

S-291

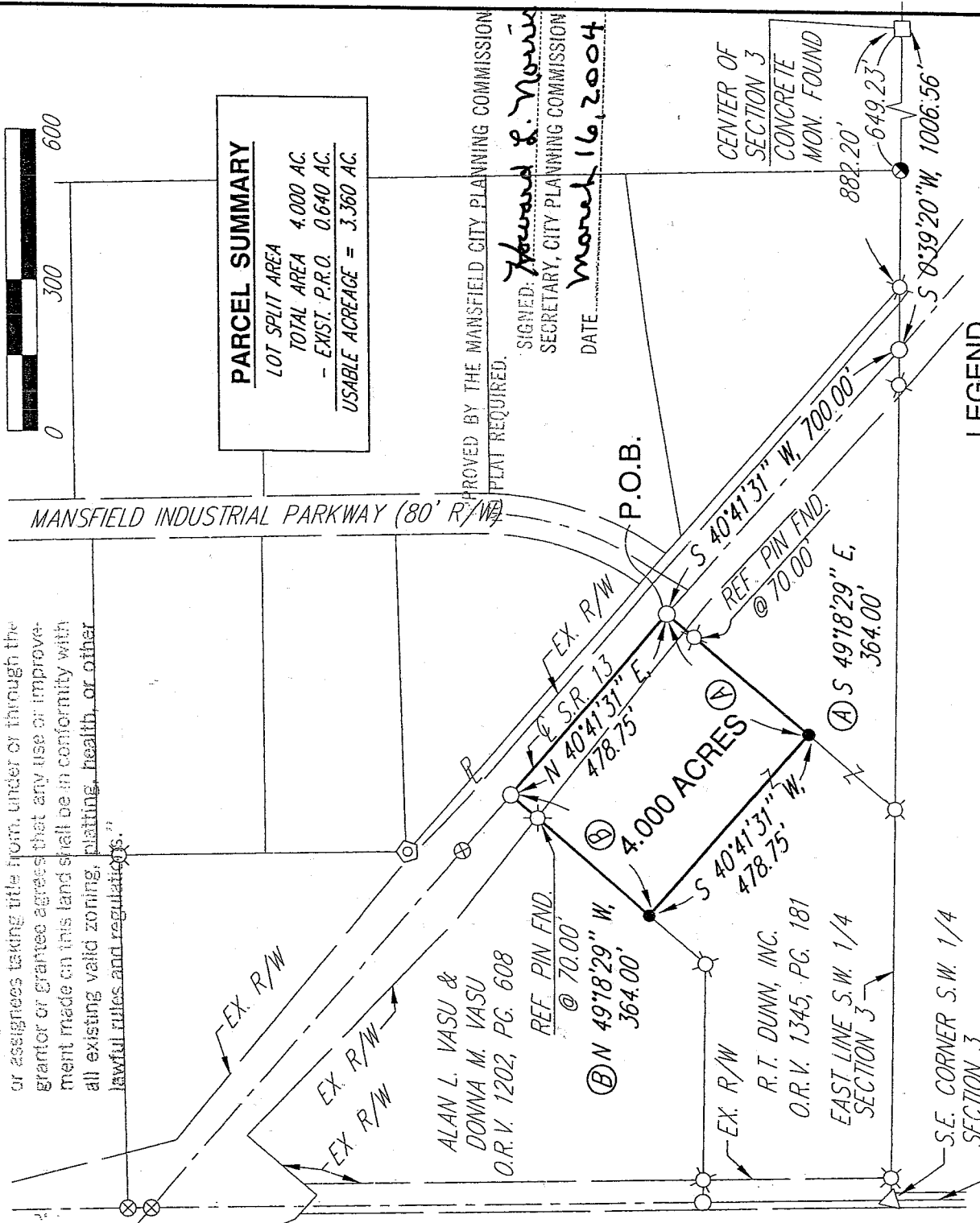
# LOT SPLIT FOR: R.T. DUNN, INC. PART OF THE SOUTHWEST QUARTER, SEC. 3, TWP. 21 NORTH, R. 18 WEST, CITY OF MANSFIELD, COUNTY OF RICHLAND, STATE OF OHIO

BASIS OF BEARINGS: BEARINGS ARE TO AN ASSUMED MERIDIAN USED TO DELINEATE ANGLES ONLY  
PRIOR DEED REFERENCE: O.R. VOLUME 1345, PAGES 181

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.



PARCEL SUMMARY	
LOT SPLIT AREA	
TOTAL AREA	4.000 AC.
- EXIST. P.R.O.	0.640 AC.
USABLE ACREAGE =	3.360 AC.



APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION  
PLAT REQUIRED.  
SIGNED: *Howard S. Morris*  
SECRETARY, CITY PLANNING COMMISSION  
DATE: March 16, 2004

CENTER OF SECTION 3  
CONCRETE MON. FOUND  
882.20'  
649.23'  
S 0°39'20" W, 1006.56'

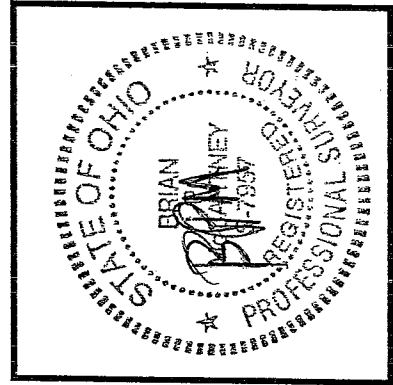
### LEGEND

- SURVEY MARKER SET WITH CAP  
STAMPED "MCCARTNEY S-7921"  
(5/8" DIA. x 30" LONG).

- ⊗ SURVEY MARKER FOUND WITH CAP  
STAMPED "MCCARTNEY & ASSOC."  
(5/8" DIA. x 30" LONG).

- △ R.R. SPIKE FOUND
- ⊙ DRILL HOLE FOUND
- MAG SPIKE FOUND
- ⊗ P.K. NAIL FOUND
- 3/4" PIPE FOUND

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP, OFFICE  
*MB* INITIAL  
3-18-04 DATE



*B.P. McCartney*  
BRIAN P. MCCARTNEY, P.E., P.S.  
OHIO REGISTERED SURVEYOR NO. S-7957  
MARCH, 2004

℄ T.H. 269 (PIPER ROAD)  
& SOUTH LINE SECTION 3

230 Third Street  
Elyria, Ohio 44035  
440/323-9608, Fax: 440/323-9644



K.E. McCartney & Associates, Inc.

E n g i n e e r s • P l a n n e r s • S u r v e y o r s

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

SY-321D  
3/2/04

Legal Description  
R.T. Dunn, Inc.  
Lot Split - 4.000 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, a distance of 1006.56 feet along the east line of said southwest quarter of Section 3 to a mag spike found on the centerline of S.R. 13, and passing for reference a 3/4" pipe found at 649.23 feet and a survey marker found with cap stamped "McCartney & Assoc." at 882.20 feet; thence S 40°41'31"W, a distance of 700.00 feet along said centerline of S.R. 13 to a mag spike found, said spike being the Principal Point of Beginning for the parcel described herein;

- 1) thence S 49°18'29"E, a distance of 364.00 feet to a survey marker set and passing for reference a survey marker found with cap stamped "McCartney & Assoc." at 70.00 feet;
- 2) thence S 40°41'31"W, a distance of 478.75 feet to a survey marker set on the northeasterly property line of land conveyed to Alan L. Vasu and Donna M. Vasu by O.R.V. 1202, Pg. 608 of Richland County Records;
- 3) thence N 49°18'29"W, a distance of 364.00 feet along said northeasterly property line to a mag spike found on the centerline of S.R. 13 and passing for reference a survey marker found with cap stamped "McCartney & Assoc." at 294.00 feet;
- 4) thence N 40°41'31"E, a distance of 478.75 feet along said centerline of S.R. 13 to the Principal Point of Beginning. Enclosing an area of 4.000 acres, more or less, of which the present road occupies 0.640 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 March, 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 1345, Pages 181.

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

SIGNED: Howard L. Morris  
SECRETARY, CITY PLANNING COMMISSION  
DATE: March 16, 2004

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

MVB 3-18-04  
INITIAL DATE

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