

# 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 50 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 44.93 feet to an iron pin set;

Thence, South 22 degrees 19 minutes 50 seconds East a distance of 113.14 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 45.31 feet to the place of beginning, containing 5200 square feet, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on October 31, 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 S. Harris  
SECRETARY, CITY PLANNING COMMISSION;

DATE: Nov 13, 2001

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

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
INITIAL HS DATE 11-14-01

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# Douglas C. Seiler

Professional Land Surveyor

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## 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 50.08 feet to an iron pin set;

Thence, South 22 degrees 19 minutes 50 seconds East a distance of 113.14 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 50.49 feet to the place of beginning, containing 5520 square feet, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on October 31, 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 "SJL, 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: Harold S. Morris  
SECRETARY, CITY PLANNING COMMISSION;

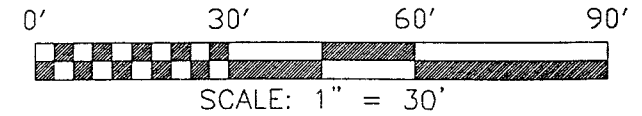
DATE: Nov 13, 2001

Douglas C. Seiler  
Professional Surveyor #6869

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
INITIAL AS DATE 11-14-01

*Handwritten notes and signatures at the bottom of the page, including a signature that appears to be "D. Seiler".*

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NORTH



PARCEL "B"  
PART LOT #22954  
5520 SQ. FT.

PARCEL "A"  
PART LOT #22954  
5200 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.

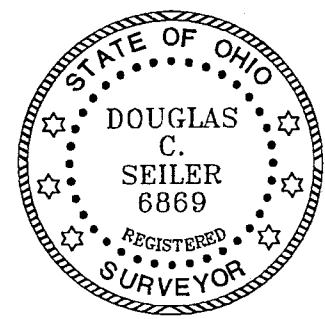
SIGNED Howard S. Harris  
SECRETARY, CITY PLANNING COMMISSION;

DATE Nov 13, 2001

NOTE: THE LOCATION OF THE TELEPHONE, GAS, POWER, CABLE TV, SANITARY SEWER, 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"

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



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

INITIAL JS DATE 11-14-01

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

INITIAL JS DATE 11-14-01

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<br>CITY OF MANSFIELD<br>RICHLAND COUNTY, OHIO |               |
| DATE: OCT. 31, 2001   | SCALE: 1"=30' |

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