

Douglas C. Seiler

Professional Land Surveyor

52½ North Main • Mansfield, Ohio 44902
(419) 525-3644 • FAX (419) 525-3696

SURVEY DESCRIPTION

PARCEL "A"

EAST PART OF LOT #22954

Situated in the City of Mansfield, County of Richland, State of Ohio and being the east part of Lot #22954 of the consecutively numbered lots in said city (plat reference: Volume 27, page 42), more particularly described as follows:

Beginning for the same at an iron pin found and accepted as marking the southeast corner of said Lot #22954; Thence, North 22 degrees 19 minutes 51 seconds West with the east line of said lot, a distance of 118.34 feet to an iron pin found and accepted as marking the northeast corner thereof;

Thence, South 68 degrees 31 minutes 09 seconds West with the north line of said lot, a distance of 40.01 feet to an iron pin set;

Thence, South 22 degrees 19 minutes 50 seconds East a distance of 113.71 feet to an iron pin set on the south line of said lot;

Thence, North 75 degrees 06 minutes 09 seconds East with said south line, a distance of 40.34 feet to the place of beginning, containing 4641 square feet, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on October 1, 2001.

Subject to a 5' wide common wall easement over the westerly 5 feet of the herein described parcel, and together with a 5' wide common wall easement over a strip of land 5 feet in width, the east line of said easement being the west line of the herein described parcel, said easement extending 5 feet west of said east line.

Iron pins found are capped "S.J.L., INC."

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

Bearings are based on Plat Volume 27, page 42, 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: Howard F. Norris
SECRETARY, CITY PLANNING COMMISSION

DATE 10/11/01



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

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

INITIAL: EAK DATE: 10-17-01

0-147

0-147

Douglas C. Seiler

Professional Land Surveyor

52½ North Main • Mansfield, Ohio 44902
(419) 525-3644 • FAX (419) 525-3696

SURVEY DESCRIPTION

PARCEL "B"

WEST PART OF LOT #22954

Situated in the City of Mansfield, County of Richland, State of Ohio and being the west part of Lot #22954 of the consecutively numbered lots in said city (plat reference: Volume 27, page 42), more particularly described as follows:

Beginning for the same at an iron pin found and accepted as marking the southwest corner of said lot; Thence, North 22 degrees 19 minutes 50 seconds West with the west line of said lot, a distance of 107.35 feet to an iron pin found and accepted as marking the northwest corner of said lot;

Thence, North 68 degrees 31 minutes 09 seconds East with the north line of said lot, a distance of 55.00 feet to an iron pin set;

Thence, South 22 degrees 19 minutes 50 seconds East a distance of 113.71 feet to an iron pin set on the south line of said lot;

Thence, South 75 degrees 06 minutes 09 seconds West with said south line, a distance of 55.47 feet to the place of beginning, containing 6079 square feet, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on October 1, 2001.

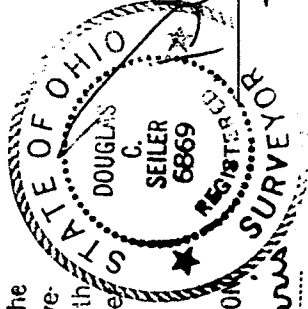
Subject to a 5' wide common wall easement over the easterly 5 feet of the herein described parcel, and together with a 5' wide common wall easement over a strip of land 5 feet in width, the west line of said easement being the east line of the herein described parcel, said easement extending 5 feet west of said east line.

Iron pins found are capped "S.J.L., INC."

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

Bearings are based on Plat Volume 27, page 42, 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: *Howard S. Morris*
SECRETARY, CITY PLANNING COMMISSION;

DATE: 10-11-01

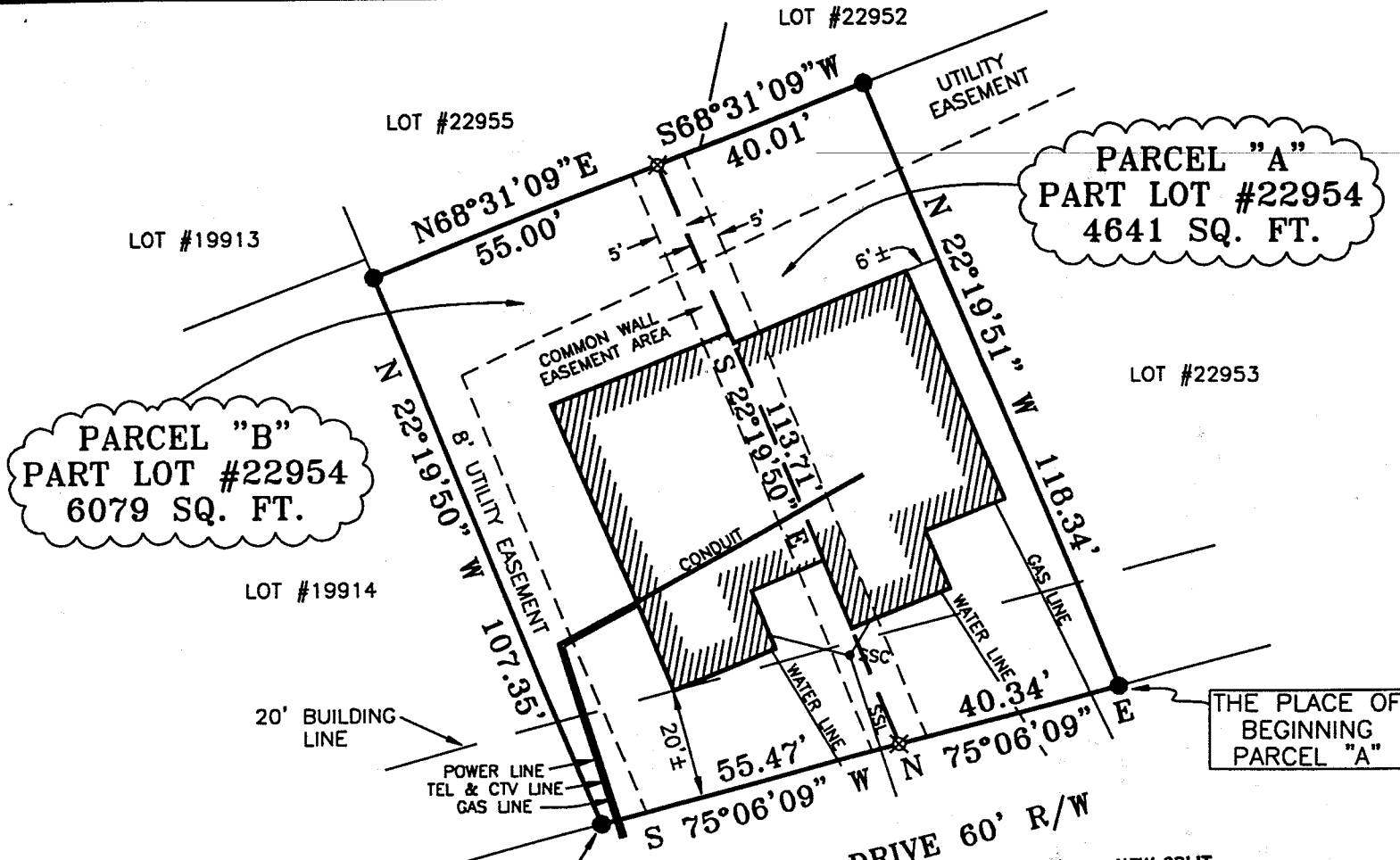
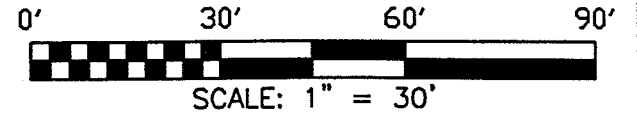
Douglas C. Seiler
Douglas C. Seiler
Professional Surveyor #6869

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
E.A.V. 10-12-01
INITIAL DATE

0-147

0-147

0-147



PARCEL "A"
PART LOT #22954
4641 SQ. FT.

PARCEL "B"
PART LOT #22954
6079 SQ. FT.

"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: *Howard L. Norris*
 SECRETARY, CITY PLANNING COMMISSION
 DATE: *10/11/01*

THE PLACE OF BEGINNING PARCEL "A"

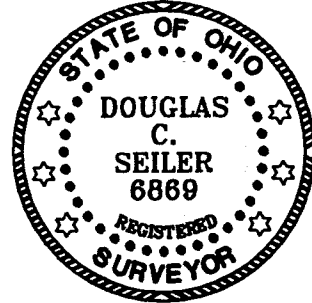
THE PLACE OF BEGINNING PARCEL "B"

NOTE: THE LOCATION OF THE TELEPHONE, GAS, POWER, CABLE TV, SANITARY SEWR, WATER LINES AND STRUCTURES AS SHOWN ON THIS PLAT ARE PROPOSED, AND ARE TO BE INSTALLED BY THE GENERAL CONTRACTOR.

- IRON PIN FOUND
- ⊗ IRON PIN SET WITH CAP STAMPED "SEILER 6869"

NEW SPLIT RICHLAND COUNTY TAX MAP OFFICE
 INITIAL: *EAK* DATE: *10-12-01*

NEW SURVEY OF EXISTING PARCEL RICHLAND COUNTY TAX MAP OFFICE
 INITIAL: *EAK* DATE: *10-12-01*



Douglas C. Seiler 10/10/01

SURVEYED BY: DOUGLAS C. SEILER
 PROFESSIONAL SURVEYOR #6869
 52-1/2 NORTH MAIN STREET
 MANSFIELD, OHIO 44902
 (419) 525-3644
 FAX (419) 525-3696

BEARINGS ARE BASED ON PLAT VOLUME 27, PAGE 42

SSL = SANITARY SEWER LINE
 SSC = SANITARY SEWER CLEANOUT

SURVEY PLAT FOR	
JOHN HOFFMAN	
PART LOT #22954 CITY OF MANSFIELD RICHLAND COUNTY, OHIO	
DATE: SEPT. 28, 2001	SCALE: 1"=30'

0-147