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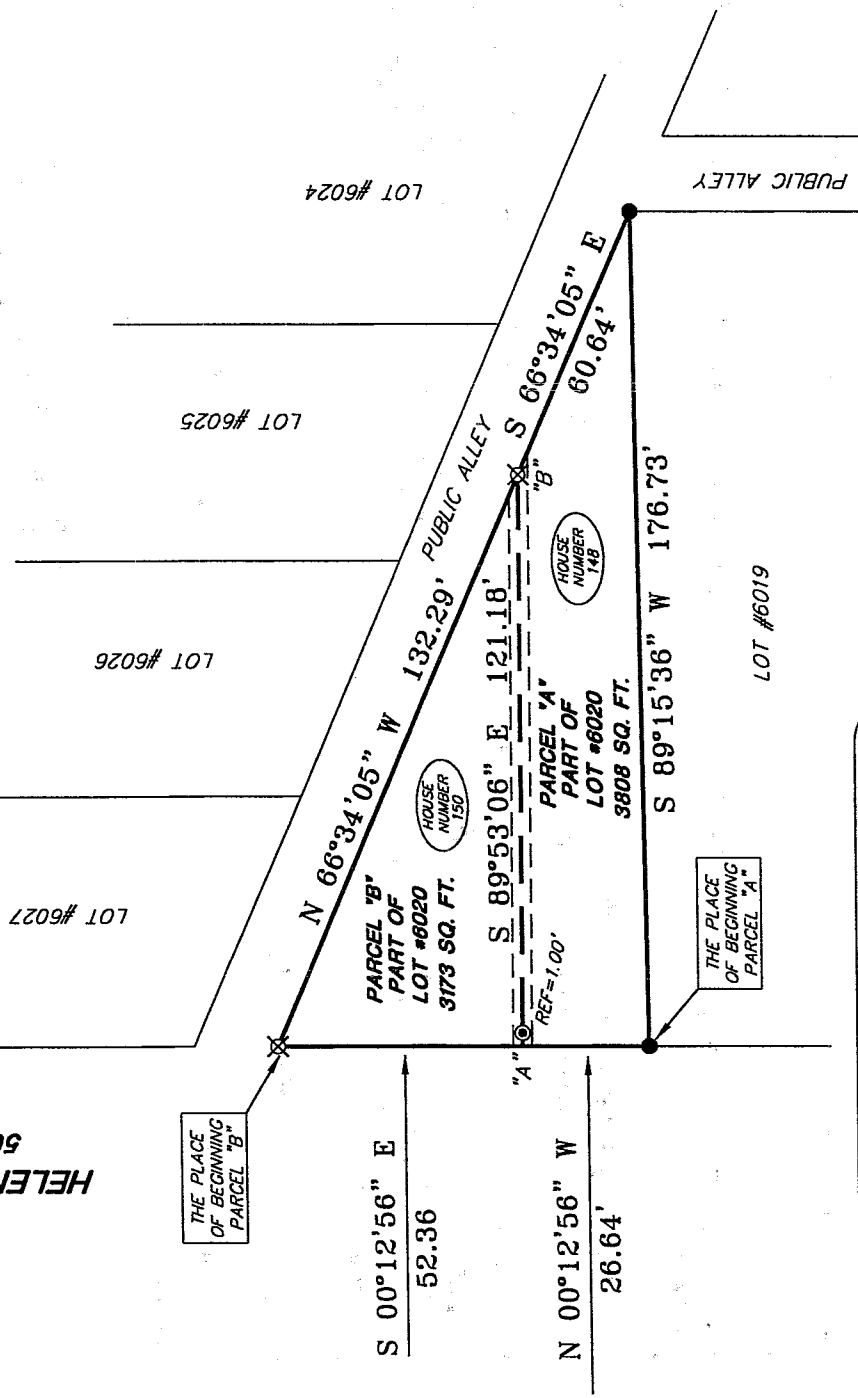
SCALE: 1" = 40'

Bearings are based on an assumed meridian and are intended to be used for angular determination only.

**LEGEND**

- IRON PIN FOUND
- ⊗ 5/8" IRON PIN SET WITH CAP STAMPED "SEILER 6869"
- 5/8" IRON PIN SET WITH CAP STAMPED "SEILER 6869" REFERENCED 1.00' TO CORNER

HELEN AVENUE  
50' R/W



NOTE: Line "A" - "B" is intended to be located halfway between the two residences located on the subject property, with the edge of the gutters appurtenant to the homes used for the edge of the improvements. A four foot wide easement, two feet on each side of Line "A" - "B", is established by this survey. The purpose of the easement is for the joint use of the existing sidewalk between the two parcels, with the owners of each parcel mutually paying the cost of the maintenance of said sidewalk. This easement is shown on this plat by the dashed lines north and south of Line "A" - "B".

"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 SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

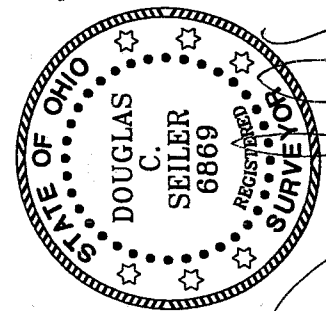
mlb INITIAL  
8-5-03 DATE

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

mlb INITIAL  
8-5-03 DATE

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

SIGNED: Howard S. Seiler  
SECRETARY, CITY PLANNING COMMISSION;  
DATE: August 5, 2003



*Douglas C. Seiler*

SURVEY BY: DOUGLAS C. SEILER  
PROFESSIONAL SURVEYOR #6869  
52 1/2 NORTH MAIN STREET  
MANSFIELD, OHIO 44902  
(419) 525-3644  
FAX (419) 525-3696

SURVEY PLAT FOR
PROPERTY TRANSFER
PART OF LOT #6020
CITY OF MANSFIELD
OHIO
DATE: JULY 24, 2003
SCALE: 1"=40'
150HELEN.DWG

R.270

RAND

# Douglas C. Seiler

Professional Land Surveyor

52½ North Main • Mansfield, Ohio 44902

(419) 525-3644 • FAX (419) 525-3696

## SURVEY DESCRIPTION

### PARCEL "A"

SOUTH PART LOT #6020  
CITY OF MANSFIELD  
RICHLAND COUNTY, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being part of Lot #6020 of the consecutively numbered lots in said city, more particularly described as follows:

Beginning for the same at an iron pin found and accepted as marking the southwest corner of said lot; Thence, North 00 degrees 12 minutes 56 seconds West with the west line of said lot, a distance of 26.64 feet to a point;

Thence, South 89 degrees 53 minutes 06 seconds East on a line that is located halfway between the gutters of the residence that is known as 148 Helen Avenue and of the residence that is known as 150 Helen Avenue, passing through an iron pin set for reference at 1.00 foot, a total distance of 121.18 feet to an iron pin set on the northerly line of said lot;

Thence, South 66 degrees 34 minutes 05 seconds East with said northerly line a distance of 60.64 feet to an iron pin found and accepted as marking the southeast corner of said lot;

Thence, South 89 degrees 15 minutes 36 seconds West with the south line of said lot, a distance of 176.73 feet to the place of beginning, containing 3808 square feet, according to survey by Douglas C. Seiler, Professional Surveyor #68869 on July 24, 2003.

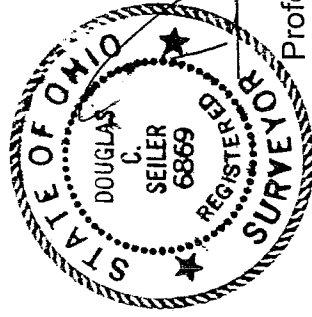
Iron pins set are 5/8" rods with caps stamped "Seiler 68869".

Bearings are based on an assumed meridian and are intended to be used for angular determination only.

Subject to an easement for the joint use of an existing sidewalk over the north 2 feet of the herein described parcel, and Together with an easement for the joint use of an existing sidewalk over a strip of land 2 feet north of said parcel, the south line of said easement being the north line of the herein described parcel. It is intended that the owners of the abutting parcels affected by this easement will mutually pay the costs of the maintenance of said sidewalk.

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

MLB 8-5-03  
INITIAL DATE



"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."

Douglas C. Seiler  
Professional Surveyor #68869

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

SIGNED: Howard & Marie  
SECRETARY, CITY PLANNING COMMISSION:  
DATE: August 5, 2003

# Douglas C. Seiler

Professional Land Surveyor

52½ North Main • Mansfield, Ohio 44902  
(419) 525-3644 • FAX (419) 525-3696

## SURVEY DESCRIPTION

### PARCEL "B"

NORTH PART LOT #6020  
CITY OF MANSFIELD  
RICHLAND COUNTY, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being part of Lot #6020 of the consecutively numbered lots in said city, more particularly described as follows:

Beginning for the same at an iron pin set marking the northwest corner of said lot; Thence, South 00 degrees 12 minutes 56 seconds East with the west line of said lot, a distance of 52.36 feet to a point;

Thence, South 89 degrees 53 minutes 06 seconds East on a line that is located halfway between the gutters of the residence that is known as 148 Helen Avenue and of the residence that is known as 150 Helen Avenue, passing through an iron pin set for reference at 1.00 foot, a total distance of 121.18 feet to an iron pin set on the northerly line of said lot;

Thence, North 66 degrees 34 minutes 05 seconds West with said northerly line, a distance of 132.29 feet to the place of beginning, containing 3173 square feet, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on July 24, 2003.

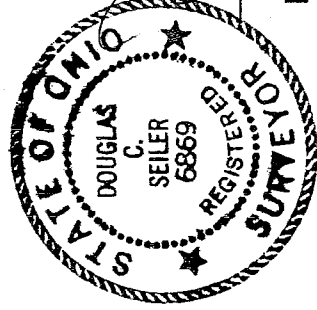
Iron pins set are 5/8" rods with caps stamped "Seiler 6869".

Bearings are based on an assumed meridian and are intended to be used for angular determination only.

Subject to an easement for the joint use of an existing sidewalk over the south 2 feet of the herein described parcel, and Together with an easement for the joint use of an existing sidewalk over a strip of land 2 feet south of said parcel, the north line of said easement being the south line of the herein described parcel. It is intended that the owners of the abutting parcels affected by this easement will mutually pay the costs of the maintenance of said sidewalk.

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE.

mls 8-5-03  
INITIAL DATE



*Douglas C. Seiler*  
Douglas C. Seiler  
Professional Surveyor #6869

"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: *Edward L. Morris*  
SECRETARY, CITY PLANNING COMMISSION  
DATE: August 5, 2003

B.270

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