

D-329

ZALOKAR  
PT. LOT #20522

PARCEL "C"  
PT. S.E. 14  
SEC. 15  
1127 SQ. FT.

PARCEL "B"  
PT. OT #20522  
1127 SQ. FT.

THE PLACE OF  
BEGINNING  
PARCEL "E"

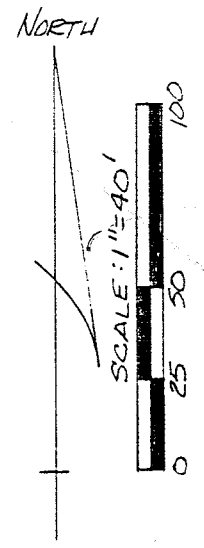
THE PLACE OF  
BEGINNING  
PARCEL "A" & "C"

ZELLNER  
ORV. 201 P. 516

R=160'  
Δ=31°59'10"  
L=89.32'  
C=88.17'  
CB=576°51'03"W

PARCEL "A"  
0.97 AC.

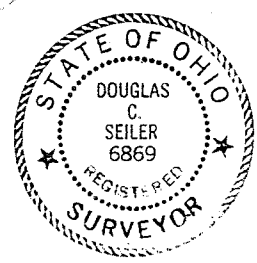
PT. S.E. 14  
SEC. 15



BEARINGS ARE BASED  
ON AN ASSUMED MERIDIAN.

PARCEL "A" ZELLNER  
PARCEL "B" ZALOKAR TO ZELLNER  
PARCEL "C" ZELLNER TO ZALOKAR

• 5/8" Ø REINFORCING RODS WITH I.D.  
CAPS "SEILER #6869" SET.



*Douglas Seiler* 9/17/95  
SURVEY BY: DOUGLAS C. SEILER  
REG. SURVEYOR #6869  
3212 NORTH MAIN ST.  
MANSFIELD OHIO  
(419) 525-3644

The grantor, grantee and his heirs, assigns 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."

DATE BY THE MUNICIPAL CLERK REQUIRED  
SIGNED: *Howard J. ...*  
SECRETARY, CITY PLANNING COMMISSION  
DATE: Sept 1, 1995

NEW SPLOT  
THE NEW APPROVED  
EPA 9-6-95

SURVEY PLAT FOR	
ZELLNER & ZALOKAR	
PT. LOT #20522 & PT. S.E. 14 SEC. 15	
CITY OF MANSFIELD	
RICHLAND COUNTY, OHIO	
DATE: AUG. 24, 1995	SCALE: 1"=40'
DRWG. NO.: 952644	DRWN. BY: JAA

D-329

**Douglas C. Seiler**  
Professional Land Surveyor  
52 1/2 North Main • Mansfield, Ohio 44902  
(419) 525-3644

**SURVEY DESCRIPTION**

**PARCEL "A"**

PART SE QUARTER SECTION 15  
CITY OF MANSFIELD, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of the Southeast Quarter of Section 15, Township 21 North, Range 18 West, more particularly described as follows:

Beginning for the same at an iron pin set marking the most southeasterly corner of Lot #20522 of the consecutively numbered lots in said city (plat reference: Volume 19, page 11); Thence, South 85 degrees 04 minutes 35 seconds West a distance of 117.79 feet to an iron pin set;

Thence, North 29 degrees 08 minutes 32 seconds West, a distance of 20.98 feet to an iron pin set on the south line of said Lot #20522;

Thence, North 86 degrees 19 minutes 00 seconds West with said south line and the westerly prolongation thereof, passing through an iron pin set marking the most southwesterly corner of said lot at 102.16 feet, a total distance of 162.16 feet to an iron pin set;

Thence, South 13 degrees 37 minutes 58 seconds West a distance of 275.86 feet to an iron pin set on the northerly right of way line of the former C.S.W. Railroad;

Thence, northeasterly with said right of way along a curve concave to the northwest with a central angle of 15 degrees 13 minutes 12 seconds, a radius of 1636.40 feet, a chord distance of 433.41 feet with a chord bearing of North 54 degrees 51 minutes 36 seconds East to the place of beginning, containing a total of 0.97 of an acre, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on August 25, 1994.

The grantee, his heirs and assigns do hereby covenant and agree that the parcel of land described by this instrument will not be conveyed by said grantee, heirs or assigns independently from a contiguous parcel of land with frontage on a public road without the approval of the City of Mansfield Planning Commission.

Iron pins set are 5/8" rods with caps stamped "SEILER 6869".

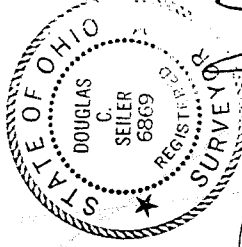
Bearings are based on an assumed meridian and are intended to be used for angular determination only.

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: *Richard S. Jones*  
SECRETARY, CITY PLANNING COMMISSION;

DATE: *Sept 1, 1995*



*Douglas C. Seiler*  
Douglas C. Seiler  
Professional Surveyor #6869

NEW SPLOT  
TAX MAP APPROVED  
*Jan 11 1995*  
DATE

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**Douglas C. Seiler**  
 Professional Land Surveyor  
 52½ North Main • Mansfield, Ohio 44902  
 (419) 525-3644

**SURVEY DESCRIPTION**

**PARCEL "B"**

PART OF LOT #20522  
 CITY OF MANSFIELD, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot #20522 of the consecutively numbered lots in said city (plat reference: Volume 19, page 1), more particularly described as follows:

Beginning for the same at an iron pin set marking the northerly corner of the line common to said lot and to Lot #20532 in said city; Thence, South 03 degrees 41 minutes 00 seconds West with the line common to said lots, a distance of 2.02 feet to an iron pin set marking the southerly common corner of said lots;

Thence, South 86 degrees 19 minutes 00 seconds East with the south line of said Lot #20522, a distance of 102.16 feet to an iron pin set;

Thence, North 29 degrees 08 minutes 32 seconds West a distance of 32.78 feet to an iron pin set on the southerly right of way line of Davids Lane (a 60' wide street);

Thence, southwesterly with said right of way line along a curve concave to the northwest with a central angle of 31 degrees 59 minutes 10 seconds, a radius of 160.00 feet, a chord distance of 88.17 feet with a chord bearing of South 76 degrees 51 minutes 03 seconds West to the place of beginning, containing 1127 square feet, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on August 28, 1995.

The grantee, his heirs and assigns do hereby covenant and agree that the parcel of land described by this instrument will not be conveyed by said grantee, heirs or assigns independently from a contiguous parcel of land without the approval of the City of Mansfield Planning Commission.

Iron pins set are 5/8" rods with caps stamped "SEILER 6869".

Bearings are based on an assumed meridian and are intended to be used for angular determination only.

Grantee, grantee and all subsequent owners, 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;  
 PLAT REQUIRED.

SIGNED: Howard L. Thomas  
 SECRETARY, CITY PLANNING COMMISSION;  
 DATE: Sept 1, 1995



*Douglas C. Seiler*

Douglas C. Seiler  
 Professional Surveyor #6869

NEW SPLIT  
 TAX MAP APPROVED  
 INITIAL ESD DATE 9-1-95

D-329

# Douglas C. Seiler

Professional Land Surveyor

52 1/2 North Main • Mansfield, Ohio 44902

(419) 525-3644

## SURVEY DESCRIPTION

### PARCEL "C"

PART SE QUARTER SECTION 15  
CITY OF MANSFIELD, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of the Southeast Quarter of Section 15, Township 21 North, Range 18 West, more particularly described as follows:

Beginning for the same at an iron pin set marking the most southeasterly corner of Lot #20522 of the consecutively numbered lots in said city (plat reference: Volume 19, page 11); Thence, South 85 degrees 04 minutes 35 seconds West a distance of 117.79 feet to an iron pin set;

Thence, North 29 degrees 08 minutes 32 seconds West a distance of 20.98 feet to an iron pin set on the south line of said lot;

Thence, South 86 degrees 19 minutes 00 seconds East with said south line, a distance of 127.84 feet to the place of beginning, containing 1127 square feet, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on August 28, 1995.

The grantee, his heirs and assigns do hereby covenant and agree that the parcel of land described by this instrument will not be conveyed by said grantee, heirs or assigns independently from a contiguous parcel of land without the approval of the City of Mansfield Planning Commission.

Iron pins set are 5/8" rods with caps stamped "SELLER 6869".

Bearings are based on an assumed meridian and are intended to be used for angular determination only.



*Douglas C. Seiler*  
Douglas C. Seiler  
Professional Surveyor #6869

The grantor, grantee and all subsequent owners 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: *Howard S. Mauer*  
SECRETARY, CITY PLANNING COMMISSION;

DATE: *Sept 1, 1995*

NEW SPLIT  
TAX MAP APPROVED  
*ES* INITIAL *9-1-95* DATE

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