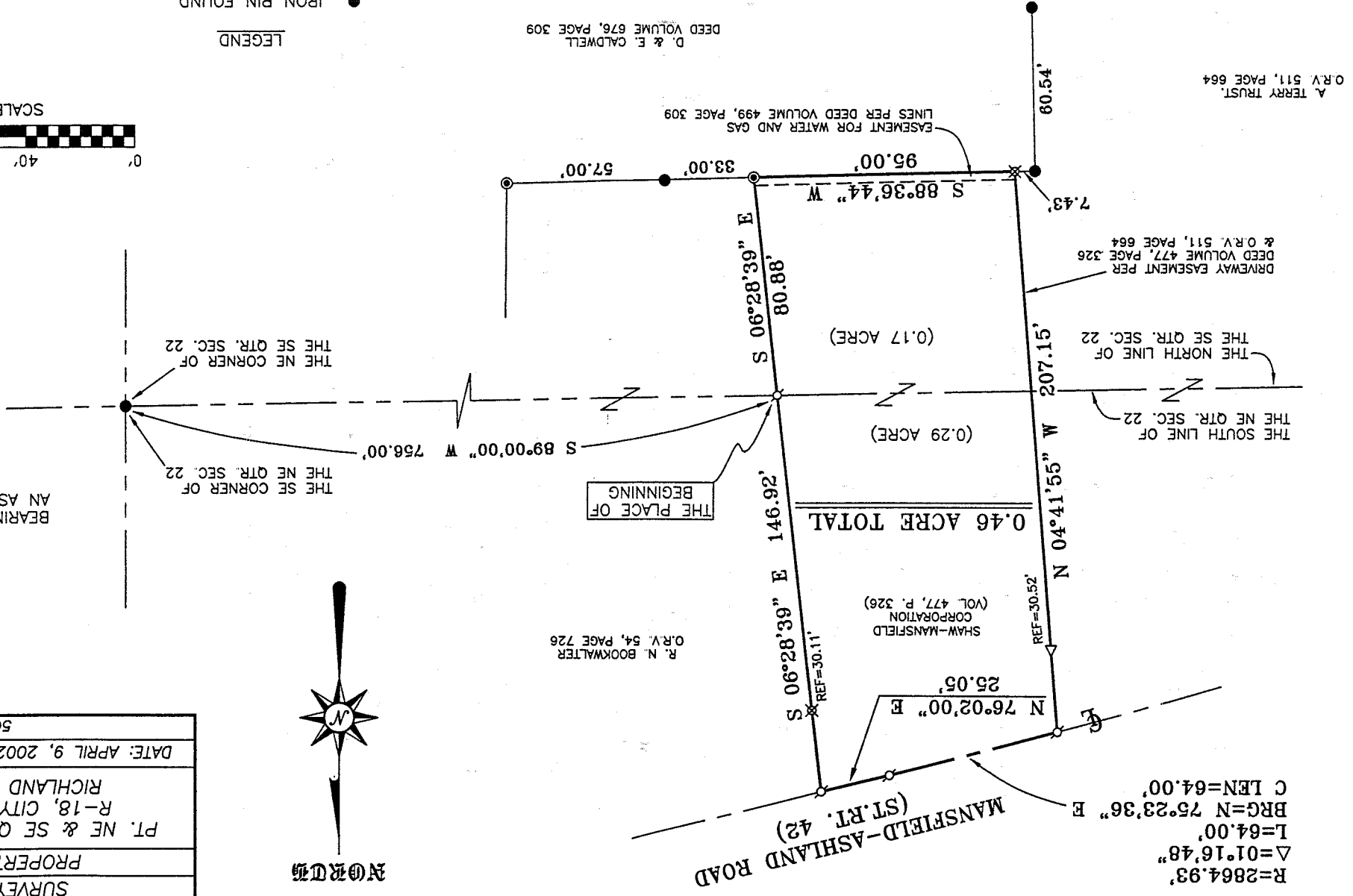
D. & E. GALDWELL  
DEED VOLUME 676, PAGE 309

NEW SURVEY  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK 4-23-02  
INITIAL DATE



SURVEYED BY: DOUGLAS C. SEILER  
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*Douglas C. Seiler*  
D. Seiler



R. N. BOOKWALTER  
O.R.V. 54, PAGE 726

SHAW-MANSFIELD CORPORATION  
(VOL. 477, P. 326)

DRIVEWAY EASEMENT PER DEED VOLUME 477, PAGE 326 & O.R.V. 511, PAGE 664

A TERRY TRUST  
O.R.V. 511, PAGE 664

MANSFIELD-ASHLAND ROAD (ST. RT. 42)

R=2864.93'  
Δ=01°16'48"  
L=64.00'  
BRG=N 75°23'36" E  
C LEN=64.00'