

# MAP OF SURVEY

## LOT CONSOLIDATION

PARTS OF LOTS 365, 366, 371 & 372;  
AND ALL OF LOTS 367, 368, 369, 370 AND VACATED  
ALLEYS AS THE RESULT OF THE RENUMBERING OF  
THE BENJAMIN JOHN'S ADDITION, PLAT V-1, P-69  
IN THE CITY OF MANSFIELD  
RICHLAND COUNTY, OHIO

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

EAK 3-11-17  
INITIAL  
DATE  
JJ-18



0' 25' 50' 100'  
SCALE: 1" = 50'

NORTH WALNUT STREET 60'

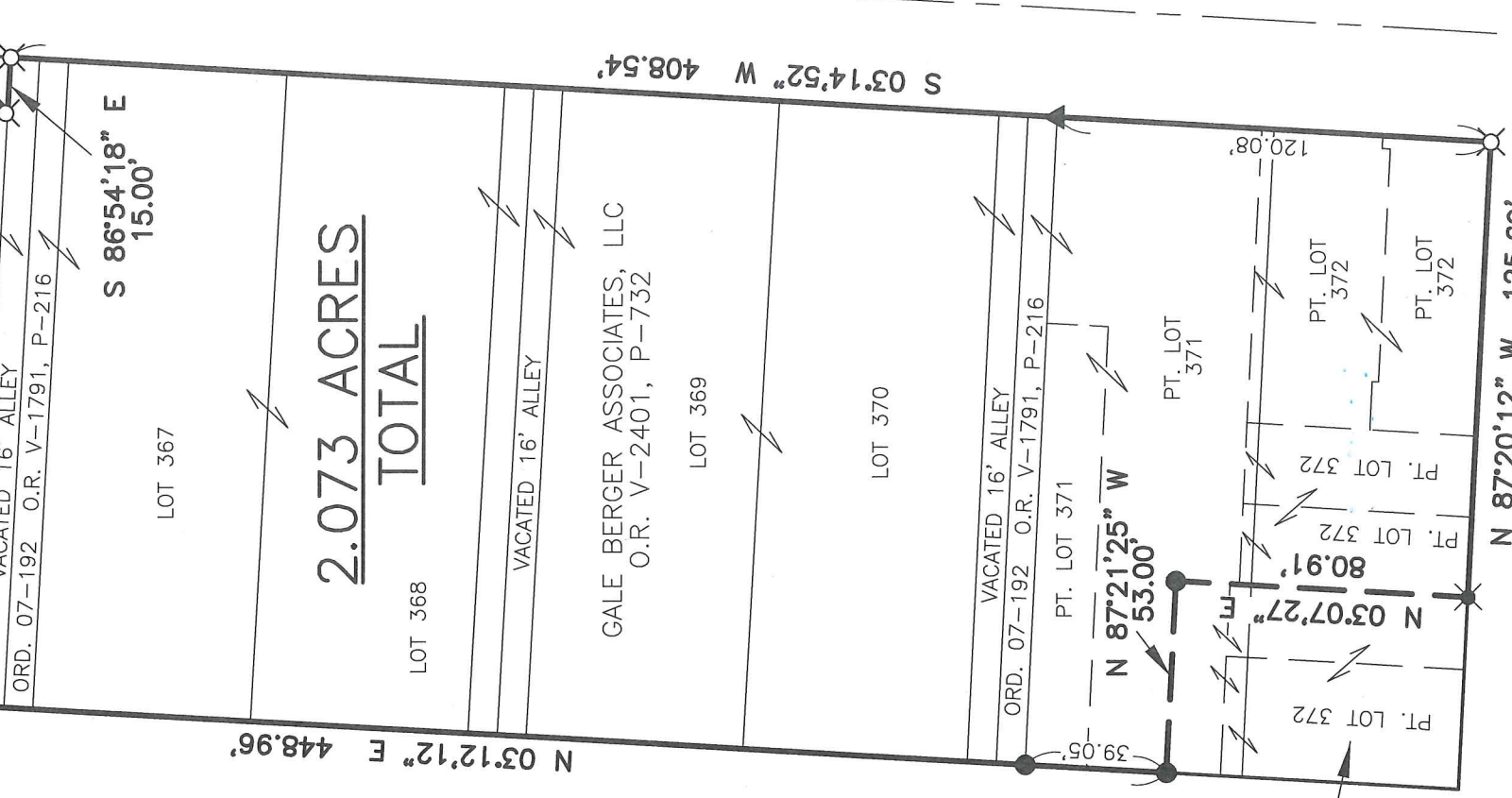
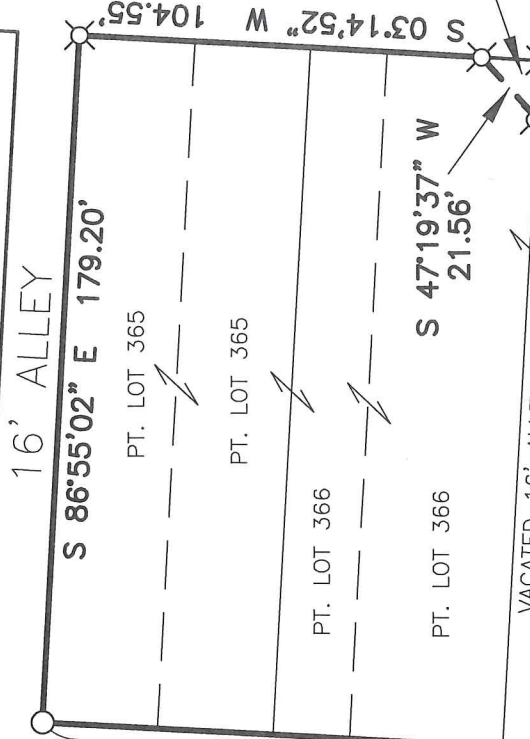
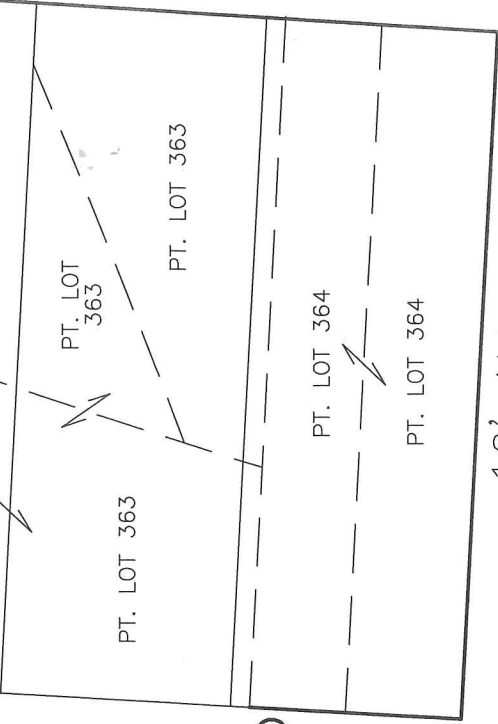
2.073 ACRES  
TOTAL

N 03°12'12" E 448.96'

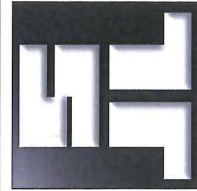
NORTH MAIN STREET 60'

REFERENCE SURVEY:  
ST-3, F-3-289, J-446, J-460,  
J-520, Y-119  
BASIS OF BEARING:  
THE BEARINGS AS SHOWN HEREON  
ARE RELATIVE TO GRID NORTH OF  
THE OHIO STATE PLANE COORDINATE  
SYSTEM, NAD 83 DATUM

- ▲ RAILROAD SPIKE FOUND
- ⊗ MAG NAIL FOUND
- CAPPED PIN FOUND  
WITH I.D. CAP  
MARKED "SEILER"  
(UNLESS NOTED)
- ☐ 1" IRON BAR IN  
MONUMENT BOX
- ⊗ 2" MAG NAIL SET  
IN CONCRETE
- 5/8" REBAR SET  
WITH I.D. CAP  
MARKED SJL INC



WEST SIXTH STREET 60'



SHAFFER, JOHNSTON, LICHTENWALTER  
& ASSOCIATES, INC.

Consulting Engineers & Surveyors

909 South Main Street  
Mansfield, Ohio 44907  
TEL (419) 756-7302 FAX (419) 756-0867 EMAIL sjl@sjl-inc.com

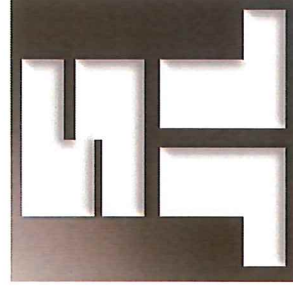
DRAWN JJL	CHECKED	1" SCALE = 50'	DATE MARCH 6, 2017
DWG NO: SM-2291	JOB NO: SM-2291	SHEET 1 OF 1	



Distances shown hereon are expressed in feet and decimal parts thereof, bearings are used to express angles only, iron pins or monuments were found or set as indicated hereon. All of which I believe to be correct to the best of my knowledge.

By: *Jason J. Lingenfelter*  
JASON J. LINGENFELTER, P.S. #8499 DATE 3-6-17

**SHAFFER, JOHNSTON, LICHTENWALTER  
& ASSOCIATES, INC.  
ENGINEERS & SURVEYORS**



Boundary description of a **2.073** acre parcel

Job No. SM-2291

Situated in the City of Mansfield, County of Richland, State of Ohio, being parts of Lots 365, 366, 371 & 372 and all of lots 367, 368, 369, 370 and vacated alleys as the result of the renumbering of the Benjamin John's Addition, Plat Volume 1, Page 69, also known as being part of the land conveyed to Gale Berger Associates, LLC as recorded in Official Record Volume 2401, Page 732, and further bound and described as follows:

**BEGINNING** at a 2 inch MAG nail set in the concrete walk at the intersection of the westerly line of North Main Street (60 foot right of way) and the northerly line of West Sixth Street, (60 foot right of way) and also known as the southeast corner of Lot 372,

THENCE WITH THE FOLLOWING NINE (9) COURSES:

- 1) **N 87° 20' 12" W, 125.69** feet along the Grantor's southerly line and the northerly line of West Sixth Street to a MAG nail found in the concrete walk,
- 2) **N 03° 07' 27" E, 80.91** feet along the Grantor's westerly line and the easterly line of the lands of Virgil Elanor L. Barton, (O.R. V-226, P-266), to a 5/8 inch iron bar with ident cap "Seiler" found,
- 3) **N 87° 21' 25" W, 53.00** feet along the Grantor's southerly line and the northerly line of said Barton lands to a 5/8 inch iron bar with ident cap "Seiler" found on the easterly line of North Walnut Street, (60 foot right of way),
- 4) **N 03° 12' 12" E, 448.96** feet along the Grantor's westerly line and the easterly line of North Walnut Street to a capped iron bar set on the south line of a 16 foot alley and also known as the northwest corner of Lot 365,
- 5) **S 86° 55' 02" E, 179.20** feet along the Grantor's northerly line and the southerly line of said 16 foot alley to a capped 2 inch MAG nail set in the concrete walk on the easterly line of said North Main Street and also known as the northeast corner of Lot 365,
- 6) **S 03° 14' 52" W, 104.55** feet along the Grantor's easterly line and the westerly line of said North Main Street to a 2 inch MAG nail set in the concrete walk,

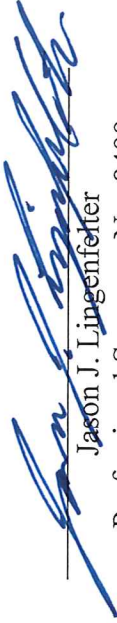
Boundary description of a 2.073 acre parcel continued;

- 7) S 47° 19' 37" W, 21.56 feet along the Grantor's southeasterly line and the northwesterly line of the lands of the City of Mansfield, (O.R. V-91, P-396), to a 2 inch MAG nail set in concrete on the southerly line of Lot 366 and the northerly line of a vacated 16 foot alley, (ORD. 07-192; O.R. V-1791, P-216),
- 8) S 86° 54' 18" E, 15.00 feet along the northerly line of the Grantor and said vacated 16 foot alley, and the southerly line of said City of Mansfield and said Lot 366 to a 2 inch MAG nail set in the concrete walk on the westerly line of said North Main Street, also known as the southeast corner of Lot 366,
- 9) S 03° 14' 52" W, 408.54 feet along the Grantor's easterly line and the westerly line of said North Main Street to the true place of beginning and containing within said bounds 2.073 acres of land, more or less, and subject to all legal highways and easements of record.

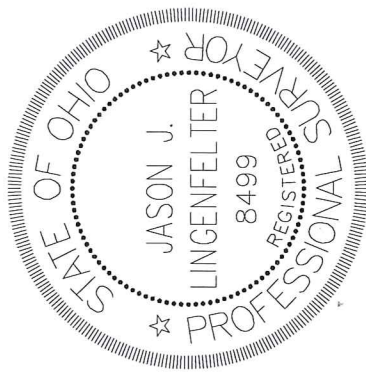
Basis of Bearings are relative to Grid North of The Ohio State Plane Coordinate System, NAD 83 Datum.

According to a survey made in March 2017 by Jason J. Lingenfelter, Ohio Professional Surveyor No. 8499.

All iron pins set are 5/8" diameter rod with plastic cap stamped "SJL, INC".

  
Jason J. Lingenfelter

Professional Surveyor No. 8499  
March 6, 2017



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

EAK 3-16-17  
INITIAL DATE  
JJ-18