

**LOT SPLITS FOR: PAUL GETZ JR.
CITY OF MANSFIELD, LOT 22542
COUNTY OF RICHLAND, STATE OF OHIO
PART OF THE NORTHWEST QUARTER, SEC. 8, T - 20 - N, R - 18 - W**

LEGEND

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

- SURVEY MARKER FOUND WITH
CAP STAMPED "McCARTNEY S-7921"

PRIOR DEED REFERENCE:
O.R.V. 1856, PG. 734

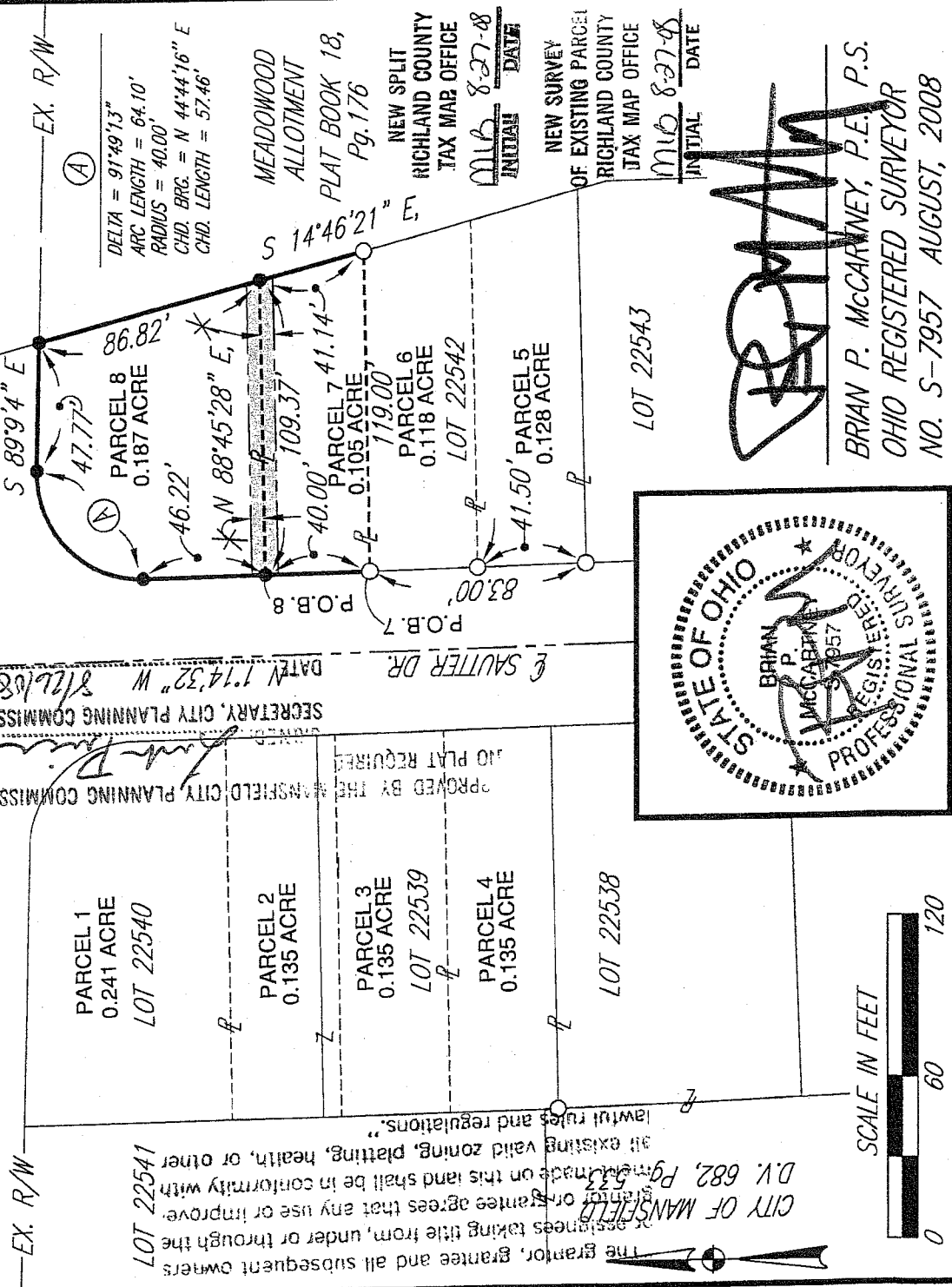
* DENOTES A 5 FOOT COMMON
WALL REPAIR EASEMENT

PLAT BOOK REFERENCE:
PLAT BOOK 25, Pg. 114

BASIS OF BEARINGS :

BEARINGS ARE TO AN ASSUMED
MERIDIAN USED TO DENOTE

⊕ STRAUB RD. & NORTH LINE, N.W. QTR. SEC.



DRAFTED BY K.E. MCCARTNEY & ASSOCIATES INC., JOB TITLE: SY-504 SHEET NAME: SY-504 SURVEY FINAL.dwg SCALE: 1 = 60 DATE: 8/26/08

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



K.E. McCartney & Associates, Inc.

Engineers • Planners • Surveyors

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

Z-304

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
SY-504
8/26/08
Legal Description ~ Parcel 7
Paul Getz
Lot Split ~ 0.105 Acre
MUB 827-08
INITIAL DATE

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 found with cap stamped "McCartney S-7921", 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 83.00 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 and passing for reference a survey marker found with cap stamped "McCartney S-7921" at 41.50 feet;

- 1) thence continuing N1°14'32"W, a distance of 40.00 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 109.37 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 41.14 feet along said west line of Meadowood Allotment to a survey marker found with cap stamped "McCartney S-7921";
- 4) thence S88°45'28"W, a distance of 119.00 feet to the Principal Point of Beginning. Enclosing an area of 0.105 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 August, 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 549.87 square feet, more or less.

Prior Deed Reference: O.R.V. 1856, Page 734.

APPROVED BY CITY PLANNING COMMISSION:

Jack Price
CITY PLANNING COMMISSION

DATE: 8/26/08

"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."

2-324
Proc 2

Legal Description ~ Parcel 8
Paul Getz
Lot Split ~ 0.187 Acre

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

SY-504
8/26/08

MLB
INITIAL
8/26/08
DATE

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 found with cap stamped "McCartney S-7921", 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 N 1°14'32"W, a distance of 123.00 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 and passing for reference two survey markers found with caps stamped "McCartney S-7921" at 41.50 feet and 83.00 feet

- 1) thence continuing N1°14'32"W, a distance of 46.22 feet along said existing east right of way line of Sautter Drive to a survey marker set;
- 2) thence northeasterly with a curve to the right, having a delta angle of 91°49'13", an arc length of 64.10 feet, a radius of 40.00 feet, a chord bearing of N 44°44'16"E and a chord length of 57.46 feet to a survey marker set on the existing south right of way line of Straub Road;
- 3) thence S89°09'4"E, a distance of 47.77 feet along said existing south right of way line of Straub Road to a survey marker set;
- 4) thence S14°46'21"E, a distance of 86.82 along the west line of Meadowood Allotment as shown in Plat Book 18, Pg. 176 of the Richland County Record to a survey marker set;
- 5) thence S88°45'28"W, a distance of 109.37 feet to the Principal Point of Beginning. Enclosing an area of 0.187 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 August, 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 543.85 square feet, more or less.

Prior Deed Reference: O.R.V. 1856, Page 734.

CITY PLANNING COMMISSION
Brian P. McCartney
CITY PLANNING COMMISSION

DATE

8/26/08

"The grantor, grantee and all subsequent owners of any interest in the above described land hereby agree to take 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 local rules and regulations."

Z-324