

**DESCRIPTION**  
 BEING PART OF INLOT 4078, OF THE CONSECUTIVELY NUMBERED LOTS OF RECORD IN PLAT BOOK 5, PAGE 17, OF THE CITY OF MANSFIELD, RICHLAND COUNTY, OHIO.

**REFERENCES**  
 \*1 N 86°28'43" W 0.43'  
 \*2 S 86°28'43" E 0.52'

**LEGEND**

FOUND	SET	
○	●	IRON PIN
⊘	●	IRON PIPE
---		SETBACK LINE

**ZONING & SETBACKS**  
 ZONED: "M-F" - MULTI-FAMILY  
 NEW SURVEY OF EXISTING PARCEL  
 RICHLAND COUNTY TAX MAP OFFICE  
 ERW 2-21-03  
 INITIAL DATE

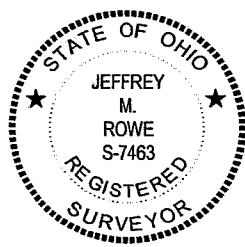
SETBACKS:  
 FRONT YARD - 25 FEET  
 SIDE YARD - 5 FEET  
 REAR YARD - 25 FEET

**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 TO AN ASSUMED AZIMUTH AND ARE USED TO DENOTE ANGLES ONLY.

**SURVEYOR'S STATEMENT**  
 WE HEREBY STATE TO NRP CONTRACTORS THAT THE DRAWING HEREIN IS REPRESENTATIVE OF AN ACTUAL SURVEY PERFORMED IN OCTOBER, 2002, BY MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Jeffrey M. Rowe*  
 JEFFREY M. ROWE, P.S.  
 PROFESSIONAL SURVEYOR NO. 7463  
 DATE: 2-19-2003



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**Makeever & Associates, Inc.** ENGINEERS \* SURVEYORS  
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 P.O. BOX 325, 1810 E. MANSFIELD ST. BUCYRUS, OHIO 44820

ASSISTANTS:  
 SCOTT ROWE  
 ISAAC KING  
 DRAWN BY: JMR  
 FILE NO: 02125B

PLAT OF SURVEY FOR:  
**NRP CONTRACTORS**

# akeever & Associates, Inc.

ENGINEERS • SURVEYORS

1810 E. Mansfield St.  
P.O. Box 325  
Bucyrus, Ohio 44820  
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## LEGAL DESCRIPTION FOR NRP CONTRACTORS 0.092 ACRE TRACT

### CITY OF MANSFIELD, RICHLAND COUNTY, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF RICHLAND, CITY OF MANSFIELD, BEING PART OF INLOT 4078 OF THE CONSECUTIVELY NUMBERED LOTS OF RECORD IN PLAT BOOK 5, PAGE 17 IN SAID CITY OF MANSFIELD, BEING A PARCEL AS CONVEYED TO MANSFIELD HOMES IV, L.P., OF RECORD IN OFFICIAL RECORD 888, PAGE 0001, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, RICHLAND COUNTY, OHIO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE NORTHWEST CORNER OF SAID INLOT 4078, SAID IRON PIN SET BEING IN THE SOUTH RIGHT-OF-WAY LINE OF MASON STREET (40 FEET IN WIDTH) AND THE EAST RIGHT-OF-WAY LINE OF HEDGES STREET (60 FEET IN WIDTH);

THENCE SOUTH 86°28'43" EAST, A DISTANCE OF 100.00 FEET WITH THE SOUTH RIGHT-OF-WAY OF SAID MASON STREET AND THE NORTH LINE OF SAID INLOT 4078 TO AN IRON PIN SET MARKING THE NORTHEAST CORNER OF SAID MANSFIELD HOMES IV, LP. AND THE NORTHWEST CORNER OF A TRACT CONVEYED TO JIM AND ELLA L. JONES OF RECORD IN OFFICIAL RECORD 570, PAGE 843;

THENCE SOUTH 03°18'25" WEST, A DISTANCE OF 40.00 FEET WITH THE EAST LINE OF SAID MANSFIELD HOMES IV, LP. AND THE WEST LINE OF SAID JONES TRACT TO A POINT BEING REFERENCED BY AN IRON PIPE FOUND SOUTH 86°28'43"EAST, A DISTANCE OF 0.52 FEET, SAID POINT BEING IN THE SOUTH LINE OF SAID INLOT 4078 AND IN THE NORTH LINE OF INLOT 4079 AS CONVEYED TO CENTRAL CITY ECONOMIC DEVELOPMENT COUNCIL OF RECORD IN OFFICIAL RECORD 406, PAGE 361;

THENCE NORTH 86°28'43" WEST, A DISTANCE OF 100.00 FEET WITH THE NORTH LINE OF SAID INLOT 4079 AND THE SOUTH LINE OF SAID MANSFIELD HOMES IV TRACT AND THE SOUTH LINE OF SAID INLOT 4078 TO A POINT BEING REFERENCED BY AN IRON PIPE FOUND NORTH 86°28'43" WEST, A DISTANCE OF 0.43 FEET, SAID POINT BEING IN THE EAST RIGHT-OF-WAY LINE OF SAID HEDGES STREET AND MARKING THE SOUTHWEST CORNER OF INLOT 4078 AND THE NORTHWEST CORNER OF SAID INLOT 4079;

THENCE NORTH 03°18'25" EAST, A DISTANCE OF 40.00 FEET WITH THE WEST LINE OF INLOT 4078, THE EAST RIGHT-OF-WAY LINE OF SAID HEDGES STREET TO THE POINT OF BEGINNING, CONTAINING 0.092 ACRES OF LAND, MORE OR LESS.

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THE ABOVE DESCRIPTION WAS BASED ON A SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF JEFFREY M. ROWE, P.S., PROFESSIONAL SURVEYOR NUMBER 7463, DATED OCTOBER 29, 2002, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS SHOWN HEREON ARE TO AN ASSUMED AZIMUTH AND ARE USED TO DENOTE ANGLES ONLY.

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 DEED REFERENCE: OFFICIAL RECORD 888, PAGE 0001

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
DATE 2-21-03  
INITIAL BAY

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