

CITY OF MANSFIELD, Ohio

Lydia J. Reid, Mayor

30 N. Diamond Street
Mansfield, Ohio 44902

ENGINEERING DEPARTMENT
419-755-9702
FAX 419-755-9468

Elaine - F.Y.J.

Howard

TO: Howard Norris, Manager, Codes & Permits Department

FROM: James L. DeSanto, City Engineer

RE: Lot Split - City Lot No. 22293 - South Main Street
Lisa Shaffer, 1217 Monterey Drive

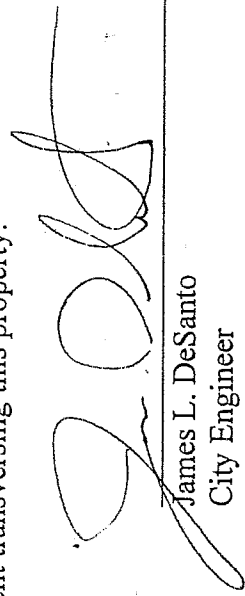
DATE: April 4, 2003

This office reviewed the survey plat for a proposed lot split of City Lot No. 22293 into three additional parcels. According to the Richland County Records, this large lot was previously split into two parcels.

In reviewing the plat, we conclude that Parcel No. 1 a land locked parcel is not a building site and may be transferred to adjacent land only.

Parcels No. 2 and No. 3 meet the Subdivision Code and we recommend the approval with the stipulation that the deed description includes a shared driveway maintenance agreement.

Also, Parcel No. 2 has no access to a sanitary sewer. We recommend an easement be retained across Parcel No. 3 for extension of a private sewer lateral. The survey plat should include a reference to the existing 28 ft. wide sanitary sewer easement transversing this property.


James L. DeSanto
City Engineer

JLD:jvh

c: Public Works Director Fisher
File

FILE

APPROVED
DATE 4/8/03
CITY PLANNING COMMISSION
CITY OF MANSFIELD

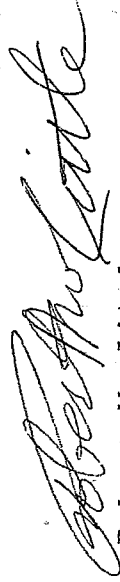
R-197

R-197

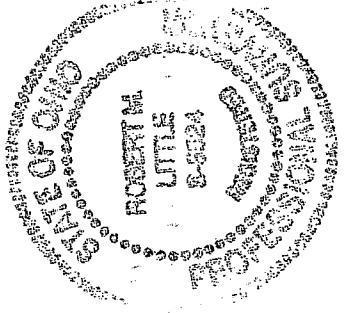
Thence North 89° 45' 39" East a distance of 224.54 feet to the point of beginning, passing a Railroad Spike, set, 30.00 feet westerly of said point of beginning, at said bearing;

Containing 0.572 acres of land, more or less, but subject to an easement for South Main Street and all other easements of record.

Bearing basis: Plat Volume 25 Page 56.



Robert M. Little
Registered Surveyor # Ohio 5524
March 5, 2003



file Shaffer

"The grantor, grantee and all subsequent owners or assignees taking title from, under or through the grantor or grantee agrees that any use or improvement made on this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations."

APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION,
NO PLAT REQUIRED.

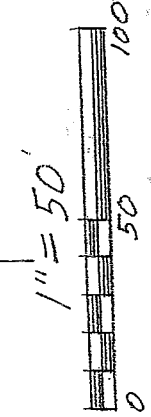
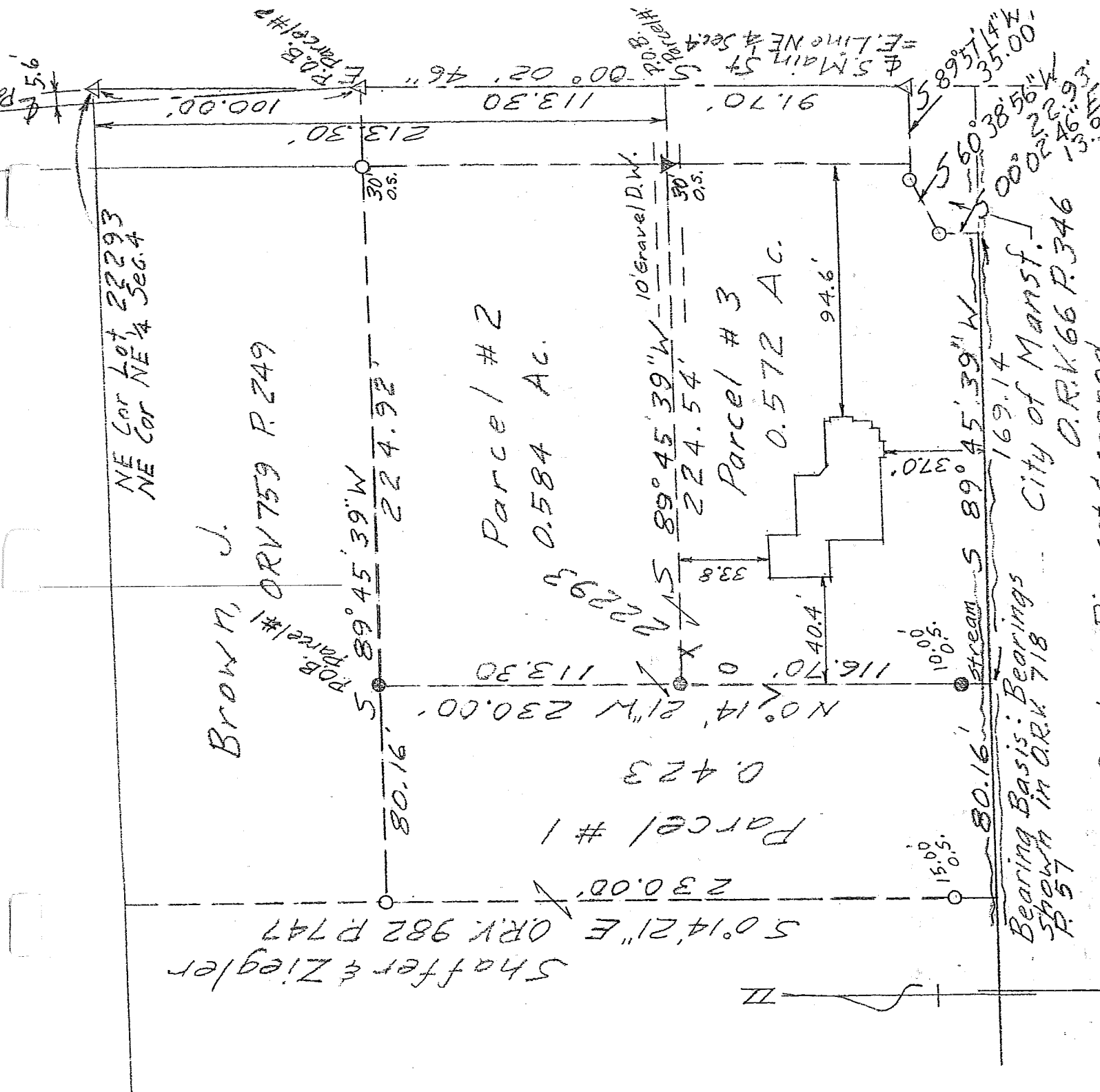
SIGNED: *Howard S. Harris*
SECRETARY, CITY PLANNING COMMISSION.

DATE *June 24, 2003*

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAL 10-26-03
INITIAL DATE
SEE ATTACHED
LETTER FROM
City

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R-197

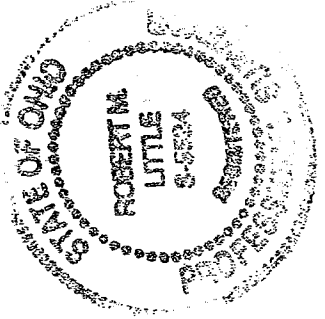
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- = Iron Pin set & capped
- = Iron Pin found
- △ = P.K. Nail found
- ▼ = Railroad Spike, set

NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
 EAK 6-26-03
 INITIAL DATE

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
 EAK 6-26-03
 INITIAL DATE
 SEE ATT. LETTER
 Fm City



DESCRIPTION OF SURVEY FOR ZIEGLER AND SHAFER

PART OF LOT 22293 OF
 THE CITY OF MANSFIELD
 PART OF NE 1/4 SECTION 04
 TOWNSHIP 20
 WASHINGTON
 RICHLAND COUNTY, OHIO

Robert M. Little
 Robert M. Little
 Registered Surveyor # Ohio 5524
 March 5, 2003

APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION,
 NO PLAT REQUIRED.

SIGNED *Howard S. Harris*
 SECRETARY, CITY PLANNING COMMISSION
 DATE June 24, 2003

"The grantor, grantee and all subsequent owners or assignees taking title from, under or through the grantor or grantee agrees that any use or improvement made on this land shall be in conformity with existing valid zoning, platting, health, or other lawful rules and regulations."

R-197

ROBERT M. LITTLE
PROFESSIONAL SURVEYOR AND ENGINEER

67 Redwood Rd., Mansfield, Ohio, 44907
Phone 419 / 756-5056

DESCRIPTION OF SURVEY FOR ZIEGLER AND SHAFFER

PARCEL # 1

PART OF LOT 22293 OF
THE CITY OF MANSFIELD
PART OF NE 1/4 SECTION 04
TOWNSHIP 20 RANGE 18
WASHINGTON TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in Lot 22293 of the City of Mansfield, Ohio, as shown in Plat Book 25 Page 56, in the Township of Washington, County of Richland, State of Ohio and being a part of the Northeast Quarter of Section 4, Township 20, Range 18, and being more particularly described as follows:

Starting at a P.K. nail, found, marking the northeast corner of said northeast quarter of Section 04 being also the northeast corner of Lot 22293, approx. 5.6 feet easterly of the centerline of pavement of South Main Street;

Thence South 00° 02' 46" East a distance of 100.00 feet to a P.K. nail, found, in the centerline of South Main Street, said course being with the east line of said quarter;

Thence South 89° 45' 39" West a distance of 224.92 feet to an iron pin, set and capped, being the TRUE POINT OF BEGINNING of lands herein described, said course being with the south line of lands conveyed to J. Brown in Official Record Volume 759 Page 249;

Thence continuing South 89° 45' 39" West a distance of 80.16 feet to an iron pin, found, said course being with said J. Brown's South line;

Thence South 00° 14' 21" East a distance of 230.00 feet to a point in a stream, passing an iron pin, found, 15.00 feet northerly of said point, at said bearing;

Thence North 89° 45' 39" East a distance of 80.16 feet to a point in said stream, said course being with the south line of Lot 22293;

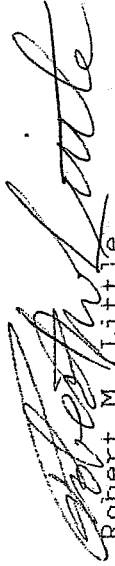
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Thence North 00° 14' 21" West a distance of 230.00 feet to the point of beginning, passing an iron pin, set and capped, 10.00 feet northerly of said point in said stream, at said bearing;

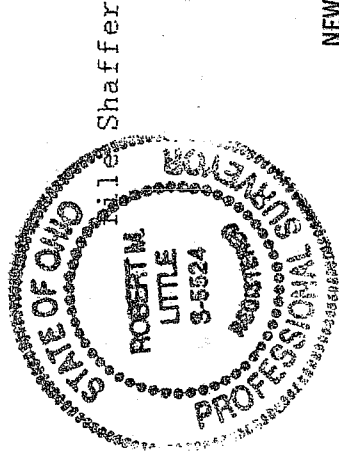
Containing 0.423 acres of land, more or less, but subject to an easement for South Main Street and all other easements of record.

Bearing basis: Plat Volume 25 Page 56.

Grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument will not be conveyed by said grantees, heirs and assigns, unless said parcel fronts on a public highway or dedicated street, or is sold together with land fronting on a public highway or dedicated street.



Robert M. Little
Registered Surveyor # Ohio 5524
March 5, 2003



Robert M. Little
Shaffer

"The grantor, grantee and all subsequent owners or assignees taking title from, under or through the grantor or grantee agrees that any use or improvement made on this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations."

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

DATE 10-26-03
INITIALS
SEE ATTACHED LETTER
From City

APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION,
NO PLAT REQUIRED.

SIGNED: Howard L. Carnus
SECRETARY, CITY PLANNING COMMISSION

DATE June 24, 2003

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R-197

ROBERT M. LITTLE
PROFESSIONAL SURVEYOR AND ENGINEER

67 Redwood Rd., Mansfield, Ohio, 44907
Phone 419 / 756-5056

DESCRIPTION OF SURVEY FOR ZIEGLER AND SHAFFER

PARCEL # 2

PART OF LOT 22293 OF
THE CITY OF MANSFIELD
PART OF NE 1/4 SECTION 04
TOWNSHIP 20 RANGE 18
WASHINGTON TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in Lot 22293 of the City of Mansfield, Ohio, as shown in Plat Book 25 Page 56, in the Township of Washington, County of Richland, State of Ohio and being a part of the Northeast Quarter of Section 4, Township 20, Range 18, and being more particularly described as follows:

Starting at a P.K. nail, found, marking the northeast corner of said northeast quarter of Section 04 being also the northeast corner of Lot 22293, approx. 5.6 feet easterly of the centerline of pavement of South Main Street;

Thence South 00° 02' 46" East a distance of 100.00 feet to a P.K. nail, found, in the centerline of South Main Street, marking the TRUE POINT OF BEGINNING of lands herein described, said course being with the east line of said quarter;

Thence continuing South 00° 02' 46" East a distance of 113.30 feet to a point in the centerline of South Main Street, said course being with the east line of said quarter;

Thence South 89° 45' 39" West a distance of 224.54 feet to an iron pin, set and capped, passing a railroad spike, set, at 30.00 feet;

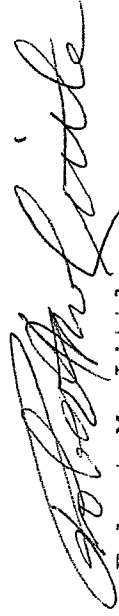
Thence North 00° 14' 21" West a distance of 113.30 feet to an iron pin, set and capped;

Thence North 89° 45' 39" East a distance of 224.92 feet to the point of beginning, passing an iron pin, found, 30.00 feet westerly of said point of beginning, at said bearing;

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Containing 0.584 acres of land, more or less, but subject to an easement for South Main Street and all other easements of record.

Bearing basis: Plat Volume 25 Page 56.



Robert M. Little
Registered Surveyor # Ohio 5524
March 5, 2003



"The grantor, grantee and all subsequent owners or assignees taking title from, under or through the grantor or grantee agrees that any use or improvement made on this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations."

APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION.
NO PLAT REQUIRED.

SIGNED: *Howard J. Harris*
SECRETARY, CITY PLANNING COMMISSION;
DATE: *June 24, 2003*

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

PAK INITIAL DATE
10-86-03
SEE ATTACHED
LETTER FROM City

B-197

ROBERT M. LITTLE
PROFESSIONAL SURVEYOR AND ENGINEER
67 Redwood Rd., Mansfield, Ohio, 44707
Phone 419 / 756-5056

DESCRIPTION OF SURVEY FOR ZIEGLER AND SHAFFER

PARCEL # 3

PART OF LOT 22293 OF
THE CITY OF MANSFIELD
PART OF NE 1/4 SECTION 04
TOWNSHIP 20 RANGE 18
WASHINGTON TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in Lot 22293 of the City of Mansfield, Ohio, as shown in Plat Book 25 Page 56, in the Township of Washington, County of Richland, State of Ohio and being a part of the Northeast Quarter of Section 4, Township 20, Range 18, and being more particularly described as follows:

Starting at a P.K. nail, found, marking the northeast corner of said northeast quarter of Section 04 being also the northeast corner of Lot 22293, approx. 5.6 feet easterly of the centerline of pavement of South Main Street;

Thence South 00° 02' 46" East a distance of 213.30 feet to a point in the centerline of South Main Street, marking the TRUE POINT OF BEGINNING of lands herein described, said course being with the east line of said quarter;

Thence continuing South 00° 02' 46" East a distance of 91.70 feet to a P.K. nail, found, in the centerline of South Main Street, said course being with the east line of said quarter, and the following three courses being with a City of Mansfield taking in Official Record Volume 66 Page 346;

1) Thence South 89° 57' 14" West a distance of 35.00 feet to an iron pin, found;

2) Thence South 60° 38' 56" West a distance of 22.93 feet to an iron pin, found;

3) Thence South 00° 02' 46" East a distance of 13.96 feet to a point in a stream;

Thence South 89° 45' 39" West a distance of 169.14 feet to a point, said course being with the south line of Lot 22293, in a stream;

Thence North 00° 14' 21" West a distance of 116.70 feet to an iron pin, set and capped, passing an iron pin, set and capped, at 10.00 feet;

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