



ENGINEERS • SURVEYORS

1810 E. Mansfield St.
P.O. Box 325
Bucyrus, Ohio 44820
(419) 562-7757
(419) 562-4717 fax

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

LEGAL DESCRIPTION OF N-23 FOR MANSFIELD HOMES VI, LLC.
0.186 - ACRE TRACT 1

12/23/03
INITIALS, DATE

CITY OF MANSFIELD, RICHLAND COUNTY, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF RICHLAND, CITY OF MANSFIELD, BEING ALL OF INLOT 15291 AND PART OF INLOT 15292, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, RICHLAND COUNTY, OHIO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE NORTHEAST CORNER OF SAID INLOT 15291, THE SOUTHEAST CORNER OF INLOT 15290, AND ON THE WEST RIGHT-OF-WAY LINE OF STADIUM STREET (50 FEET IN WIDTH);

THENCE SOUTH 06°49'45" EAST, A DISTANCE OF 60.00 FEET WITH THE EAST LINE OF SAID INLOT 15291 AND 15292, AND THE WEST RIGHT-OF-WAY LINE OF THE SAID STADIUM STREET TO AN IRON PIN SET;

THENCE SOUTH 81°39'43" WEST, A DISTANCE OF 135.00 FEET OVER AND ACROSS SAID INLOT 15292 TO AN IRON PIN SET ON THE EAST RIGHT-OF-WAY LINE OF A 16' ALLEY AND THE WEST LINE OF SAID INLOT 15292;

THENCE NORTH 06°49'45" WEST, A DISTANCE OF 60.00 FEET WITH THE WEST LINE OF SAID INLOT 15292 AND 15291 AND THE EAST RIGHT-OF-WAY LINE OF SAID 16' ALLEY TO AN IRON PIN SET AT THE NORTHWEST CORNER OF SAID INLOT 15291, AND THE SOUTHWEST CORNER OF SAID INLOT 15290;

THENCE NORTH 81°39'43" EAST, A DISTANCE OF 135.00 FEET WITH THE NORTH LINE OF SAID INLOT 15291 AND THE SOUTH LINE OF SAID INLOT 15290 TO THE IRON PIN SET AT THE POINT OF BEGINNING, CONTAINING 0.186 ACRES OF LAND, OF WHICH 0.124 ACRES ARE IN INLOT 15291, AND 0.062 ACRES ARE IN INLOT 15292, MORE OR LESS.

THE ABOVE DESCRIPTION WAS BASED ON A SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF JEFFREY M. ROWE, P.S., PROFESSIONAL SURVEYOR NUMBER 7463, DATED DECEMBER, 2003, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS SHOWN HEREON ARE TO AN ASSUMED AZIMUTH AND ARE USED TO DENOTE ANGLES 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. Harris*
SECRETARY, CITY PLANNING COMMISSION
DATE: Dec 23, 2003

S-193

S-193

S-193

Makeever & Associates, Inc.

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NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

LEGAL DESCRIPTION OF N-23 FOR MANSFIELD HOMES VI, LLC.
0.186 - ACRE TRACT 2

MLB 12-29-03
INITIAL DATE

CITY OF MANSFIELD, RICHLAND COUNTY, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF RICHLAND, CITY OF MANSFIELD, BEING ALL OF INLOT 15293 AND PART OF INLOT 15292, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, RICHLAND COUNTY, OHIO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE SOUTHEAST CORNER OF SAID INLOT 15293, THE NORTHEAST CORNER OF INLOT 15294, AND ON THE WEST RIGHT-OF-WAY LINE OF STADIUM STREET (50 FEET IN WIDTH);

THENCE SOUTH 81°39'43" WEST, A DISTANCE OF 135.00 FEET WITH THE SOUTH LINE OF SAID INLOT 15293 AND THE NORTH LINE OF SAID INLOT 15294 TO AN IRON PIN SET ON THE EAST RIGHT-OF-WAY LINE OF A 16' ALLEY, THE SOUTHWEST CORNER OF SAID INLOT 15293, AND THE NORTHWEST CORNER OF SAID INLOT 15294;

THENCE NORTH 06°49'45" WEST, A DISTANCE OF 60.00 FEET WITH THE WEST LINE OF SAID INLOT 15293 AND 15292 AND THE EAST RIGHT-OF-WAY LINE OF SAID 16' ALLEY TO AN IRON PIN SET;

THENCE NORTH 81°39'43" EAST, A DISTANCE OF 135.00 FEET OVER AND ACROSS SAID INLOT 15292 TO AN IRON PIN SET ON THE WEST RIGHT-OF-WAY LINE OF SAID STADIUM STREET AND THE EAST LINE OF SAID INLOT 15292;

THENCE SOUTH 06°49'45" EAST, A DISTANCE OF 60.00 FEET WITH THE EAST LINE OF SAID INLOT 15292 AND SAID INLOT 15293 AND THE WEST RIGHT-OF-WAY LINE OF SAID STADIUM STREET TO THE IRON PIN SET AT THE POINT OF BEGINNING, CONTAINING 0.186 ACRES OF LAND, OF WHICH 0.124 ACRES ARE IN INLOT 15293, AND 0.062 ACRES ARE IN INLOT 15292, MORE OR LESS.

THE ABOVE DESCRIPTION WAS BASED ON A SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF JEFFREY M. ROWE, P.S., PROFESSIONAL SURVEYOR NUMBER 7463, DATED DECEMBER, 2003, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS SHOWN HEREON ARE TO AN ASSUMED AZIMUTH AND ARE USED TO DENOTE ANGLES ONLY.

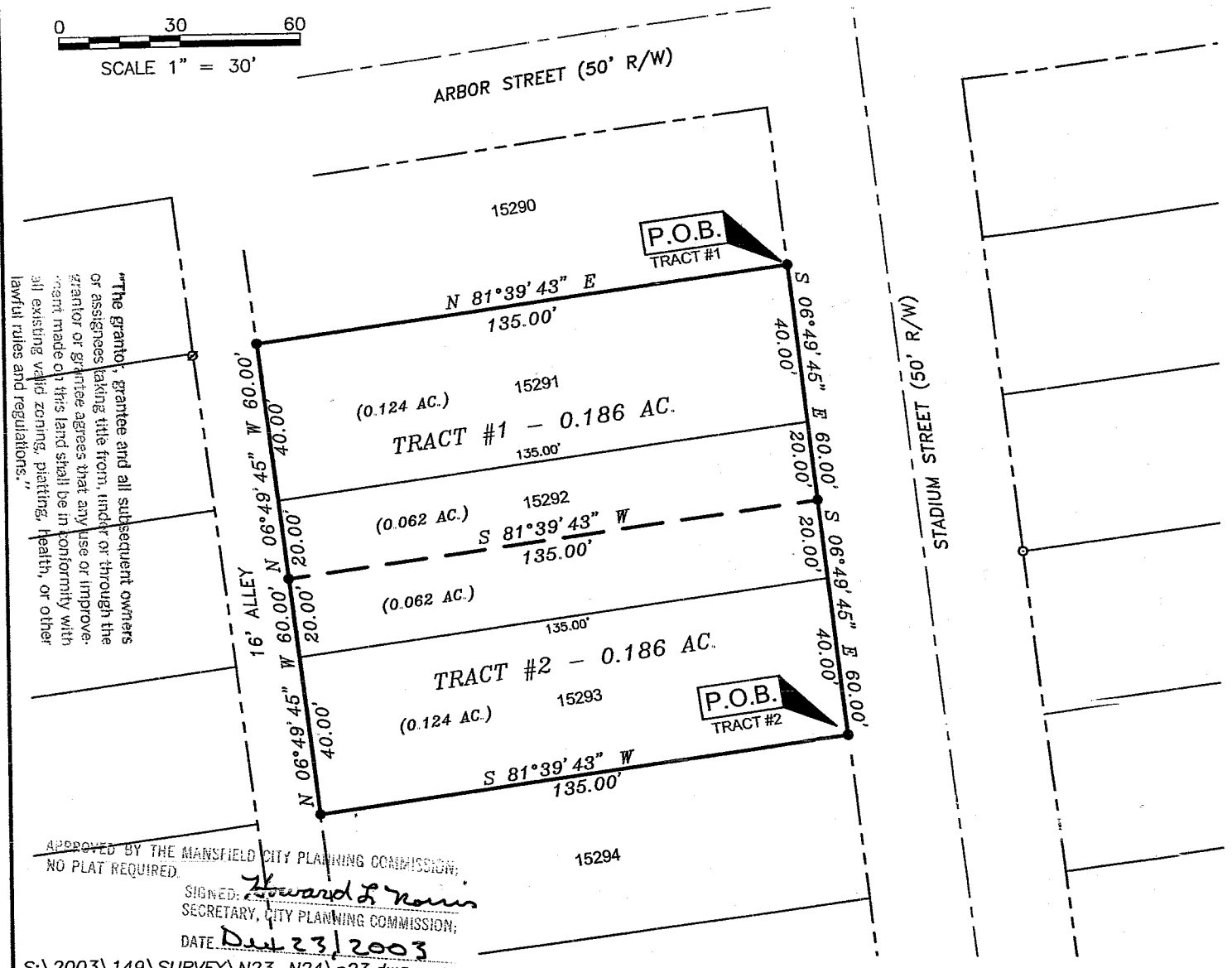
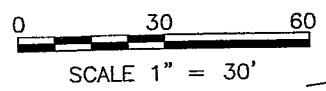
"The grantor, grantee and all subsequent owners or assignees taking title from, under or through the grantor or grantee agrees that any use or improvement made on this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations."

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

SIGNED: *Howard L. Morris*
SECRETARY, CITY PLANNING COMMISSION
DATE: Dec 23, 2003

S-193

S-193



"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. Davis*
 SECRETARY, CITY PLANNING COMMISSION;
 DATE: Dec 23, 2003

S:\2003\149\SURVEY\N23-N24\n23.dwg

DESCRIPTION

BEING ALL OF LOTS 15291, 15292, AND 15293 OF THE CITY OF MANSFIELD, RICHLAND COUNTY, OHIO.

LEGEND

FOUND ○ SET ●
 5/8" IRON PIN, UNLESS NOTED

ACREAGE SUMMARY

INLOT 15291	0.124 ACRES
NORTH HALF INLOT 15292	0.062 ACRES
TRACT #1	0.186 ACRES
INLOT 15293	0.124 ACRES
SOUTH HALF INLOT 15292	0.062 ACRES
TRACT #2	0.186 ACRES

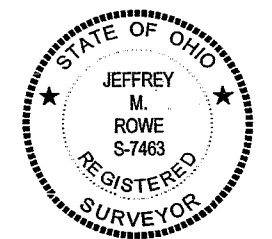
NOTES

- ALL IRON PINS SET ARE 5/8" x 30" LONG REINFORCING RODS WITH YELLOW PLASTIC CAPS STAMPED "MAKEEVER AND ASSOC." UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE TO AN ASSUMED AZIMUTH AND ARE USED TO DENOTE ANGLES ONLY.

SURVEYOR'S STATEMENT

WE HEREBY STATE TO MANSFIELD HOMES VI, LLC. THAT THE DRAWING HEREIN IS REPRESENTATIVE OF AN ACTUAL SURVEY PERFORMED IN NOVEMBER, 2003, BY MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Jeffrey M. Rowe
 JEFFREY M. ROWE, P.S.
 PROFESSIONAL SURVEYOR NO. 7463
 DATE: 12-18-2003



NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
 MJB 12-29-03
 INITIAL DATE

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
 MJB 12-22-03
 INITIAL DATE

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 BUCYRUS, OHIO 44820

ASSISTANTS:
 SCOTT ROWE
 MIKE BODINE
 DRAWN BY: mdb 2
 FILE NO: 03149

PLAT OF SURVEY OF N-23 FOR:
MANSFIELD HOMES VI, LLC.

S-193