

**BOUNDARY SURVEY FOR: BEN BISSMAN  
CITY OF MANSFIELD, COUNTY OF RICHLAND, STATE OF OHIO  
BEING PART LOT 234**

**LEGEND**

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

**LOT SUMMARY**

ORIGINAL LOT = 10,800 SQ. FT.  
LOT SPLIT = 4804 SQ. FT.  
RESIDUAL = 5996 SQ FT.

**BASIS OF BEARINGS :**

BEARINGS ARE TO AN ASSUMED  
MERIDIAN USED TO DENOTE  
ANGLES ONLY.

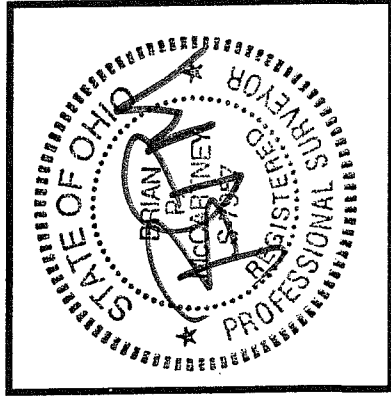
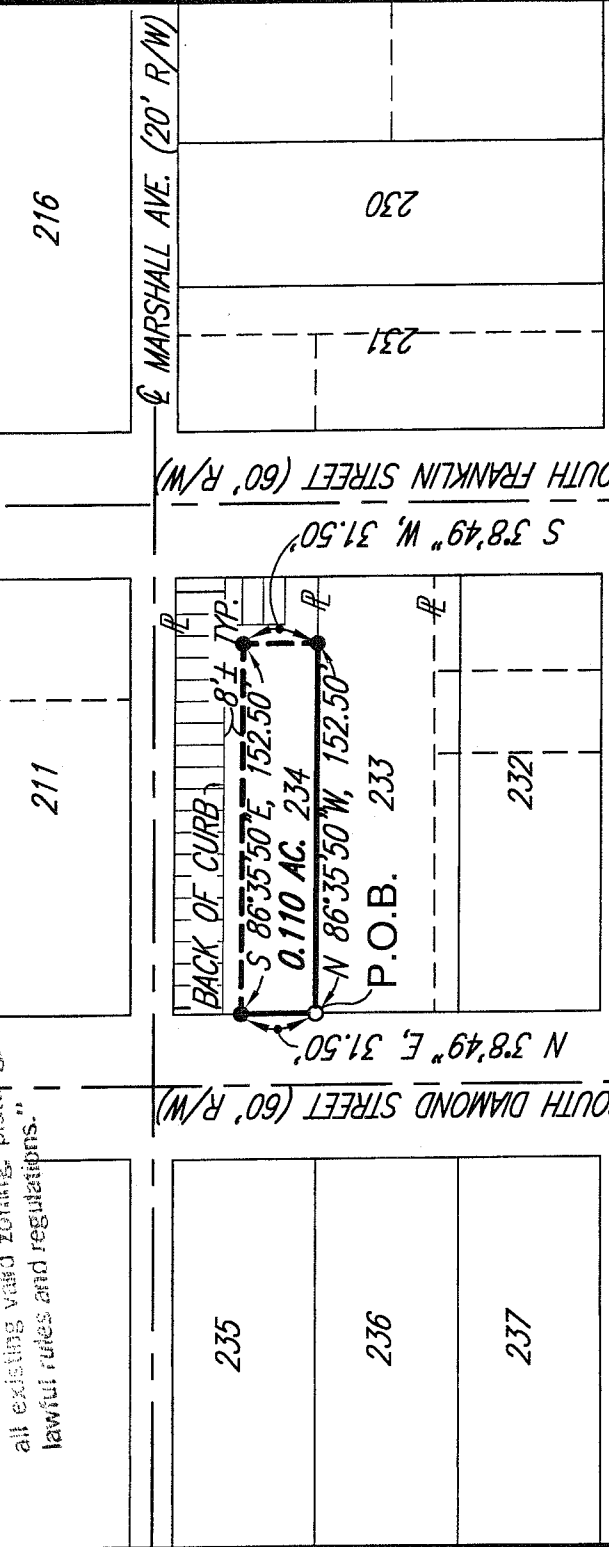
**PRIOR PLAT REFERENCE :**

PLAT VOLUME 4, PG. 12

**PRIOR DEED REFERENCE :**

O.R.V. 1564, Pg. 879

"The grantor, grantee and all subsequent owners or assignees taking here from, under or through the grantor or grantee agrees that any use or improve-ment 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: *Brian P. McCartney*  
SECRETARY, CITY PLANNING COMMISSION  
DATE: 5/20/08

*Brian P. McCartney*

**BRIAN P. MCCARTNEY, P.E., P.S.**

**OHIO REGISTERED SURVEYOR**

**NO. S-7957 MAY, 2008** RICHLAND COUNTY  
TAX MAP OFFICE

MLB 5-30-08

INITIAL DATE

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

**KEM**

**K.E. McCartney & Associates, Inc.**

Engineers • Planners • Surveyors

230 Third Street  
Elyria, Ohio 44035  
440/323-9808, Fax: 440/323-3644

SCALE IN FEET



7-25-07

SY-489  
5/15/2008

Legal Description  
Ben Bissman  
Mansfield City Lot 234 Lot Split

Situated in the City of Mansfield, County of Richland, State of Ohio and being part of Lot 234 of the consecutively numbered lots in said City as recorded in Plat Volume 4, Page 12 of Richland County Records and more particularly described as follows:

Beginning for the same at a survey marker found with cap stamped "McCartney S-7921" marking the northwest corner of Lot 233 of the consecutively numbered lots of the City of Mansfield as recorded in Plat Volume 4, Page 12 of the Richland County Records, said survey marker being the Principal Point of Beginning for the parcel described herein;

- 1) thence N 3°8'49" E, a distance of 31.50 feet along the existing easterly right of way line of South Diamond St. to a survey marker set;
- 2) thence S 86°35'50" E, a distance of 152.50 feet to a survey marker set;
- 3) thence S 3°8'49" W, a distance of 31.50 feet to a survey marker set on the north line of Lot 233;
- 4) thence N 86°35'50" W, a distance of 152.50 feet along said north line of Lot 233 to the Principal Point of Beginning, enclosing an area of 0.110 acre, more or less, subject to all legal easements, use restrictions and public right of way now on record.

This description was prepared and reviewed in May, 2008 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".

Prior Plat Reference: Volume 4, Pg. 12

Prior Deed Reference: O.R.V. 1564, Pg. 879

Basis of Bearings: Bearings are to an assumed meridian used to denote angles only.

The Grantees, his heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site under applicable zoning and will not be conveyed by said Grantees, heirs and assigns independent and separate from any adjoiningor contiguous parcel fronting on a public highway or street.

"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 lawfui rules and regulations."

APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION:  
LIC PLAT REQUIRED.

SIGNED Brian P. McCartney  
SECRETARY, CITY PLANNING COMMISSION:

DATE 5/15/08

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
MIB 53008  
INITIAL DATA

7-854