

S-256

LOT SPLIT FOR: CITY OF MANSFIELD PART OF THE SOUTHWEST QUARTER, SEC. 3, TWP. 21 NORTH, R. 18 WEST, CITY OF MANSFIELD, COUNTY OF RICHLAND, STATE OF OHIO

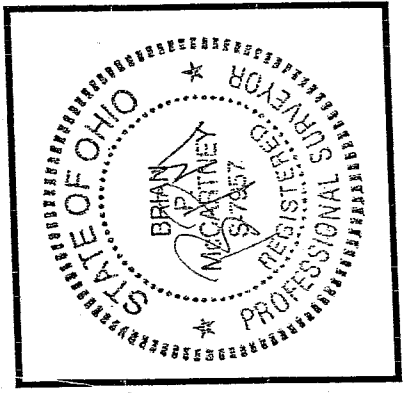
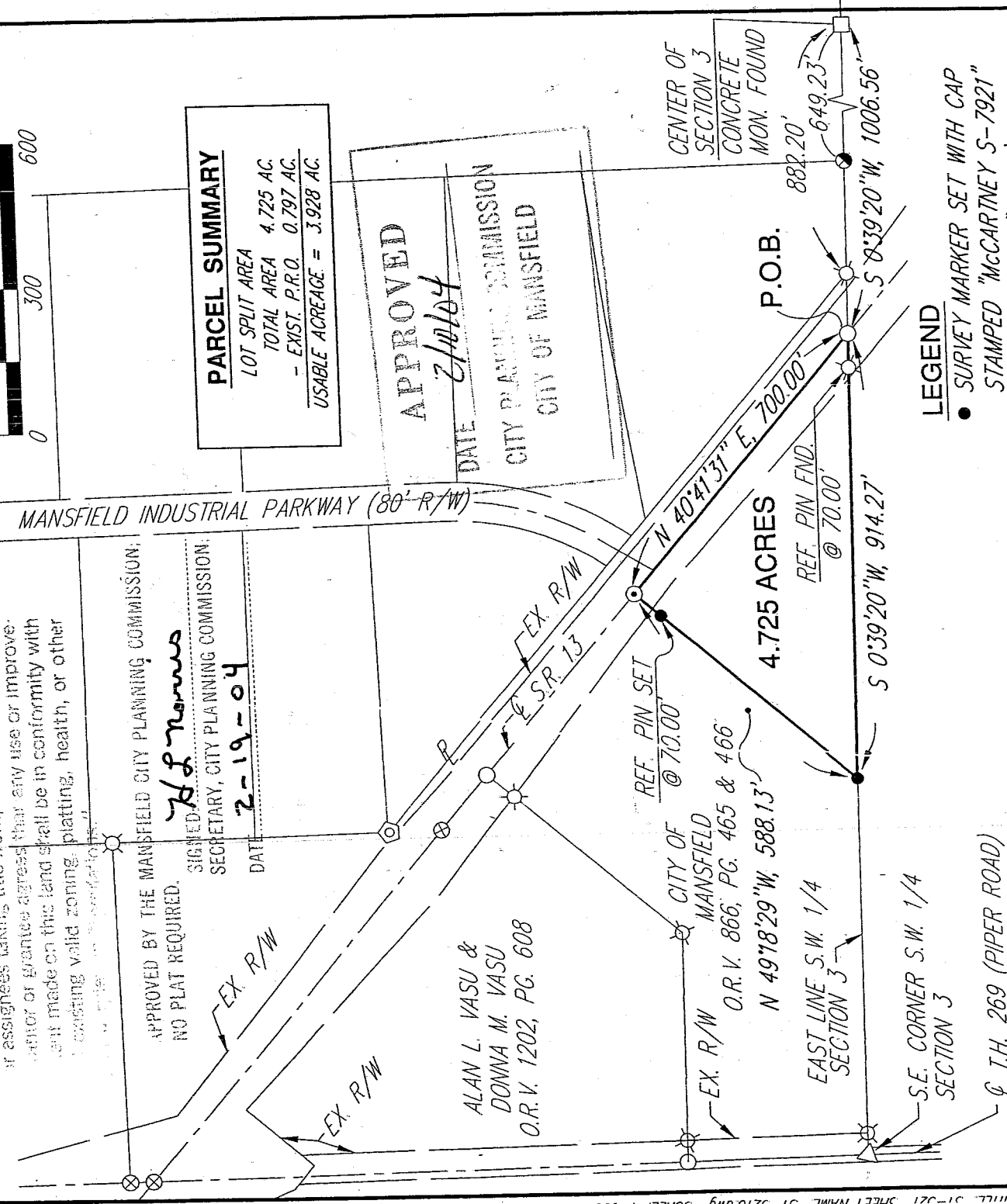
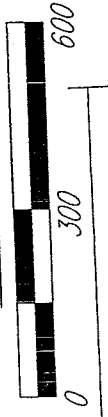
BASIS OF BEARINGS: BEARINGS ARE TO AN ASSUMED MERIDIAN USED TO DELINEATE ANGLES ONLY
PRIOR DEED REFERENCE: O.R. VOLUME 866, PAGES 465, 466

"The grantor, grantee and all subsequent owners
if assignees taking title from, under or through the
grantor or grantee agree that any use or improve-
ment made on this land shall be in conformity with
existing valid zoning, platting, health, or other
ordinances of the State of Ohio."

APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION;
NO PLAT REQUIRED.
H.F. Thomas
SIGNED: _____
SECRETARY, CITY PLANNING COMMISSION.
DATE: 2-19-04

PARCEL SUMMARY
LOT SPLIT AREA
TOTAL AREA 4.725 AC.
- EXIST. P.R.O. 0.797 AC.
USABLE ACREAGE = 3.928 AC.

APPROVED
DATE 2/19/04
CITY PLANNING COMMISSION
CITY OF MANSFIELD



Brian P. McCartney
BRIAN P. MCCARTNEY, P.E., P.S.
OHIO REGISTERED SURVEYOR NO. S-7957
JANUARY, 2004

- LEGEND**
- SURVEY MARKER SET WITH CAP
STAMPED "MCCARTNEY S-7921"
(5/8" DIA. x 30" LONG).
 - △ R.R. SPIKE FOUND
 - ⊗ SURVEY MARKER FOUND WITH CAP,
STAMPED "MCCARTNEY & ASSOC."
(5/8" DIA. x 30" LONG).
 - MAG SPIKE SET
 - ⊕ DRILL HOLE FOUND
 - MAG SPIKE FOUND
 - ⊗ P.K. NAIL FOUND
 - ⊙ 3/4" PIPE FOUND

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
MLC
INITIAL
DATE 2/20/04

52 N. Diamond Street
Mansfield, Ohio 44902
419/525-0093, Fax: 419/525-0635



K.E. McCartney & Associates, Inc.

Engineers • Planners • Surveyors

230 Third Street
Elyria, Ohio 44035
440/323-9608, Fax: 440/323-3644

PRINTED BY THE ENGINEER & ARCHITECTS DATE 1/17/04 000 HILL ST-021 SHEET NAME S1-2710.DWG SCALE: 1"=50'

SY-321C2
1/5/04

Legal Description
City of Mansfield
Lot Split - 4.725 Acres

Situated in the City of Mansfield, County of Richland, State of Ohio and being part of the southwest quarter of Section 3, Township 21 North, Range 18 West, and more particularly described as follows:

Commencing at a concrete monument found marking the center of Section 3, thence S 0°39'20"W, 1006.56 feet along the east line of said southwest quarter to a mag spike found on the centerline of S.R.13, said spike being the Principal Point of Beginning for the parcel described herein and passing for reference a 3/4" pipe found at 649.23 feet and passing for reference a survey marker found with cap stamped "McCartney & Assoc." at 882.20 feet;

- 1) thence continuing S 0°39'20"W, a distance of 914.27 feet along the east line of said southwest quarter to a survey marker set and passing for reference a survey marker found with cap stamped "McCartney & Assoc." at 70.00 feet;
- 2) thence N 49°18'29"W, a distance of 588.13 feet to a mag spike set on the centerline of S.R.13, and passing for reference a survey marker set at 518.13 feet;
- 3) thence N 40°41'31"E, a distance of 700.00 feet along said centerline to the Principal Point of Beginning, enclosing an area of 4.725 acres, more or less, of which the present road occupies 0.787 acre, more or less. Subject to all public right of ways, use restrictions and easements now on record.

This description was prepared and reviewed in January, 2004 by Brian P. McCartney, P.E., P.S. S-7957 from an actual field survey performed by K. E. McCartney and Associates, Inc. Survey markers set are 5/8" diameter by 30" long rebar with cap stamped "McCartney S-7921".

Basis of Bearings: The bearings referred to herein are to an assumed meridian and used to delineate angles only.

Prior Deed Reference: O.R. Volume 866, Pages 465 and 466.

THE GRANTEE HEREBY WARRANTS THAT THE GRANTOR GRANTED AND ALL SUBSEQUENT OWNERS
 OF THE PROPERTY HEREIN DESCRIBED HAVE BEEN ADVISED OF THE TERMS AND CONDITIONS OF THE
 GRANT AND THAT THE GRANTOR HAS NO OTHER INTEREST IN THE PROPERTY HEREIN DESCRIBED.
 H. S. Mans
 SECRETARY, CITY PLANNING COMMISSION
 DATE 2-19-04

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

MP 22004
INITIAL DATE

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