

0' 50' 100' 150'



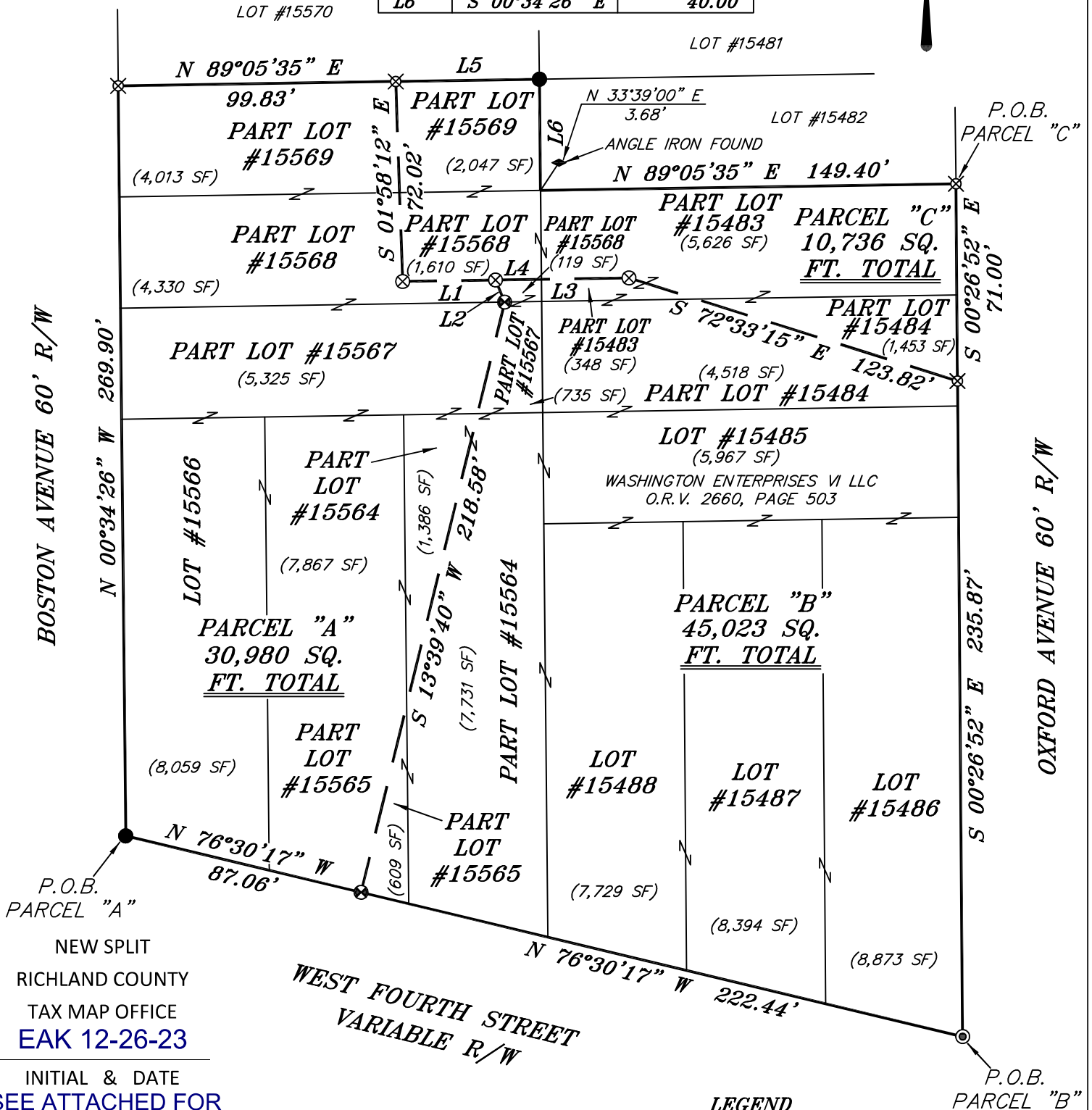
SCALE: 1" = 50'

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

NORTH



LINE	BEARING	DISTANCE
L1	N 89°05'35" E	33.41'
L2	S 22°32'56" E	8.59'
L3	N 89°05'35" E	48.01'
L4	S 89°05'35" W	81.42'
L5	N 89°05'35" E	51.67'
L6	S 00°34'26" E	40.00'



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 12-26-23

INITIAL & DATE
SEE ATTACHED FOR
CITY APPROVAL



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 12-26-23
INITIAL & DATE

PP-363

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

SURVEY PLAT FOR
WASHINGTON ENTERPRISES VI LLC
LOTS #15483 THRU #15488 AND LOTS
#15564 THRU #15569, CITY OF
MANSFIELD, RICHLAND COUNTY, OHIO
DATE: SEPTEMBER 29, 2023 SCALE: 1"=50
FOURTH_ST_1092_2023

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

Chad F. Craig

**SURVEY DESCRIPTION
PARCEL "A"**

PART LOTS #15564, #15565, #15567, #15568 & #15569 AND LOT #15566
CITY OF MANSFIELD,
RICHLAND COUNTY, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being known as Part Lots #15564, #15565#, #15567, #15568, #15569 and Lot #15566 of the consecutively numbered lots in said city and being more particularly described as follows:

Beginning for the same at an iron pin found marking the southwest corner of Lot #15566, Thence, North 00 degrees 34 minutes 26 seconds West with the west line of said lot and the northerly prolongation thereof 269.90 feet to an iron pin set marking the northwest corner of Lot #15569;

Thence, North 89 degrees 05 minutes 35 seconds East with the north line of said lot 99.83 feet to an iron pin set;

Thence, South 01 degree 58 minutes 12 seconds East 72.02 feet to a 3" survey marker set in pavement;

Thence, North 89 degrees 05 minutes 35 seconds East 33.41 feet to a 3" survey marker set in pavement;

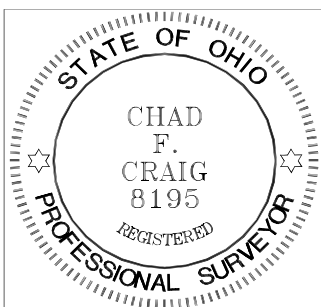
Thence, South 22 degrees 32 minutes 56 seconds East 8.59 feet to a survey marker found on the south line of Lot #15568;

Thence, South 13 degrees 39 minutes 40 seconds West 218.58 feet to a survey marker found on the south line of Lot #15565;

Thence, North 76 degrees 30 minutes 17 seconds West with said south line and the westerly prolongation thereof 87.06 feet to the place of beginning, containing 30,980 square feet, of which 1,386 square feet are in Part Lot #15564, 7,867 square feet are in Part Lot #15565, 5,325 square feet are in Part Lot #15567, 4,330 square feet are in Part Lot #15568, 4,013 square feet are in part lot #15569 and 8,059 square feet are in Lot #15566, according to survey by Chad F. Craig P.S. 8195 on September 29, 2023, 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 12-27-23

INITIAL & DATE
PP-363

A handwritten signature in cursive script that reads "Chad F. Craig".

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

**SURVEY DESCRIPTION
PARCEL "B"**

PART LOTS #15483, #15484, #15564, #15565, #15567, #15568 AND
LOTS #15485, #15486, #15487, #15488
CITY OF MANSFIELD,
RICHLAND COUNTY, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being known as part Lots #15483, #15484, #15564, #15565, #15567, #15568 and Lots #15485, #15486, #15487 and Lot #15488 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 southeast corner of Lot #15486, Thence, North 76 degrees 30 minutes 17 seconds West with the south line of said lot and the westerly prolongation thereof 222.44 feet to a survey marker found in pavement on the south line of Lot #15565;

Thence, North 13 degrees 39 minutes 40 seconds East 218.58 feet to a survey marker found on the north line of Lot #15567;

Thence, North 22 degrees 32 minutes 56 seconds West 8.59 feet to a 3" survey marker set in pavement;

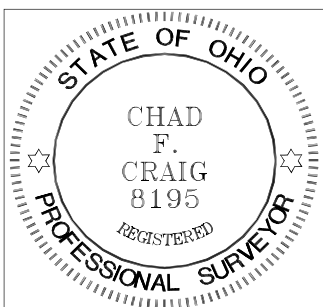
Thence, North 89 degrees 05 minutes 35 seconds East 48.01 feet to a 3" survey marker set in pavement;

Thence, South 72 degrees 33 minutes 15 seconds East 123.82 feet to an iron pin set on the east line of Lot #15484;

Thence, South 00 degrees 26 minutes 52 seconds East with the east line of said lot and the southerly prolongation thereof 235.87 feet to the place of beginning, containing 45,023 square feet, of which 348 square feet are in Part Lot #15483, 4,518 square feet are in Part Lot #15484, 7,731 square feet are in Part Lot #15564, 609 square feet are in Part Lot #15565, 735 square feet are in Part Lot #15567, 119 square feet are in Part Lot #15568, 5,967 square feet are in Lot #15485, 8,873 square feet are in Lot #15486, 8,394 square feet are in Lot #15487, and 7,729 square feet are in Lot #15488 according to survey by Chad F. Craig P.S. 8195 on September 29, 2023, but subject to all easements, right of ways and highways of record.

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TAX MAP OFFICE
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INITIAL & DATE

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
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EAK 12-27-23

INITIAL & DATE

A handwritten signature in black ink that reads "Chad F. Craig".

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

**SURVEY DESCRIPTION
PARCEL "C"**

PART LOTS #15483, #15484, #15568 AND #15569
CITY OF MANSFIELD,
RICHLAND COUNTY, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being known as Part Lots #15483, #15484, #15568 and #15569 of the consecutively numbered lots in said city and being more particularly described as follows:

Beginning for the same at an iron pin set marking the northeast corner of Lot #15483, Thence, South 00 degrees 26 minutes 52 seconds East with the east line of said lot and the southerly prolongation thereof 71.00 feet to a point on the east line of Lot #15484;

Thence, North 72 degrees 33 minutes 15 seconds West 123.82 feet to a 3" survey marker set in pavement;

Thence, South 89 degrees 05 minutes 35 seconds West 81.42 feet to a 3" survey marker set in pavement;

Thence, North 01 degree 58 minutes 12 seconds West 72.02 feet to an iron pin set on the north line of Lot #15569;

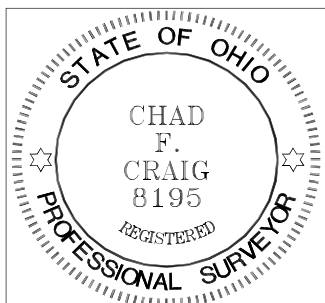
Thence, North 89 degrees 05 minutes 35 seconds East 51.67 feet to an iron pin set on the northeast corner of Lot #15569;

Thence, South 00 degrees 34 minutes 26 seconds East with the east line of said lot 40.00 feet to an iron pin set marking the southeast corner of said lot;

Thence, North 89 degrees 05 minutes 35 seconds East with the north line of Lot #15483 149.40 feet to the place of beginning, containing 10,736 square feet, of which 5,626 square feet are in Part Lot #15483, 1,453 square feet are in Part Lot #15484, 1,610 square feet are in Part Lot #15568 and 2,047 square feet are in Part Lot #15569, according to survey by Chad F. Craig P.S. 8195 on September 29, 2023, but subject to all easements, right of ways and highways of record.

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NEW SURVEY
OF EXISTING PARCEL
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EAK 12-27-23

INITIAL & DATE

PP-363

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



Variance letter mailed 12/1/23

CITY OF MANSFIELD
Timothy L. Theaker, Mayor
Mansfield Bureau of Building Inspections, Licenses and Permits
30 N. Diamond Street, Mansfield OH 44902 PH (419) 755-9688 - Fax: (419) 755-9453

City Planning Commission Meeting DECEMBER 12, 2023

As an adjacent property owner, you are hereby notified on the following variance request. Said request will be heard by the City Planning Commission on **DECEMBER 12, 2023 @ 3:00 PM** in Council Chambers on the 3rd floor of the Municipal Building.

REQUESTS:

1. Washington Enterprises, owner of 1092 W. 4th street "NAPA auto parts/car wash" has prepared a new surveyed plat which shall divide an existing car wash from the parts store, also included in this divide is a rear outbuilding. All three units are existing within a B-2, General Business district and all buildings meet the front yard setback of thirty feet, the rear building is meeting the minimal side yard requirements and shall also maintain the non-conformance to the rear/side residential neighbors. Therefore, seeking the approval from this commission to approve surveyed plat as presented.

Sincerely,

Marc Milliron

Marc Milliron

MM:tt



0' 50' 100' 150'



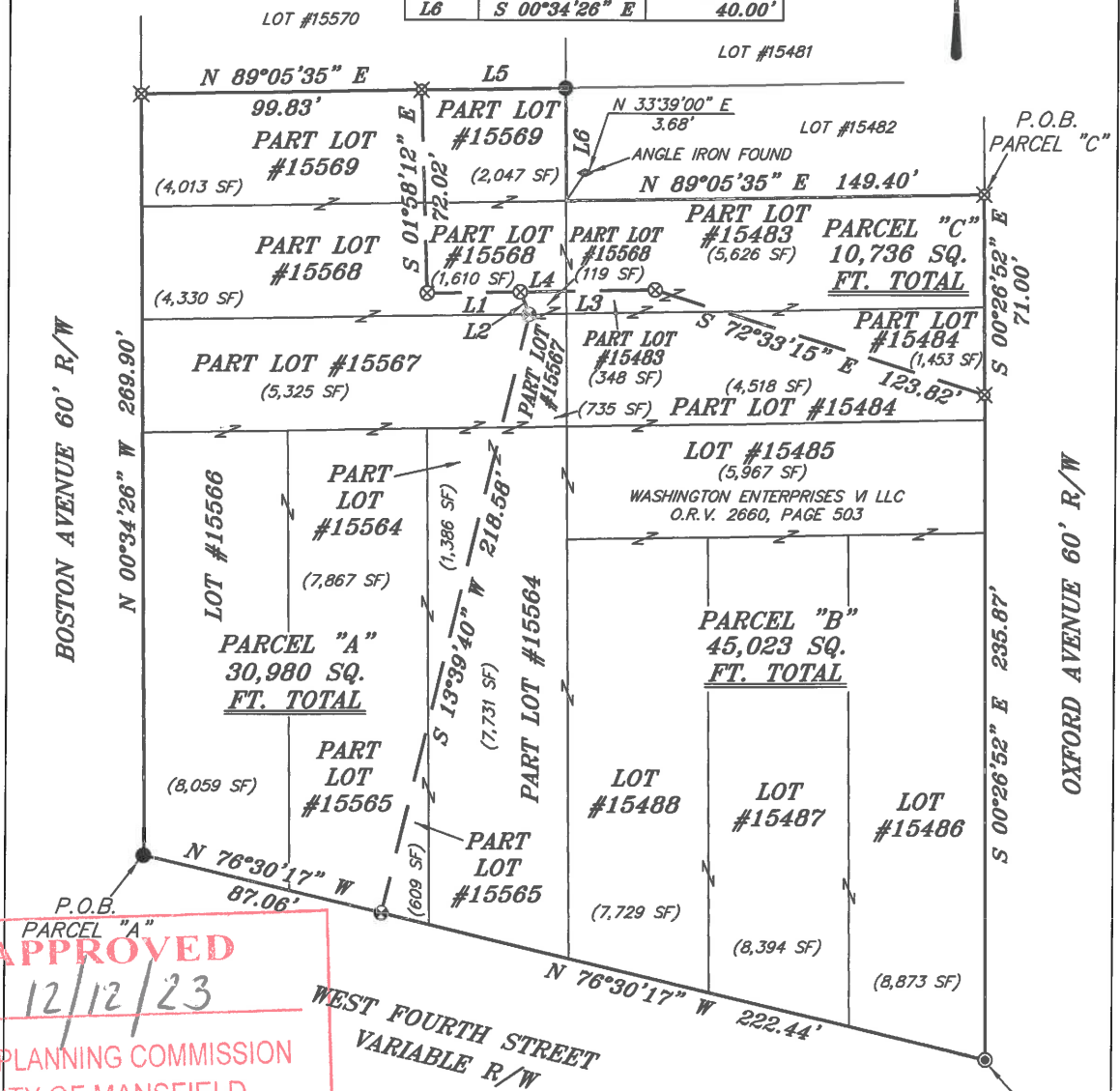
SCALE: 1" = 50'

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

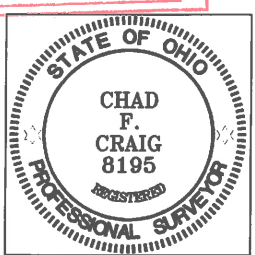
NORTH



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APPROVED
DATE 12/12/23
CITY PLANNING COMMISSION
CITY OF MANSFIELD



Chad F. Craig

SURVEY BY: CHAD F. CRAIG P.S. #8195
for SEILER & CRAIG SURVEYING INC.
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