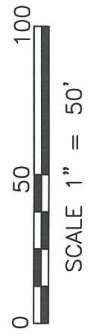
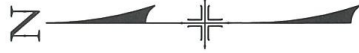


LEGEND

- FOUND**
- 5/8" IRON PIN, UNLESS NOTED
 - ◊ 5/8" IRON PIPE, UNLESS NOTED
 - △ RAILROAD SPIKE
 - SURVEY NAIL
 - ◇ MAG SPIKE
- SET**
- 5/8" IRON PIN, UNLESS NOTED
 - ◐ 5/8" IRON PIPE, UNLESS NOTED
 - ▲ RAILROAD SPIKE
 - SURVEY NAIL
 - ◆ MAG SPIKE



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

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

NOTES

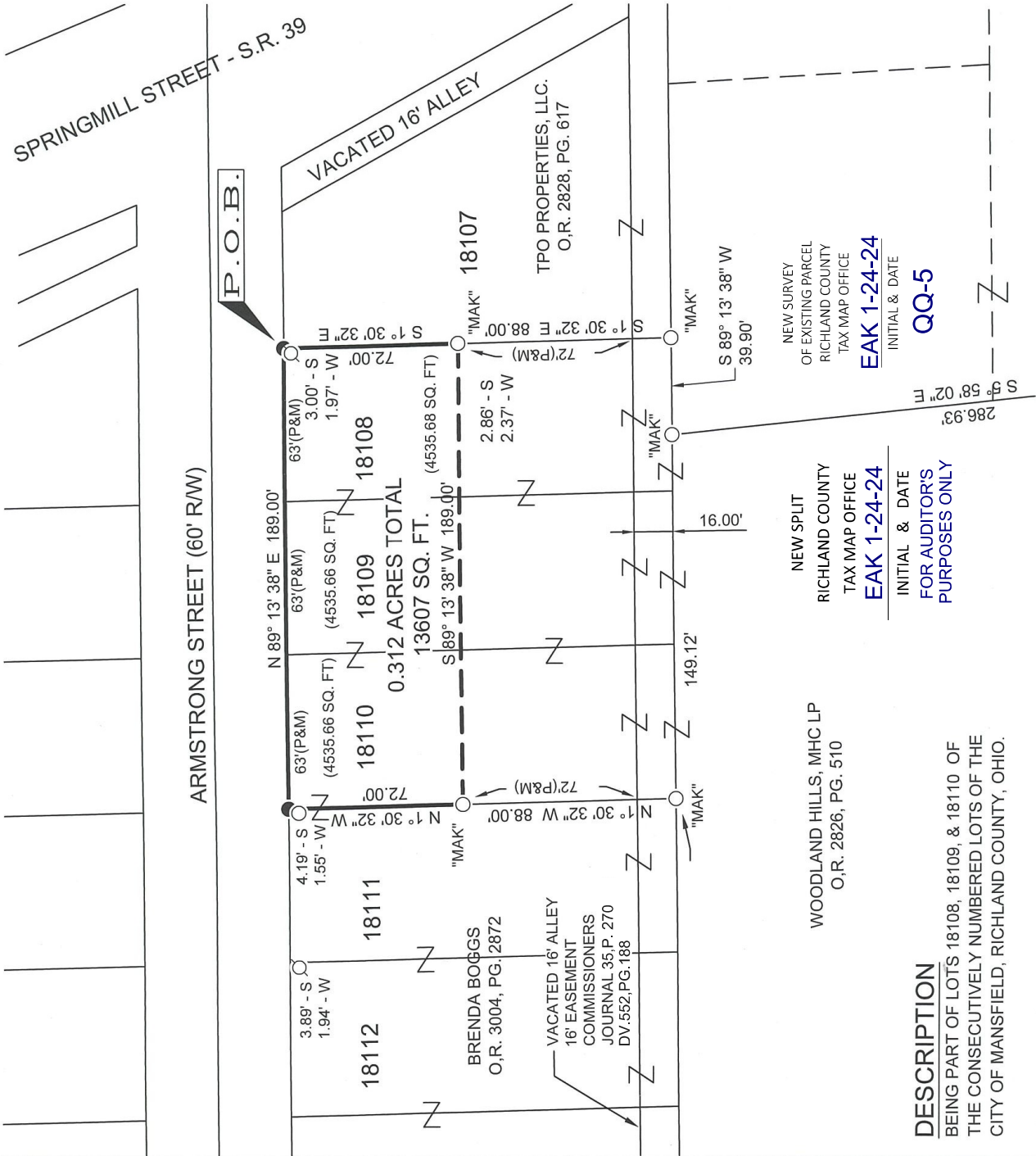
1. ALL IRON PINS SET ARE 5/8" x 30" LONG REINFORCING RODS WITH YELLOW PLASTIC CAPS STAMPED "MAKEEVER AND ASSOC.," UNLESS OTHERWISE NOTED.
2. BEARINGS SHOWN HEREON ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, (NAD83 2011).
3. THE PROPERTY SHOWN HEREON THIS PLAT OF SURVEY IS SUBJECT 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
 ISAAC L. KING, P.S.
 PROFESSIONAL SURVEYOR NO. 8318
 DATE: 12-14-2023



PLAT OF SURVEY FOR: <h2 style="margin: 0;">NATE WHITTAKER</h2>	
ORIG. DATE: 12-12-2023 ORIG. SHEET SIZE = 11"x17"	S:\2020\034 DWG. NAME : 20-034-004
<p style="font-size: small; margin-top: 5px;"> P.O. BOX 325, 1810 E. MANSFIELD ST. BUCYRUS, OHIO 44820 Phone: (419) 562-7757 Fax: (419) 562-4717 </p>	
REVISIONS	
No.	Date
Description	Approval



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
0.312 ACRE – 13,607 SQUARE FEET TRACT
CITY OF MANSFIELD, RICHLAND COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF RICHLAND, CITY OF MANSFIELD, BEING PART OF LOTS 18108, 18109, AND 18110, A 0.312 ACRE – 13,607 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 AT AN IRON PIN SET ON THE SOUTH RIGHT-OF-WAY LINE OF ARMSTRONG STREET (60 FEET IN WIDTH,) THE NORTHEAST CORNER OF SAID LOT 18108, THE NORTHWEST CORNER OF LOT 18107, AND THE NORTHEAST CORNER OF SAIDS BOGGS TRACT;

THENCE SOUTH $01^{\circ}30'32''$ EAST, A DISTANCE OF 72.00 FEET WITH THE EAST LINE OF LOT 18108 AND AN EAST LINE OF SAID BOGGS TRACT, TO AN IRON PIN FOUND AT A SOUTHEAST CORNER OF SAID BOGGS TRACT AND A NORTHEAST CORNER OF A TRACT CONVEYED TO WOODLAND HILLS, MHC LP OF RECORD IN OFFICIAL RECORD 2826, PAGE 510;

THENCE SOUTH $89^{\circ}13'38''$ WEST, A DISTANCE OF 189.00 FEET OVER AND ACROSS SAID LOTS 18108, 18109, AND 18110, WITH A SOUTH LINE OF SAID BOGGS TRACT, AND A NORTH LINE OF SAID WOODLAND HILLS TRACT, TO AN IRON PIN FOUND ON A WEST LINE OF SAID LOT 18110, AN EAST LINE OF LOT 18111, A CORNER OF SAID BOGGS TRACT, AND A NORTHWEST CORNER OF SAID WOODLAND HILLS TRACT;

THENCE NORTH $01^{\circ}30'32''$ WEST, A DISTANCE OF 72.00 FEET WITH THE WEST LINE OF SAID LOT 18110 AND AN EAST LINE OF SAID LOT 18111, TO AN IRON PIN SET ON THE SOUTH RIGHT-OF-WAY LINE OF SAID ARMSTRONG STREET, A NORTHWEST CORNER OF SAID LOT 18110 AND A NORTHEAST CORNER OF SAID LOT 18111;

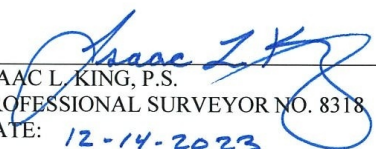
THENCE NORTH $89^{\circ}13'38''$ EAST, A DISTANCE OF 189.00 FEET WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID ARMSTRONG STREET, THE NORTH LINE OF LOTS 18110, 18109, AND 18108, AND THE NORTH LINE OF SAID BOGGS TRACT, TO THE IRON PIN SET AT THE POINT OF BEGINNING, CONTAINING 0.312 ACRES – 13,607 SQUARE FEET OF LAND, OF WHICH 4,535.68 SQUARE FEET IN LOT PART 18108, 4,535.66 SQUARE FEET IN LOT PART 18109, AND 4,535.66 SQUARE FEET IN LOT PART 18110, 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
RICHLAND COUNTY
TAX MAP OFFICE
EAK 1-24-24

INITIAL & DATE
FOR AUDITOR'S
PURPOSES ONLY

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

INITIAL & DATE
QQ-5