

# Douglas C. Seiler

Professional Land Surveyor

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

## SURVEY DESCRIPTION

### PARCEL "A"

PART OF LOT #23210  
CITY OF MANSFIELD, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot #23210 of the consecutively numbered lots in said city (plat reference: Volume 29, page 72), 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 northwesterly corner thereof;

Thence, South 65 degrees 12 minutes 22 seconds East with the northerly line of said lot, a distance of 44.03 feet to an iron pin set;

Thence, South 22 degrees 36 minutes 58 seconds West a distance of 141.54 feet to an iron pin set on the southerly line of said lot;

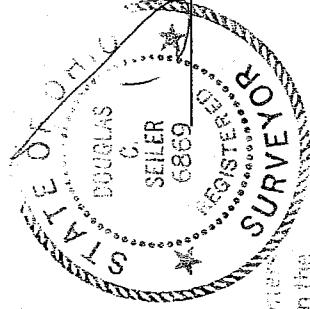
Thence, northwesterly with said southerly line, along a curve concave to the south with a central angle of 04 degrees 59 minutes 42 seconds, a radius of 505.00 feet, an arc distance of 44.03 feet, a chord distance of 44.01 feet with a chord bearing of North 66 degrees 04 minutes 03 seconds West to the place of beginning, containing 6228 square feet, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on November 12, 2003.

Subject to a common wall easement 5' in width, the easterly line of said easement being the easterly line of the herein described 6228 square foot parcel, said easement extending westerly 5 feet from said easterly line.

Together with a common wall easement 5' in width, the westerly line of said easement being the easterly line of the herein described 6228 square foot parcel, said easement extending easterly 5 feet from said easterly line.

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

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



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 the land shall be in conformity with existing 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: Dec 23, 2003

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
INITIAL MLB DATE 12-24-03

# Douglas C. Seiler

Professional Land Surveyor

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

## SURVEY DESCRIPTION

### PARCEL "B"

PART OF LOT #23210  
CITY OF MANSFIELD, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot #23210 of the consecutively numbered lots in said city (plat reference: Volume 29, page 72), and being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the northwesterly corner of said lot; Thence, South 65 degrees 12 minutes 22 seconds East with the northerly line of said lot, a distance of 44.03 feet to an iron pin set, the place of beginning of the parcel herein described;

Thence, South 22 degrees 36 minutes 58 seconds West a distance of 141.54 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 05 degrees 01 minute 28 seconds, a radius of 505.00 feet, an arc distance of 44.28 feet, a chord distance of 44.27 feet with a chord bearing of South 61 degrees 03 minutes 01 second East to an iron pin found;

Thence, North 22 degrees 36 minutes 58 seconds East a distance of 144.75 feet to an iron pin found on the northerly line of said lot;

Thence, North 65 degrees 12 minutes 22 seconds West with said northerly line, a distance of 44.03 feet to the place of beginning, containing 6284 square feet, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on November 12, 2003.

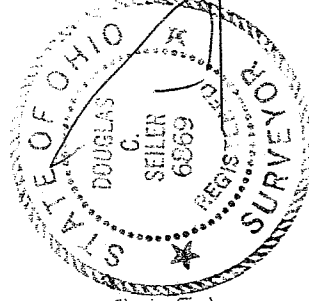
Together with a common wall easement 5' in width, the easterly line of said easement being the westerly line of the herein described 6284 square foot parcel, said easement extending westerly 5 feet from said westerly line.

Subject to a common wall easement 5' in width, the westerly line of said easement being the westerly line of the herein described 6284 square foot parcel, said easement extending easterly 5 feet from said westerly line.

Iron pins set are 5/8" rods 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."



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

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

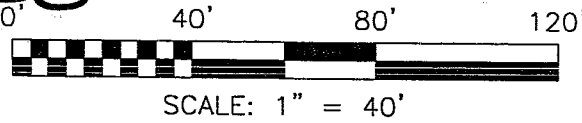
SIGNED: *Armand J. Trorris*  
SECRETARY, CITY PLANNING COMMISSION

DATE: Dec 22, 2003

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
MLB 12-24-03  
INITIAL DATE

9-1984

S-188



BEARINGS ARE BASED ON PLAT VOLUME 29, PAGE 72

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

THE PLACE OF BEGINNING PARCEL "A"

PARCEL "A"  
PART LOT #23210  
6228 SQ. FT.

THE PLACE OF BEGINNING PARCEL "B"

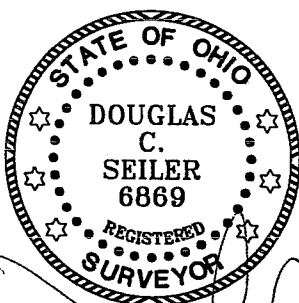
S 65°12'22" E  
44.03'

N 65°12'22" W  
44.03'

- LEGEND
- IRON PIN FOUND
  - ⊗ IRON PIN SET WITH CAP STAMPED "SEILER 6869"

CURVE 1	CURVE 2
R=505.00'	R=505.00'
Δ=04°59'42"	Δ=05°01'28"
L=44.03'	L=44.28'
C LEN=44.01'	C LEN=44.27'
BRG=N66°04'03"W	BRG=S61°03'01"E

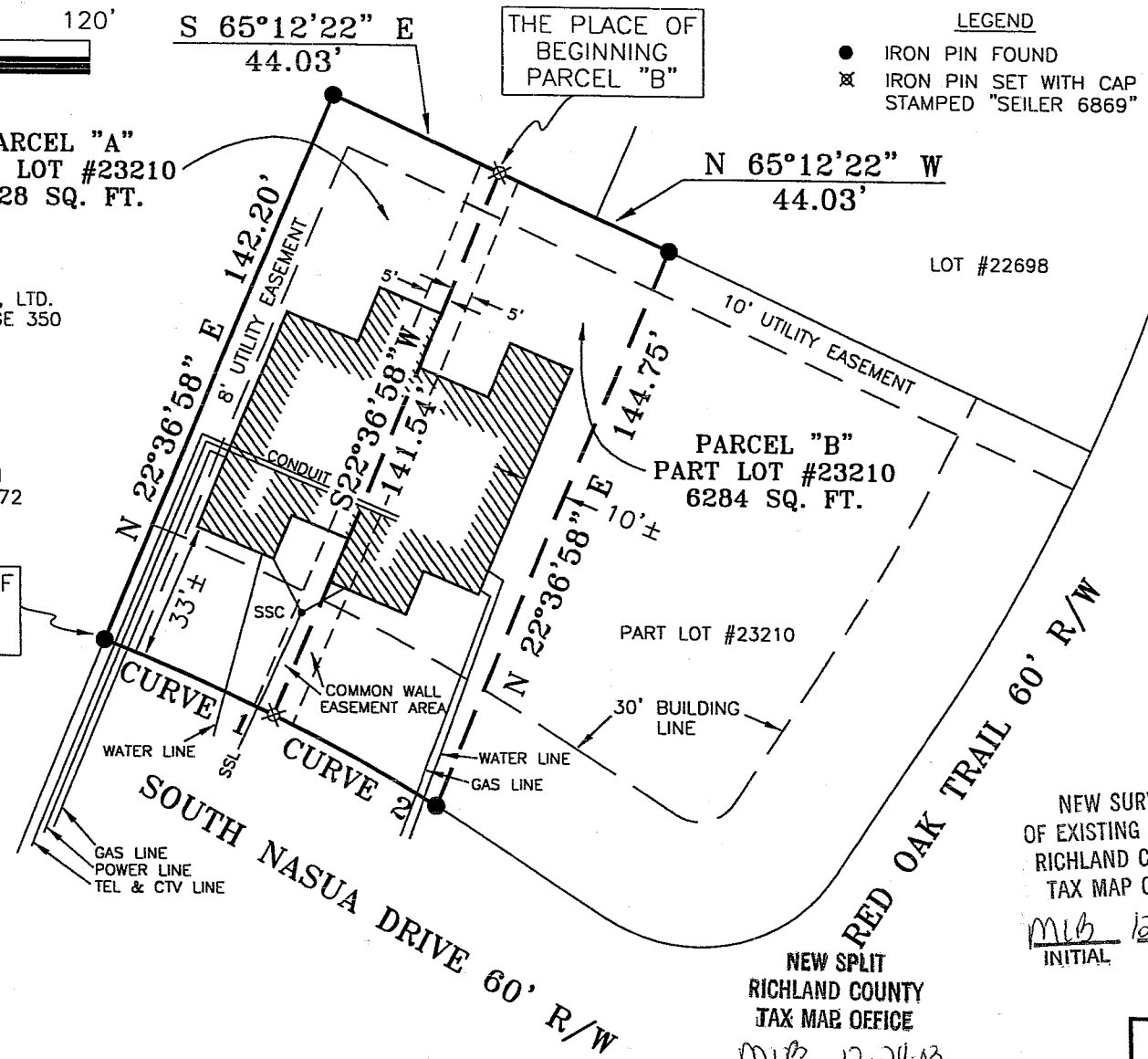
SSL = SANITARY SEWER LINE  
SSC = SANITARY SEWER CLEAN OUT



*Douglas C. Seiler*  
12/22/03

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

NOTE: THE LOCATION OF THE TELEPHONE, GAS, POWER, CABLE TV, SANITARY SEWER, WATER LINES AND STRUCTURES AS SHOWN ON THIS PLAT ARE PROPOSED, AND ARE TO BE INSTALLED BY THE GENERAL CONTRACTOR.



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 L. Kovacs*  
SECRETARY, CITY PLANNING COMMISSION  
DATE: *Dec, 22, 2003*

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
*MLB* *12-24-03*  
INITIAL DATE

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
*MLB* *12-24-03*  
INITIAL DATE

SURVEY PLAT FOR	
HOFFMAN	
PART LOT #23210 CITY OF MANSFIELD RICHLAND COUNTY, OHIO	
DATE: NOVEMBER 12, 2003	SCALE: 1"=40'
LOT23210	