



SCALE: 1" = 40'

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK
INITIAL
1-21-22
DATE
00-15

LOT #263

PART LOT #264

PART LOT #264

SOUTH MAIN STREET 60' R/W

MAG NAIL
SPIKE
FOUND

PLAT HAS 16.5'
MEASURES 20.6'

60.02'

89.77'

PART LOT #262

90.12'

N 03°11'26" E
60.12'

PARCEL "B"
4,814 SQ. FT.

PART
LOT #262

N 86°56'13" W
80.00'

P.O.B.
PARCEL "B"

S 87°00'21" E
80.00'

S 03°11'26" W
60.22'

N 03°15'52" E 180.00'

EAST FIRST STREET 60' R/W

S 86°56'13" E 159.00'

PART
LOT #265

(3,960 SF)

PART LOT #265

(5,449 SF)

(1,320 SF)

PART LOT #266

(2,160 SF)

PARCEL "A"
31,207 SQ. FT. TOTAL

(6,960 SF)

PART LOT #266

(3,480 SF)

PART LOT #267

(6,960 SF)

PART LOT #267

N 86°56'13" W 174.00'

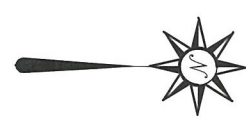
REF=2.00'

NEWLION AVENUE 16.5' R/W

S 03°15'52" W 165.00'

SOUTH DIAMOND STREET 60' R/W

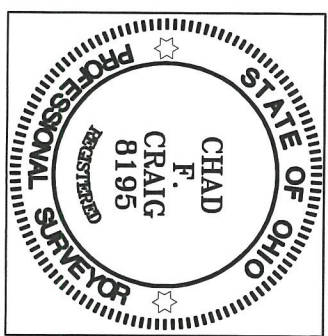
NORTH



BASIS OF BEARING IS STATE PLANE
GRID NORTH NAD 83 (2011), GEOID
184, OHIO NORTH ZONE.

REFERENCES:
SURVEY B-85
SURVEY Q-295
SURVEY JU-245
SURVEY JU-349
STATE R/W PLANS

SURVEY BY: *Chad F. Craig*
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- LEGEND**
- IRON PIN FOUND
 - IRON PIPE FOUND
 - ⊗ 3" SURVEY MARKER SET IN PAVEMENT
 - ⊗ CHISELED "X" IN RETAINING WALL
 - ▲ RAILROAD SPIKE FOUND
 - ⊗ 5/8" IRON PIN SET WITH CAP
 - STAMPED "CRAIG 8195"

SURVEY PLAT FOR	
PROPERTY TRANSFER	
LOT #266, LOT #267, PART LOT #265 AND PART LOT #262, CITY OF MANSFIELD RICHLAND COUNTY, OHIO	
DATE: JANUARY 6, 2022	SCALE: 1"=40'
WAPPNER_FUNERAL_HOME_A_B	

**SURVEY DESCRIPTION
PARCEL "A"**

LOT #266, LOT #267, PART LOT #265
CITY OF MANSFIELD,
RICHLAND COUNTY, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being known as Lot #266, Lot #267 and Part Lot #265 of the consecutively numbered lots in said city and being more particularly described as follows:

Beginning for the same at survey marker set in pavement marking the southwest corner of Lot #267; Thence North 03 degrees 15 minutes 52 seconds East with the west line of said lot and the northerly prolongation thereof 180.00 feet to an iron pin set marking the northwest corner of Lot #265;

Thence, South 86 degrees 56 minutes 13 seconds East with the north line of said lot 159.00 feet to an iron pin set;

Thence, South 41 degrees 50 minutes 10 seconds East 21.18 feet to a chiseled "X" set in retaining wall;

Thence, South 03 degrees 15 minutes 52 seconds West with the east line of said lot and the southerly prolongation thereof 165.00 feet to a point referenced by an iron pin set on a bearing of North 86 degrees 56 minutes 13 seconds West and at a distance of 2.00 feet, said point marking the southeast corner of Lot #267;


Thence, North 86 degrees 56 minutes 13 seconds West passing through said iron pin set for reference for a total distance of 174.00 feet to the place of beginning, containing 31,207 square feet, of which 10,440 square feet are in Lot #266, 10,440 are in Lot #267, and 10,327 square feet are in Part Lot #265, according to survey by Chad F. Craig P.S. 8195 on January 6, 2022, but subject to all easements, right of ways and highways of record.

Iron pins set are 5/8" rods with caps stamped "CRAIG 8195".

Bearings are based on State Plane Grid North NAD 83 (2011), Geoid 18A, Ohio North Zone and are intended to be used for angular determination only.



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Chad F. Craig P.S. #8195
Seiler and Craig Surveying, Inc.

**SURVEY DESCRIPTION
PARCEL "B"**

PART LOT #262
CITY OF MANSFIELD,
RICHLAND COUNTY, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being known as Part Lot #262 of the consecutively numbered lots in said city and being more particularly described as follows:

Beginning for the same at a survey marker set in pavement marking the northeast corner of Lot #262, the same being the southeast corner of Lot #263; Thence, South 03 degrees 11 minutes 26 seconds West with the east line of Lot #262, 60.22 feet to a survey marker set in pavement;

Thence, North 86 degrees 56 minutes 13 seconds West with the south line of said lot 80.00 feet to a railroad spike found;

Thence, North 03 degrees 11 minutes 26 seconds East 60.12 feet to a railroad spike found on the north line of said lot;


Thence, South 87 degrees 00 minutes 21 seconds East with said north line, 80.00 feet to the place of beginning, containing 4,814 square feet, according to survey by Chad F. Craig P.S. 8195 on January 6, 2022, but subject to all easements, right of ways and highways of record.

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