

CLINE AVENUE 60' R/W

STURGES AVENUE  
45' R/W

LINE	BEARING	DISTANCE
L1	N 00°14'34" E	2.00'

S 00°14'34" W  
292.24'

P.O.B.

PART OUT LOT 1

(O.R.V. 2502, P. 521)

PART OUT LOT 1

BUILDING

113.08'

S 61°03'26" E

N 57°05'49" W

PART OUT LOT 1

PART OUT LOT 1

3,312 SQ. FT.

VAN HARLINGEN PROPERTIES LLC  
O.R.V. 2625, PAGE 213

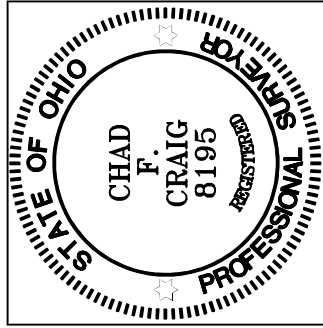
BUILDING

10.7'

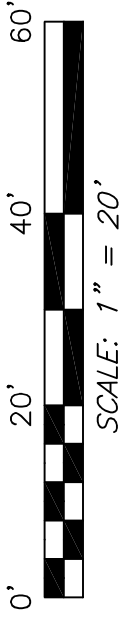
169.07'

S 34°12'53" W  
45.38'

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*



NORTH



**LEGEND**

- IRON PIN FOUND
- IRON PIPE FOUND
- ⊗ SURVEY MARKER FOUND
- ⊗ DRILL HOLE FOUND
- ⊗ 3 INCH SURVEY MARKER SET IN PAVEMENT
- ⊗ 5/8" IRON PIN SET WITH CAP STAMPED "CRAIG 8195"

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

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK 4-18-24  
INITIAL & DATE  
QQ-111

SURVEY PLAT FOR

VAN HARLINGEN

PART OUT LOT 1  
CITY OF MANSFIELD  
RICHLAND COUNTY, OHIO

DATE: APRIL 4, 2024 SCALE: 1"=20'

LEX\_AVE\_282

LEXINGTON AVENUE  
60' R/W

VAN HARLINGEN DEV. CO  
(O.R.V. 2266, P. 159)

S 54°36'53" E  
57.63'

12.7'

**SURVEY DESCRIPTION**

PART OUT LOT 1  
CITY OF MANSFIELD,  
RICHLAND COUNTY, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being known as Part of Out Lot 1 in said city and being more particularly described as follows:

Commencing at a drill hole found and accepted as marking the northwest corner of Out Lot 1, Thence, South 00 degrees 14 minutes 34 seconds West with the west line of Out Lot 1 292.24 feet to a survey marker found, the place of beginning of the parcel herein described;

Thence, South 61 degrees 03 minutes 26 seconds East 113.08 feet to a survey marker found;

Thence, North 34 degrees 05 minutes 51 seconds East 38.37 feet to an iron pin found;

Thence, South 54 degrees 36 minutes 53 seconds East 57.63 feet to an iron pin found on the southeasterly line of Out Lot 1;

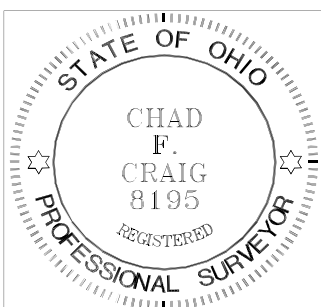
Thence, South 34 degrees 12 minutes 53 seconds West with said southeasterly line 45.38 feet to a 3 inch survey marker set in pavement;

Thence, North 57 degrees 05 minutes 49 seconds West 169.07 feet to a 3 inch survey marker set in pavement on the west line of said Out Lot;

Thence, North 00 degrees 14 minutes 34 seconds East with said west line 2.00 feet to the place of beginning, containing 3,312 square feet, according to survey by Chad F. Craig P.S. 8195 on April 4, 2024, but subject to all easements, right of ways and highways of record.

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.

The grantees, their 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.



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 4-18-24**

INITIAL & DATE

**QQ-111**

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

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