

LOT SPLITS FOR: PAUL GETZ JR.

**PART OF THE NORTHWEST QUARTER, SEC. 8, T - 20 - N, R - 18 - W
CITY OF MANSFIELD, LOTS 22539, 22540 AND 22542
COUNTY OF RICHLAND, STATE OF OHIO**

LEGEND

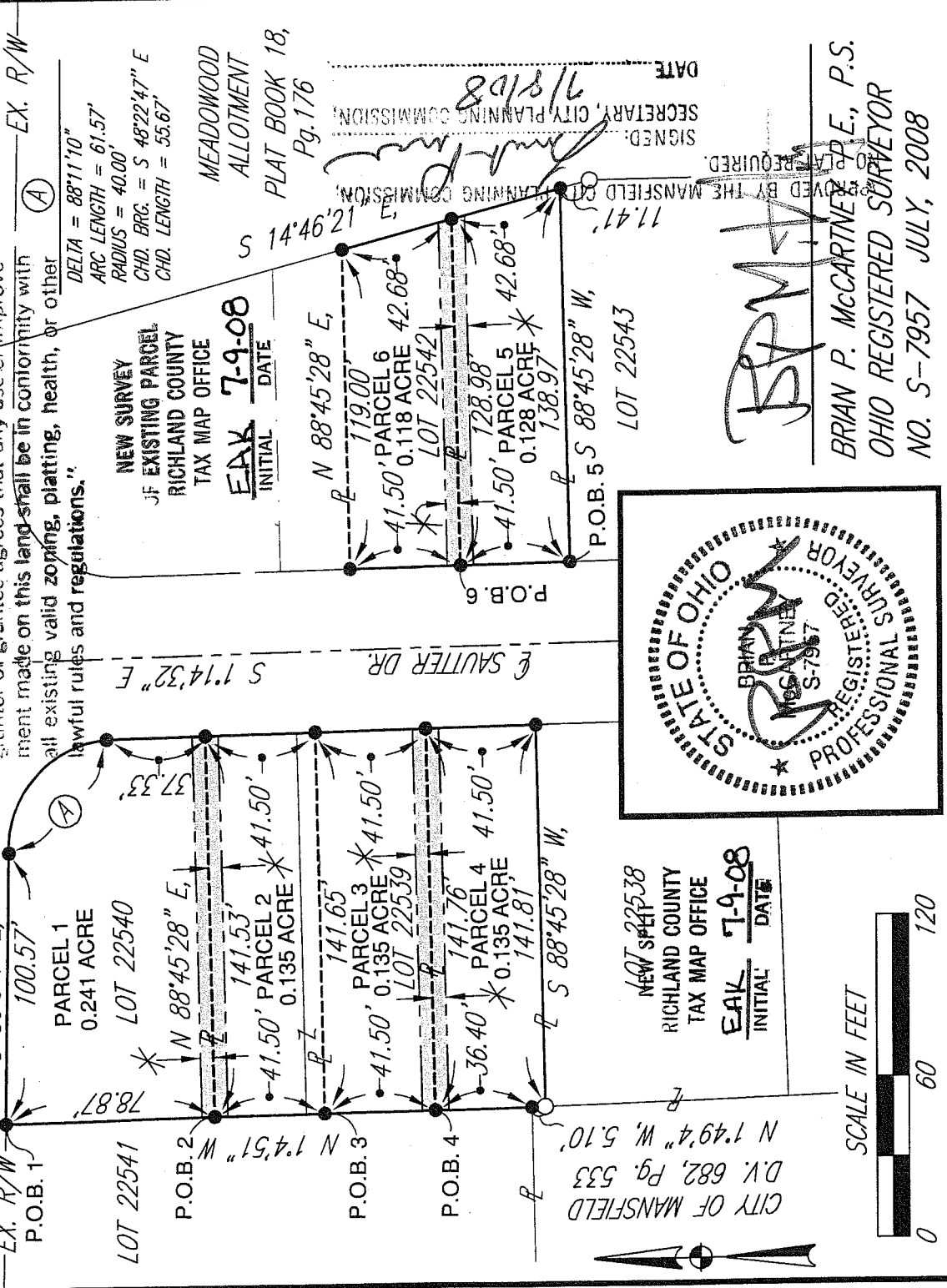
- SURVEY MARKER SET WITH CAP
STAMPED "MCCARTNEY S-7921"
(5/8" DIA. x 30" LONG).
- SURVEY MARKER FOUND WITH
CAP STAMPED "SUL"
- * DENOTES A 5 FOOT COMMON
WALL REPAIR EASEMENT

PARCEL 2 SUMMARY
 LOT 22540 = 4884.53 SQ. FT.
 LOT 22539 = 991.54 SQ. FT.
 TOTAL 5876.07 SQ. FT. = 0.135 AC.

BASIS OF BEARINGS:
 BEARINGS ARE TO AN ASSUMED
 MERIDIAN USED TO DENOTE

O.R.V. 1612, PG. 617
 PLAT BOOK REFERENCE:
 PLAT BOOK 25, Pg. 114

STRAUB RD. & NORTH LINE, N.W. QTR. SEC. 8, T-20-N, R-18-W
 The grantor, grantee and all subsequent owners
 or assignees taking title 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."



NEW SURVEY
 RICHLAND COUNTY
 TAX MAP OFFICE
 EAK 7-9-08
 INITIAL DATE

NEW SURVEY
 JF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
 EAK 7-9-08
 INITIAL DATE

MEADOWOOD
 ALLOTMENT
 PLAT BOOK 18,
 Pg. 176
 SIGNED: [Signature]
 SECRETARY, CITY PLANNING COMMISSION
 DATE: 7/9/08

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

526 EAST BROAD ST.
 Elyria, Ohio 44035
 440/323-9608, Fax: 440/323-3644



K.E. McCartney & Associates, Inc.

Engineers • Planners • Surveyors

Z-274

Legal Description ~ Parcel 1
Paul Getz
Lot Split ~ 0.241 Acre

SY-504
7/1/08

Situated in the City of Mansfield, County of Richland, State of Ohio, being part of Lot 22540 of the consecutively numbered lots in the City of Mansfield and being part of the northwest quarter of Section 8, Township 20 North, Range 18 West and more particularly described as follows:

Beginning for the same at a survey marker set, marking the northeast corner of Lot 22541 of the consecutively numbered lots in the City of Mansfield as recorded in Plat Book 25, Page 114 of the Richland County Records;

- 1) thence S89°9'4"E, a distance of 100.57 feet along the existing south right of way line of Straub Road to a survey marker set;
- 2) thence southeasterly with a curve to the right, having a delta angle of 88°11'10", an arc length of 61.57 feet, a radius of 40.00 feet, a chord bearing of S48°22'47"E and a chord length of 55.67 feet to a survey marker set on the existing west right of way line of Sautter Drive;
- 3) thence S1°14'32"E, a distance of 37.33 feet along said existing west right of way line of Sautter Drive to a survey marker set;
- 4) thence S88°45'28"W, a distance of 141.53 feet to a survey marker set on the east line of Lot 22541;
- 5) thence N1°4'51"W, a distance of 78.87 feet along said east line of Lot 22541 to the Principal Point of Beginning. Enclosing an area of 0.241 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 June, 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."

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

In addition, recorded herewith is a 5 foot common wall repair easement further described as follows: being a strip of land 5 foot in width, running parallel to and 5 foot north of the south lot line of the above described parcel and beginning on the subject parcel's east lot line, also being the existing west right of way line for Sautter Drive; thence running westerly terminating on the subject parcel's west lot line, containing 707.62 square feet, more or less.

Prior Deed Reference: O.R.V. 1612, Page 617.

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

SIGNED: *Brian P. McCartney*
SECRETARY, CITY PLANNING COMMISSION;

DATE: 7/1/08

"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."

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

INITIAL EAG DATE 7-9-09

Z-274

Legal Description ~ Parcel 2

SY-504

7/1/08

Paul Getz

Lot Split ~ 0.135 Acre

Situated in the City of Mansfield, County of Richland, State of Ohio, being part of Lots 22540 and 22539 of the consecutively numbered lots in the City of Mansfield and being part of the northwest quarter of Section 8, Township 20 North, Range 18 West and more particularly described as follows:

Commencing at a survey marker set, marking the northeast corner of Lot 22541 of the consecutively numbered lots in the City of Mansfield as recorded in Plat Book 25, Page 114 of the Richland County Records; thence S1°4'51"E, a distance of 78.87 feet along the east line of said Lot 22541 to a survey marker set, said marker being the Principal Point of Beginning for the parcel described herein;

- 1) thence N88°45'28"E, a distance of 141.53 feet to a survey marker set on the existing west right of way line of Sautter Drive;
- 2) thence S1°14'32"E, a distance of 41.50 feet along said existing west right of way line of Sautter Drive to a survey marker set;
- 3) thence S88°45'28"W, a distance of 141.65 feet to a survey marker set on the east line of Lot 22541;
- 4) thence N1°4'51"W, a distance of 41.50 feet along said east line of Lot 22541 to the Principal Point of Beginning. Enclosing an area of 0.135 acre (5876.07 sq. ft.), more or less, of which 4884.53 square feet, more or less, is within Lot 22540 and 991.54 square feet, more or less, is within Lot 22539. Subject to all public right of ways, use restrictions and easements now on record.

This description was prepared and reviewed in June, 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."

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

In addition, recorded herewith is a 5 foot common wall repair easement further described as follows: being a strip of land 5 foot in width, running parallel to and 5 foot south of the north lot line of the above described parcel and beginning on the subject parcel's east lot line, also being the existing west right of way line for Sautter Drive; thence running westerly terminating on the subject parcel's west lot line, containing 707.69 square feet, more or less.

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

Prior Deed Reference: O.R.V. 1612, Page 617.

"The grantor, grantee and all subsequent owners or assignees taking title 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."

SIGNED: *Brian P. McCartney*
SECRETARY, CITY PLANNING COMMISSION;
DATE: 7/1/08

NEW SPLIT RICHLAND COUNTY TAX MAP OFFICE	NEW SURVEY OF EXISTING PARCEL RICHLAND COUNTY TAX MAP OFFICE
<u>EAK</u> INITIAL	<u>EAK</u> INITIAL
<u>7-1-08</u> DATE	<u>7-1-08</u> DATE

Z-274

Legal Description ~ Parcel 3

SY-504

7/2/08

Paul Getz

Lot Split ~ 0.135 Acre

Situated in the City of Mansfield, County of Richland, State of Ohio, being part of Lot 22539 of the consecutively numbered lots in the City of Mansfield and being part of the northwest quarter of Section 8, Township 20 North, Range 18 West and more particularly described as follows:

Commencing at a survey marker set, marking the northeast corner of Lot 22541 of the consecutively numbered lots in the City of Mansfield as recorded in Plat Book 25, Page 114 of the Richland County Records; thence S1°4'51"E, a distance of 120.37 feet along the east line of said Lot 22541 to a survey marker set, said marker being the Principal Point of Beginning for the parcel described herein;

- 1) thence N88°45'28"E, a distance of 141.65 feet to a survey marker set on the existing west right of way line of Sautter Drive;
- 2) thence S1°14'32"E, a distance of 41.50 feet along said existing west right of way line of Sautter Drive to a survey marker set;
- 3) thence S88°45'28"W, a distance of 141.76 feet to a survey marker set on the east line of Lot 22541;
- 4) thence N1°4'51"W, a distance of 41.50 feet along said east line of Lot 22541 to the Principal Point of Beginning. Enclosing an area of 0.135 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 June, 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."


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

In addition, recorded herewith is a 5 foot common wall repair easement further described as follows: being a strip of land 5 foot in width, running parallel to and 5 foot north of the south lot line of the above described parcel and beginning on the subject parcel's east lot line, also being the existing west right of way line for Sautter Drive; thence running westerly terminating on the subject parcel's west lot line, containing 708.78 square feet, more or less.

Prior Deed Reference: O.R.V. 1612, Page 617.

"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: 
SECRETARY, CITY PLANNING COMMISSION;
DATE: 7/2/08

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EAH 7-9-08
INITIAL DATE

7-274

Legal Description ~ Parcel 4

SY-504

Paul Getz

7/2/08

Lot Split ~ 0.135 Acre

Situated in the City of Mansfield, County of Richland, State of Ohio, being part of Lot 22539 of the consecutively numbered lots in the City of Mansfield and being part of the northwest quarter of Section 8, Township 20 North, Range 18 West and more particularly described as follows:

Commencing at a survey marker set, marking the northeast corner of Lot 22541 of the consecutively numbered lots in the City of Mansfield as recorded in Plat Book 25, Page 114 of the Richland County Records; thence S1°4'51"E, a distance of 161.87 feet along the east line of said Lot 22541 to a survey marker set, said marker being the Principal Point of Beginning for the parcel described herein;

- 1) thence N88°45'28"E, a distance of 141.76 feet to a survey marker set on the existing west right of way line of Sautter Drive;
- 2) thence S1°14'32"E, a distance of 41.50 feet along said existing west right of way line of Sautter Drive to a survey marker set;
- 3) thence S88°45'28"W, a distance of 141.81 feet along the north line of Lot 22538 to a survey marker set on the east property line of land conveyed to the City of Mansfield by Deed Volume 682, Pg. 533 of the Richland County Records;
- 4) thence N 1°49'4"W, a distance of 5.10' feet along said City of Mansfield land to a survey marker set on the southeast corner of Lot 22541;
- 5) thence N1°4'51"W, a distance of 36.40 feet along the east line of said Lot 22541 to the Principal Point of Beginning. Enclosing an area of 0.135 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 June, 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."

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

In addition, recorded herewith is a 5 foot common wall repair easement further described as follows: being a strip of land 5 foot in width, running parallel to and 5 foot south of the north lot line of the above described parcel and beginning on the subject parcel's east lot line, also being the existing west right of way line for Sautter Drive; thence running westerly terminating on the subject parcel's west lot line, containing 707.62 square feet, more or less.

Prior Deed Reference: O.R.V. 1612, Page 617.

"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: *Brian P. McCartney*
SECRETARY, CITY PLANNING COMMISSION;

NEW SURVEY
OF EXISTING PARCEL DATE 7/9/08
RICHLAND COUNTY
TAX MAP OFFICE
EAK 7-9-08
INITIAL DATE

Z-274

Legal Description ~ Parcel 5

SY-504

7/2/08

Paul Getz

Lot Split ~ 0.128 Acre

Situated in the City of Mansfield, County of Richland, State of Ohio, being part of Lot 22542 of the consecutively numbered lots in the City of Mansfield and being part of the northwest quarter of Section 8, Township 20 North, Range 18 West and more particularly described as follows:

Beginning for the same at a survey marker set, marking the northwest corner of Lot 22543 of the consecutively numbered lots in the City of Mansfield as recorded in Plat Book 25, Page 114 of the Richland County Records;

- 1) thence N1°14'32"W, a distance of 41.50 feet along the existing east right of way line of Sautter Drive to a survey marker set;
- 2) thence N88°45'28"E, a distance of 128.98 feet to a survey marker set on the west line of Meadowood Allotment as shown in Plat Book 18, Pg. 176 of the Richland County Records;
- 3) thence S14°46'21"E, a distance of 42.68 feet to a survey marker set on the northeast corner of Lot 22543;
- 4) thence S88°45'28"W, a distance of 138.97 feet along the north line of said Lot 22543 to the Principal Point of Beginning. Enclosing an area of 0.128 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 July, 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."

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

In addition, recorded herewith is a 5 foot common wall repair easement further described as follows: being a strip of land 5 foot in width, running parallel to and 5 foot south of the north lot line of the above described parcel and beginning on the subject parcel's west lot line, also being the existing east right of way line for Sautter Drive; thence running easterly terminating on the subject parcel's east lot line, containing 641.91 square feet, more or less.

Prior Deed Reference: O.R.V. 1612, Page 617.

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

SIGNED: *Brian P. McCartney*
SECRETARY, CITY PLANNING COMMISSION;

DATE: 7/9/08

"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."

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EAJ 7908
INITIAL DATE

Z-274

Legal Description ~ Parcel 6

SY-504

6/26/08

Paul Getz

Lot Split ~ 0.118 Acre

Situated in the City of Mansfield, County of Richland, State of Ohio, being part of Lot 22542 of the consecutively numbered lots in the City of Mansfield and being part of the northwest quarter of Section 8, Township 20 North, Range 18 West and more particularly described as follows:

Commencing at a survey marker set, marking the northwest corner of Lot 22543 of the consecutively numbered lots in the City of Mansfield as recorded in Plat Book 25, Page 114 of the Richland County Records; thence N1°14'32"W, a distance of 41.50 feet along the existing east right of way line of Sautter Drive to a survey marker set, said marker being the Principal Point of Beginning for the parcel described herein;

- 1) thence continuing N1°14'32"W, a distance of 41.50 feet along said existing east right of way line of Sautter Drive to a survey marker set;
- 2) thence N88°45'28"E, a distance of 119.00 feet to a survey marker set on the west line of Meadowood Allotment as shown in Plat Book 18, Pg. 176 of the Richland County Records;
- 3) thence S14°46'21"E, a distance of 42.68 feet to a survey marker set;
- 4) thence S88°45'28"W, a distance of 128.98 feet to the Principal Point of Beginning. Enclosing an area of 0.118 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 June, 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."

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

In addition, recorded herewith is a 5 foot common wall repair easement further described as follows: being a strip of land 5 foot in width, running parallel to and 5 foot north of the south lot line of the above described parcel and beginning on the subject parcel's west lot line, also being the existing east right of way line for Sautter Drive; thence running easterly terminating on the subject parcel's east lot line, containing 647.93 square feet, more or less.

Prior Deed Reference: O.R.V. 1612, Page 617.

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

SIGNED: *Brian P. McCartney*

SECRETARY, CITY PLANNING COMMISSION

DATE: *7/8/08 - PGP*

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

PAK 7-9-08
INITIAL DATE

Z-274