

S-162

0' 40' 80' 120'



SCALE: 1" = 40'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	520.04'	08°49'26"	80.09'	80.01'	N 29°12'25" E
C2	40.00'	90°00'00"	62.83'	56.57'	N 78°37'08" E
C3	505.00'	2°09'25"	19.01'	19.01'	S 57°27'35" E
C4	505.00'	10°01'10"	88.31'	88.20'	N 63°33'06" W

ZARA BROTHERS, LTD.  
O.R.V. 1061, PAGE 350

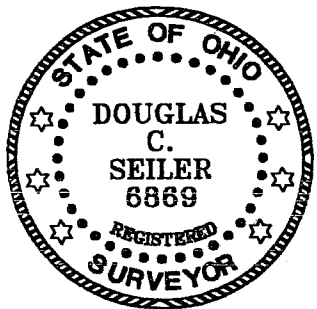
THE PLACE OF BEGINNING PARCEL "A"

PARCEL "A"  
PART LOT #23210  
12512 SQ. FT.

PARCEL "B"  
PART LOT #23210  
15045 SQ. FT.

LOT #22698

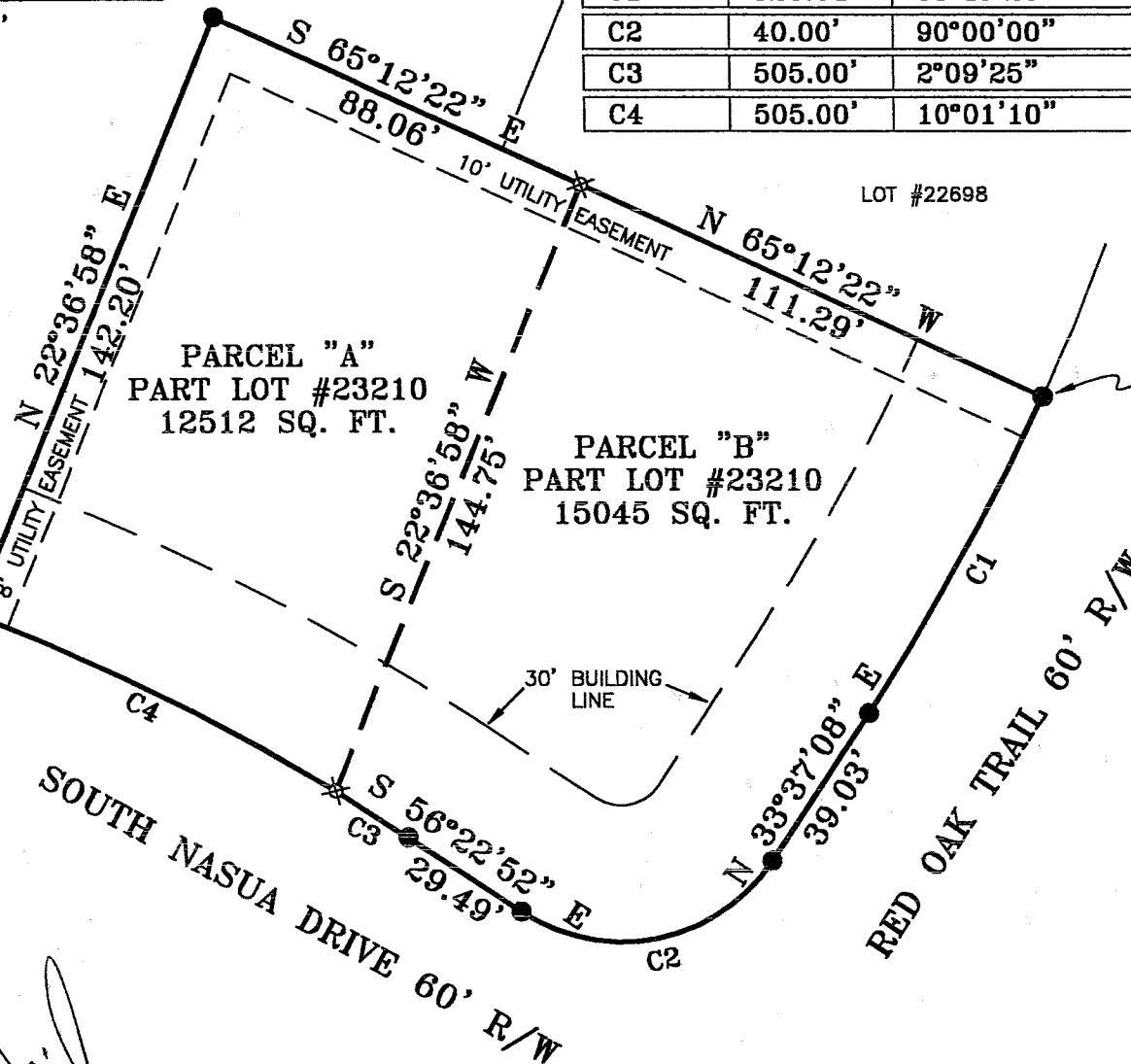
THE PLACE OF BEGINNING PARCEL "B"



*Douglas C. Seiler*

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

"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."



NORTH



NEW SURVEY OF EXISTING PARCEL RICHLAND COUNTY TAX MAP OFFICE

*MIB* *12-10-03*  
INITIAL DATE

NEW/SPLIT RICHLAND COUNTY TAX MAP OFFICE

*MIB* *12-10-03*  
INITIAL DATE

LEGEND

- IRON PIN FOUND
- ▲ RR SPIKE FOUND
- ⊘ MAG NAIL SPIKE SET
- ⊗ IRON PIN SET WITH CAP STAMPED "SEILER 6869"

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

SIGNED: *Howard S. Norman*  
SECRETARY, CITY PLANNING COMMISSION;

DATE: 12-10-03

S-162

SURVEY PLAT FOR	
HOFFMAN	
LOT #23210	
CITY OF MANSFIELD	
RICHLAND COUNTY, OHIO	
DATE: NOVEMBER 3, 2003	SCALE: 1"=40'
LOT23210	

S-162

# Douglas C. Seiler

Professional Land Surveyor

52½ North Main • Mansfield, Ohio 44902

(419) 525-3644 • FAX (419) 525-3696

## SURVEY DESCRIPTION

### PARCEL "A"

WESTERLY PART OF LOT #23210  
CITY OF MANSFIELD, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being the westerly part of Lot #23210 of the consecutively numbered lots in said city, and being more particularly described as follows:

Beginning for the same at an iron pin found and accepted as marking the southwesterly corner of said lot; Thence, North 22 degrees 36 minutes 58 seconds East with the westerly line of said lot, a distance of 142.20 feet to an iron pin found and accepted as marking the northwest corner thereof;

Thence, South 65 degrees 12 minutes 22 seconds East with the northerly line of said lot, a distance of 88.06 feet to an iron pin set;

Thence, South 22 degrees 36 minutes 58 seconds West a distance of 144.75 feet to an iron pin set on the southerly line of said lot;

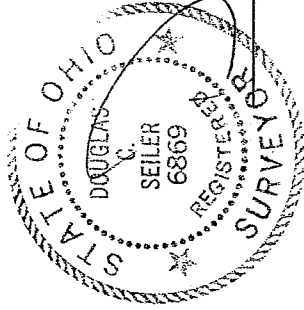
Thence, northwesterly with said southerly line, along a curve concave to the south with a central angle of 10 degrees 01 minute 10 seconds, a radius of 505.00 feet, an arc distance of 88.31 feet, a chord distance of 88.20 feet with a chord bearing of North 63 degrees 33 minutes 06 seconds West to the place of beginning, containing 12512 square feet, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on November 3, 2003.

Iron pins set are 5/8" rod with caps stamped "SEILER 6869".

Bearings are based on Plat Volume 29, page 72, and are intended to be used for angular determination only.

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

MSB 12-10-03  
INITIAL DATE



Douglas C. Seiler  
Professional Surveyor #6869

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

SIGNED Howard S. Tomis  
SECRETARY, CITY PLANNING COMMISSION

DATE 12-10-03

S-162

# Douglas C. Seiler

## Professional Land Surveyor

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

### SURVEY DESCRIPTION

#### PARCEL "B"

EASTERLY PART OF LOT #23210  
CITY OF MANSFIELD, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being the easterly part of Lot #23210 of the consecutively numbered lots in said city, and being more particularly described as follows:

Beginning for the same at an iron pin found and accepted as marking the northeasterly corner of said lot; Thence, North 65 degrees 12 minutes 22 seconds West with the northerly line of said lot, a distance of 111.29 feet to an iron pin set;

Thence, South 22 degrees 36 minutes 58 seconds West a distance of 144.75 feet to an iron pin set on the southerly line of said lot;

Thence, southeasterly with said southerly line along a curve concave to the south with a central angle of 02 degrees 09 minutes 25 seconds, a radius of 505.00 feet, an arc distance of 19.01 feet, a chord distance of 19.01 feet with a chord bearing of South 57 degrees 27 minutes 35 seconds East to an iron pin found and accepted as marking the point of tangency of said curve;

Thence, continuing with said southerly line, South 56 degrees 22 minutes 52 seconds East a distance of 29.49 feet to an iron pin found and accepted as marking a point of curve;

Thence, continuing with said southerly line, and turning into the easterly line of said lot, northeasterly along a curve concave to the north with a central angle of 90 degrees 00 minutes 00 seconds, a radius of 40.00 feet, an arc distance of 62.83 feet, a chord distance of 56.57 feet with a chord bearing of North 78 degrees 37 minutes 08 seconds East to an iron pin found and accepted as marking the point of tangency of said curve;

Thence, North 33 degrees 37 minutes 08 seconds East with the easterly line of said lot, a distance of 39.03 feet to an iron pin found and accepted as marking a point of curve;

Thence, continuing with said easterly line, northeasterly along a curve concave to the west with a central angle of 08 degrees 49 minutes 26 seconds, a radius of 520.04 feet, an arc distance of 80.09 feet, a chord distance of 80.01 feet with a chord bearing of North 29 degrees 12 minutes 25 seconds East to the place of beginning, containing 15045 square feet, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on November 3, 2003.

Iron pins set are 5/8" rod with caps stamped "SEILER 6869".

Bearings are based on Plat Volume 29, page 72, and are intended to be used for angular determination only.

"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. Morris*  
SECRETARY, CITY PLANNING COMMISSION;

DATE: 12-10-03



Douglas C. Seiler  
Professional Surveyor #6869

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

DATE: 12-10-03  
INITIAL: MCB

2-162

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