

S-175

NORTH



BUCKEYE WOODS AND WATER LTD. O.R.V. 577, PAGE 193

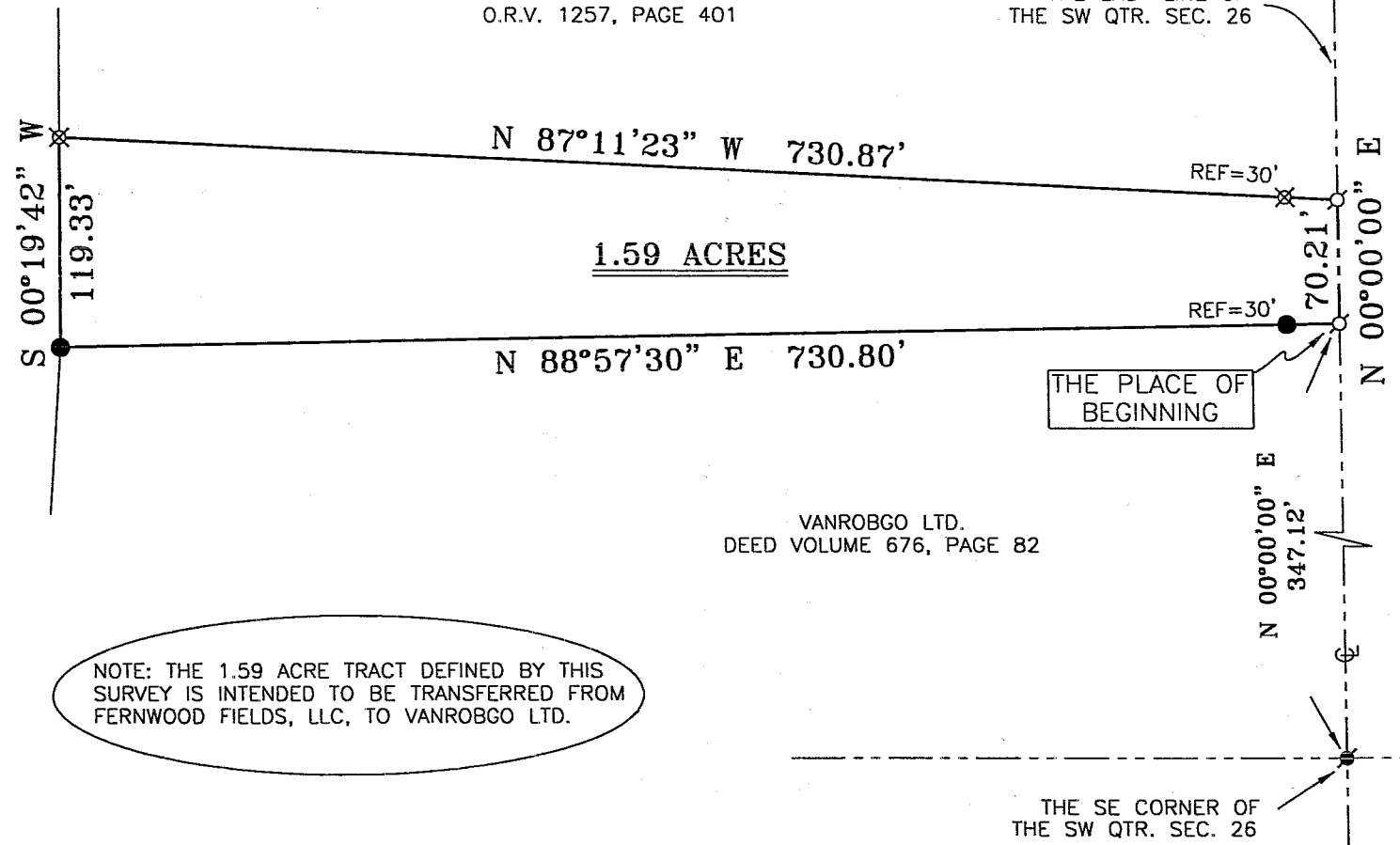
FERNWOOD FIELDS L.L.C. O.R.V. 1257, PAGE 401

THE EAST LINE OF THE SW QTR. SEC. 26



SCALE: 1" = 100'

BEARINGS ARE BASED ON AN ASSUMED MERIDIAN



NOTE: THE 1.59 ACRE TRACT DEFINED BY THIS SURVEY IS INTENDED TO BE TRANSFERRED FROM FERNWOOD FIELDS, LLC, TO VANROBGO LTD.

VANROBGO LTD. DEED VOLUME 676, PAGE 82

ILLINOIS AVENUE

LEGEND

- IRON PIN FOUND
- SURVEY SPIKE FOUND
- ⊕ MAG NAIL SPIKE SET
- ⊗ IRON PIN SET WITH CAP STAMPED "SEILER 6869"

THE SE CORNER OF THE SW QTR. SEC. 26

*Douglas C. Seiler* 12/15/03

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



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
MLB 12-17-03  
INITIAL DATE

SURVEY PLAT FOR	
VANROBGO LTD.	
PART SW QTR. SEC. 26, T-21, R-18 CITY OF MANSFIELD RICHLAND COUNTY, OHIO	
DATE: DECEMBER 12, 2003	SCALE: 1"=100'
VANROBGO	

# Douglas C. Seiler

Professional Land Surveyor

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

## SURVEY DESCRIPTION

PART SW QUARTER SECTION 26  
CITY OF MANSFIELD, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of the Southwest Quarter of Section 26, Township 21 North, Range 18 West, and being more particularly described as follows:

Commencing at a survey spike found and accepted as marking the southeast corner of said quarter; Thence, North 00 degrees 00 minutes 00 seconds East with the east line of said quarter, the same being the centerline of Illinois Avenue, a distance of 347.12 feet to a Mag Nail spike set marking the northeast corner of a parcel currently owned by VANROBGO LTD (deed reference: ORV 676, page 82), said spike being the place of beginning of the parcel herein described;

Thence, continuing North 00 degrees 00 minutes 00 seconds East with said east line and said centerline, a distance of 70.21 feet to a Mag Nail spike set;

Thence, North 87 degrees 11 minutes 23 seconds West, passing through an iron pin set for reference at 30.00 feet, a total distance of 730.87 feet to an iron pin set on the east line of a parcel currently owned by Buckeye Woods and Water, LTD (deed reference: ORV 577, page 193);

Thence, South 00 degrees 19 minutes 42 seconds West with said east line, a distance of 119.33 feet to an iron pin found and accepted as marking the northwest corner of said VANROBGO parcel;

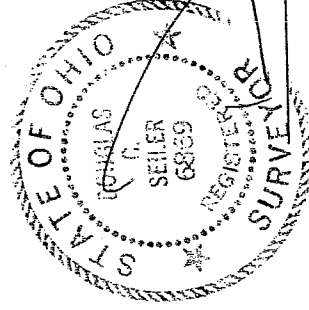
Thence, North 88 degrees 57 minutes 30 seconds East with the north line of said parcel, passing through an iron pin found at 700.80 feet, a total distance of 730.80 feet to the place of beginning, containing 1.59 acres, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on December 12, 2003, but subject to the right of way of Illinois Avenue.

The grantee, his heirs and assigns do hereby covenant and agree that the parcel of land described by this instrument will not be conveyed by said grantee, heirs, or assigns independently from a contiguous parcel of land without the approval of the City of Mansfield Planning Commission.

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.

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
MUS 12-17-03  
INITIAL DATE



Douglas C. Seiler  
Professional Surveyor #6869

S-175

S-175