

PART OF THE S.W. QUARTER SECTION 6, TOWNSHIP 20, RANGE 18, CITY OF MANSFIELD, COUNTY OF RICHLAND, STATE OF OHIO

BASIS OF BEARINGS: BEARINGS ARE BASED ON PLAT VOL. 27, PG. 147
PRIOR DEED REFERENCE: O.R. VOL. 112, PG. 530 AND PLAT VOL. 27, PG. 147

* ARC = 8.15'; RADIUS = 330.00'
CHD. BRC. = S 53°52'00" E
CHD. LENGTH = 8.15'

LOT 23087
1.120 AC.

LOT 23066
0.689 AC.

ROYAL OAK ESTATES
NO. 12

PLAT VOLUME 27, PAGE 147

P.O.B.

LOT 23086
0.824 AC.

LOT 23065
0.792 AC.

ROYAL OAK ESTATES
NO. 13

LOT 23085
1.136 AC.

N 34°14'52" W, 62.65'

N 37°18'26" E, 229.61'

134.00'

124.00'
(80° P.W.)

LOT 23068
0.522 AC.

114.00'

LOT 23069
0.378 AC.

LOT 23063
0.377 AC.

SOUTH LINE S.W. QTR. SEC. 6

PART LOT 23064
0.180 AC. (SPLIT)

PART LOT 23064
0.543 AC. (RESIDUAL)



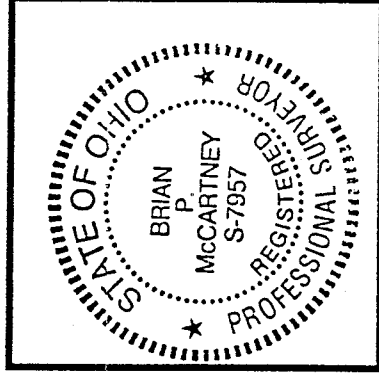
SCALE IN FEET



Brian P. McCartney
BRIAN P. MCCARTNEY, P.E., P.S.
OHIO REGISTERED SURVEYOR NO. S-7957
MAY, 2000

LOT 23064 SUMMARY	
0.723 AC. (PLAT)	
0.180 AC. (SPLIT)	
0.543 AC. (RESIDUAL)	

NEW SPLIT
TAX MAP APPROVED
H.W. 6-13-00
INITIAL DATE



LEGEND

● SURVEY MARKER SET WITH CAP
STAMPED "MCCARTNEY & ASSOC."
(5/8" DIA. x 30" LONG).



ROYAL OAK NO. 12



ROYAL OAK NO. 13

52 N. Diamond Street
Mansfield, Ohio 44902
419/525-0083, Fax: 419/525-0835

230 Third Street
Elyria, Ohio 44035
440/323-9608, Fax: 440/323-3644

KEM 0357

K.E. McCartney & Associates, Inc.

Engineers • Planners • Surveyors

MO-192X
06/06/00

LEGAL DESCRIPTION
LOT SPLIT ~ 0.180 ACRE
Getz Builders, Inc.

Situated in The City of Mansfield, County of Richland, State of Ohio and being part of the southwest quarter of Section 6, Township 20 North, Range 18 West and being part of Lot 23064 of the consecutively numbered lots in the City of Mansfield which is further described as follows:

Beginning for the same at a survey marker set marking the northwest corner of City Lot 23064 as recorded in Plat Volume 27, Page 147 of Richland County Records;

- 1) thence along the north line of said City Lot 23064 with a curve to the left having an arc distance of 8.15 feet, a radius of 330.00 feet, a chord bearing of S53°52'00" E and a chord distance of 8.15 feet to a survey marker set;
- 2) thence S25°41'51"W, 254.81 feet to a survey marker set on the south line of said City Lot 23064 also being the south line of the southwest quarter of Section 6 and the southeast corner of Royal Oak Estates No. 13 City Lot 23085;
- 3) thence N34°14'52"W, 62.65 feet along the southerly line of said City Lot 23064 to a survey marker set marking the southwest corner of said City Lot 23064;
- 4) thence N37°18'26"E, 229.61 feet along the westerly line of said City Lot 23064 to the Principal Point of Beginning, enclosing an area of 0.180 acre, more or less, subject to all legal easements, use restrictions and public right of way now on record.

This description was prepared by Brian P. McCartney, P.E., P.S. S-7957 from an actual field survey performed by K.E. McCartney and Associates, Inc. in May, 2000. Survey markers set are 5/8" diameter by 30" long rebar with cap stamped "McCartney & Assoc."

The grantees, his heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site under applicable zoning.

Prior Deed Reference: Plat Volume 27, Page 147

Basis of Bearings: Bearings are based on Plat Volume 27, Page 147.

NEW SPLIT
TAX MAP APPROVED
H.W. 6-23-00
INITIAL DATE

0-357

0-357