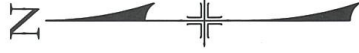


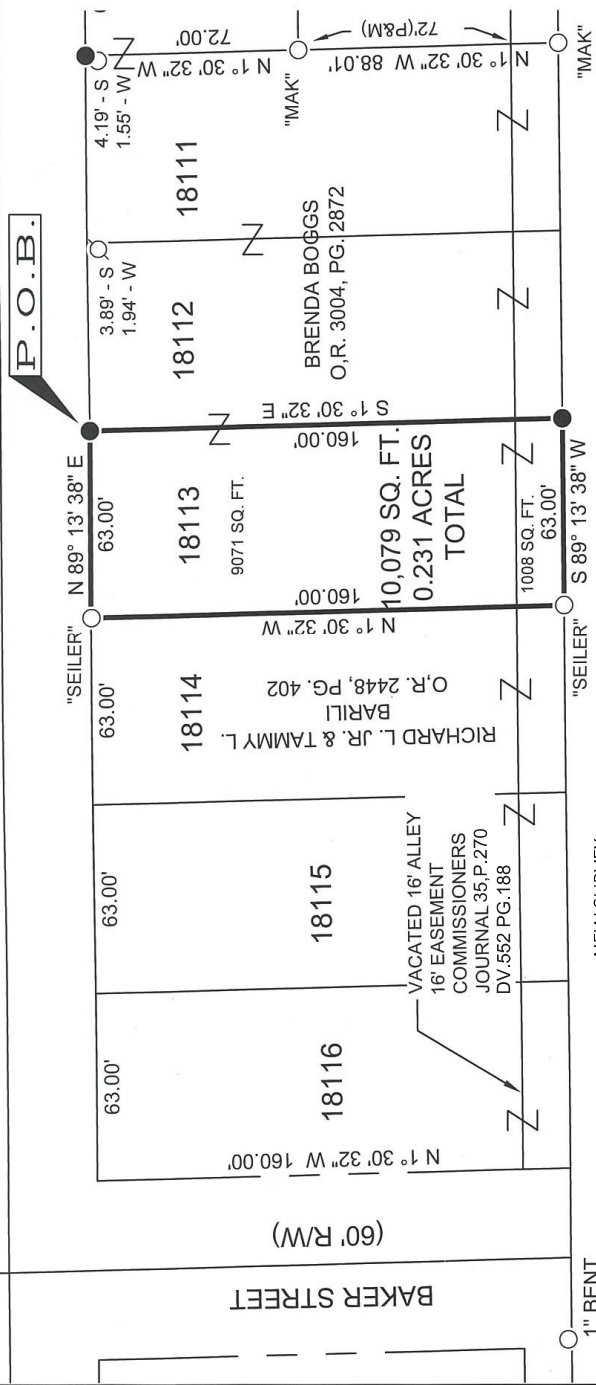
LEGEND

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ARMSTRONG STREET (60' RW)

BAKER STREET
(60' RW)



ZONING APPROVAL
CITY OF MANSFIELD
01/24/2024
BY MARC MILLIRON

please note current zoning is Multi-Family and not mobile home use

NEW SPLIT	NEW SURVEY
RICHLAND COUNTY	OF EXISTING PARCEL
TAX MAP OFFICE	RICHLAND COUNTY
EAK 1-24-24	TAX MAP OFFICE
INITIAL & DATE	INITIAL & DATE
FOR AUDITORS	QQ-22
PURPOSES ONLY	

DESCRIPTION
BEING ALL OF LOT 18113 AND PART OF A VACATED ALLEY OF THE CONSECUTIVELY NUMBERED LOTS OF THE CITY OF MANSFIELD, RICHLAND COUNTY, OHIO.

WOODLAND HILLS, MHC LP
O.R. 2826, PG. 510

- NOTES**
- ALL IRON PINS SET ARE 5/8" x 30" LONG REINFORCING RODS WITH YELLOW PLASTIC CAPS STAMPED "MAKEEVER AND ASSOC." UNLESS OTHERWISE NOTED.
 - BEARINGS SHOWN HEREON ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, (NAD83 2011).
 - THE PROPERTY SHOWN HEREON THIS PLAT OF SURVEY IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD. THIS SURVEY IS NOT INTENDED TO SHOW EASEMENTS AFFECTING THE PROPERTY.

SURVEYOR'S STATEMENT

I HEREBY STATE TO NATE WHITTAKER THAT THE DRAWING HEREIN IS REPRESENTATIVE OF AN ACTUAL SURVEY PERFORMED IN DECEMBER, 2023, BY MAKEEVER AND ASSOCIATES UNDER MY DIRECT SUPERVISION AND THAT ALL INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 12-14-2023



REVISIONS

No.	Description	Approval	Date

PLAT OF SURVEY FOR:
NATE WHITTAKER

ORIG. DATE: 12-12-2023
ORIG. SHEET SIZE = 11"x17"

Makeever & Associates, Inc.
P.O. BOX 325, 1810 E. MANSFIELD ST.
BUCYRUS, OHIO 44820
Phone: (419) 562-7757 Fax: (419) 562-4717

S:\2020\034
DWG. NAME : 20-034-004 -18113



ENGINEERS •
SURVEYORS

1810 E. Mansfield St.
P.O. Box 325
Bucyrus, Ohio 44820
(419) 562-7757
(419) 562-4717 fax

**LEGAL DESCRIPTION FOR NATE WHITTAKER
0.231 ACRE – 10079 SQUARE FEET TRACT – LOT 18113
CITY OF MANSFIELD, RICHLAND COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF RICHLAND, CITY OF MANSFIELD, BEING ALL OF LOT 18113 AND PART OF A VACATED ALLEY (16 FEET IN WIDTH), A 0.231 ACRE – 10,079 SQUARE FEET TRACT OUT OF AN ORIGINAL TRACT CONVEYED TO BRENDA BOGGS OF RECORD IN OFFICIAL RECORD 3004, PAGE 2872, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, RICHLAND COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AN IRON PIN SET ON THE SOUTH RIGHT-OF-WAY LINE OF ARMSTRONG STREET (60 FEET IN WIDTH,) THE NORTHEAST CORNER OF SAID LOT 18113, THE NORTHWEST CORNER OF LOT 18112, AND A NORTH LINE OF SAID BOGGS TRACT;

THENCE SOUTH 01°30'32" EAST, A DISTANCE OF 160.00 FEET WITH THE EAST LINE OF SAID LOT 18113 AND OVER AND ACROSS SAID BOGGS TRACT, TO AN IRON PIN SET ON THE SOUTH LINE OF SAID VACATED ALLEY, A SOUTH LINE OF SAID BOGGS TRACT, AND A NORTH LINE OF A TRACT CONVEYED TO WOODLAND HILLS, MHC LP OF RECORD IN OFFICIAL RECORD 2826, PAGE 510;

THENCE SOUTH 89°13'38" WEST, A DISTANCE OF 63.00 FEET WITH THE SOUTH LINE OF SAID VACATED ALLEY, A SOUTH LINE OF SAID BOGGS TRACT, AND A NORTH LINE OF SAID WOODLAND HILLS TRACT, TO AN IRON PIN FOUND ON A SOUTHWEST CORNER OF SAID BOGGS TRACT AND A SOUTHEAST CORNER OF A TRACT CONVEYED TO RICHARD L. JR. AND TAMMY L. BARILI OF RECORD IN OFFICIAL RECORD 2448, PAGE 402;

THENCE NORTH 01°30'32" WEST, A DISTANCE OF 160.00 FEET WITH THE WEST LINE OF SAID LOT 18113 AND AN EAST LINE OF LOT 18114, TO AN IRON PIN FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF SAID ARMSTRONG STREET, A NORTHWEST CORNER OF SAID LOT 18113 AND A NORTHEAST CORNER OF SAID LOT 18114;

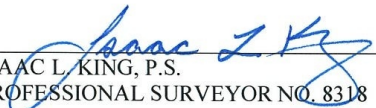
THENCE NORTH 89°13'38" EAST, A DISTANCE OF 63.00 FEET WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID ARMSTRONG STREET, THE NORTH LINE OF SAID LOT 18113, AND THE NORTH LINE OF SAID BOGGS TRACT, TO THE IRON PIN SET AT THE POINT OF BEGINNING, CONTAINING 0.231 ACRES – 10,079 SQUARE FEET OF LAND, OF WHICH 9,071 SQUARE FEET ARE IN LOT 18113 AND 1,008 SQUARE FEET ARE IN THE VACATED ALLEY, MORE OR LESS.

THE ABOVE DESCRIPTION WAS BASED ON A SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF ISAAC L. KING, P.S. PROFESSIONAL SURVEYOR NUMBER 8318, DATED DECEMBER 2023, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

ALL BEARINGS SHOWN HEREIN ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, (NAD83 2011).

ALL IRON PINS SET ARE 5/8" O.D. X 30" LONG REINFORCING RODS WITH YELLOW PLASTIC CAPS STAMPED "MAKEEVER & ASSOC." UNLESS OTHERWISE NOTED.

PRIOR REFERENCE: OFFICIAL RECORD 3004, PAGE 2872.


ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 12-14-2023



NEW SPLIT	NEW SURVEY
RICHLAND COUNTY	OF EXISTING PARCEL
TAX MAP OFFICE	RICHLAND COUNTY
EAK 1-24-24	TAX MAP OFFICE
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