

Q-217

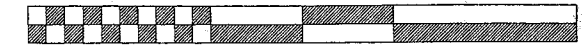
CURVE "A"
 R=50.00'
 $\Delta=44^{\circ}30'03''$
 L=38.83'
 BRG=N 10°15'45" W
 C LEN=37.86'

CURVE "B"
 R=50.00'
 $\Delta=26^{\circ}18'21''$
 L=22.96'
 BRG=S 25°07'49" W
 C LEN=22.75'

CURVE "C"
 R=50.00'
 $\Delta=36^{\circ}52'12''$
 L=32.18'
 BRG=S 19°51'35" W
 C LEN=31.62'

SSL = SANITARY SEWER LINE
 SSC = SANITARY SEWER CLEAN OUT

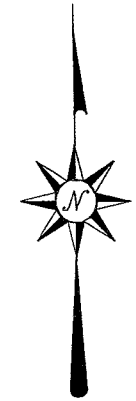
0' 50' 100' 150'



SCALE: 1" = 50'

BEARINGS ARE BASED ON
 PLAT VOLUME 27, PAGE 42

NORTH



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.

"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."

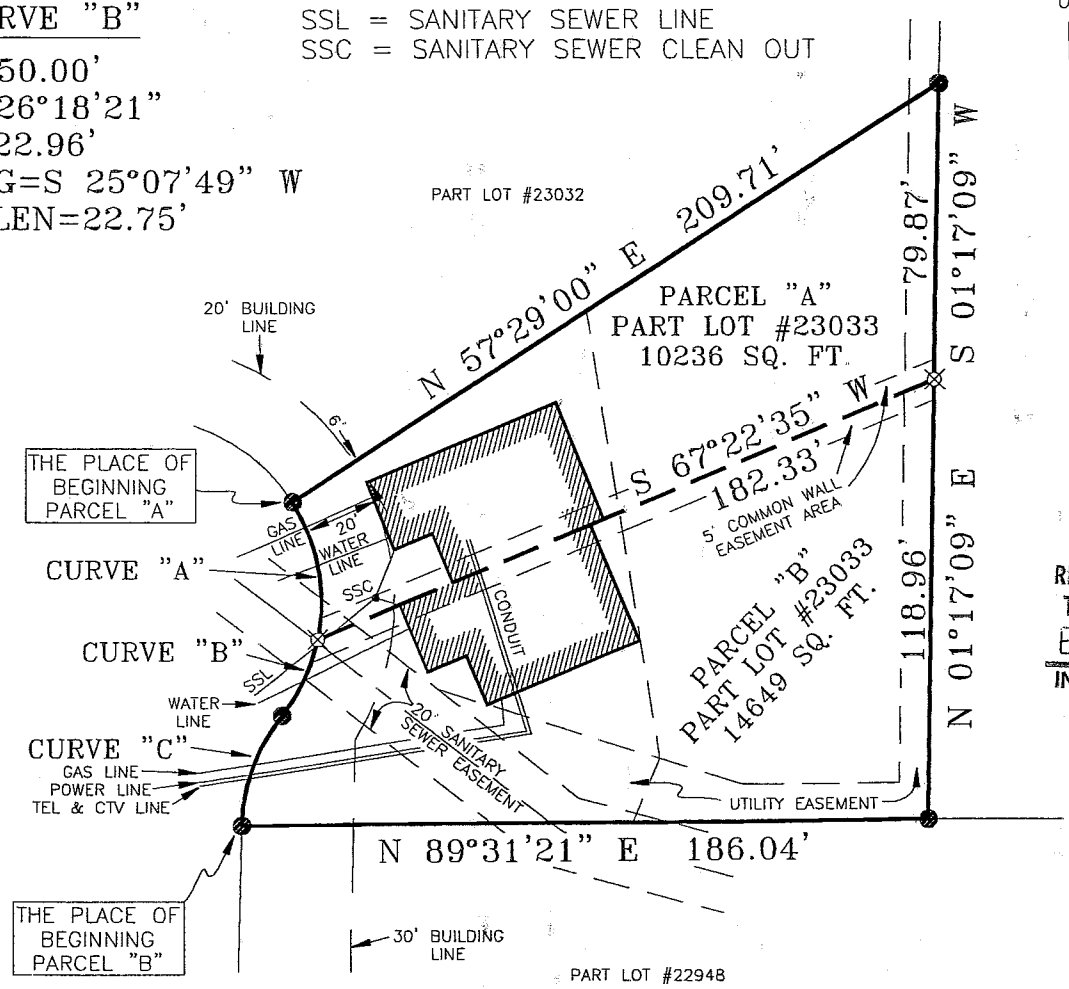
NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
 EAK 11-7-02
 INITIAL DATE

APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION,
 NO PLAT REQUIRED.

SIGNED: *Howard L. Norris*
 SECRETARY, CITY PLANNING COMMISSION
 DATE: *Nov. 1, 2002*

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
 EAK 11-7-02
 INITIAL DATE

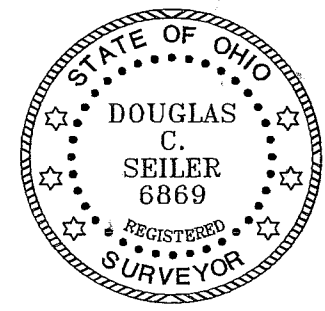
WELLER AVENUE
 60' R/W



DIG-0

Douglas C. Seiler 11/01/02

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



LEGEND

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

SURVEY PLAT FOR	
JOHN HOFFMAN	
PART LOT #23033 CITY OF MANSFIELD RICHLAND COUNTY, OHIO	
DATE: OCTOBER 31, 2002	SCALE: 1"=50'
LOT 23033	

Q-217

Douglas C. Seiler

Professional Land Surveyor

52½ North Main • Mansfield, Ohio 44902

(419) 525-3644 • FAX (419) 525-3696

SURVEY DESCRIPTION

PARCEL "A"

NORTH PART OF LOT #23033
CITY OF MANSFIELD, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot #23033 of the consecutively numbered lots in said city, more particularly described as follows:

Beginning for the same at an iron pin found and accepted as marking the northwesterly corner of said Lot #23033; Thence, North 57 degrees 29 minutes 00 seconds East with the northerly line of said lot, a distance of 209.71 feet to an iron pin found and accepted as marking the northeasterly corner of said lot;

Thence, South 01 degree 17 minutes 09 seconds West with the east line of said lot, a distance of 79.87 feet to an iron pin set;

Thence, South 67 degrees 22 minutes 35 seconds West a distance of 182.33 feet to an iron pin set on the easterly line of Weller Avenue;

Thence, northwesterly with said east line along a curve concave to the west with a central angle of 44 degrees 30 minutes 03 seconds, a radius of 50.00 feet, an arc length of 38.83 feet, a chord distance of 37.86 feet with a chord bearing of North 10 degrees 15 minutes 45 seconds West to the place of beginning, containing 10236 square feet, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on October 31, 2002.

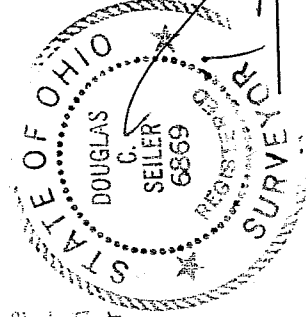
Subject to a 5' wide common wall easement over the southerly five feet of the herein described 10236 square foot parcel, the south line of said easement being the southerly line of said parcel, said easement extending five feet northerly from said south line.

Together with a 5' wide common wall easement over a strip of land five feet in width, the north line of said easement being the southerly line of said parcel, said easement extending five feet southerly from said south line.

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."



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

APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION;
NO PLAT REQUIRED.

SIGNED: *Howard S. Morris*
SECRETARY, CITY PLANNING COMMISSION;

DATE *Nov. 1, 2002*

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
INITIAL *DK* DATE *11-7-02*

Douglas C. Seiler

Professional Land Surveyor

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

SURVEY DESCRIPTION

PARCEL "B"

SOUTH PART OF LOT #23033
CITY OF MANSFIELD, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot #23033 of the consecutively numbered lots in said city, more particularly described as follows:

Beginning for the same at an iron pin found and accepted as marking the southwesterly corner of said Lot #23033; Thence, North 89 degrees 31 minutes 21 seconds East with the southerly line of said lot, a distance of 186.04 feet to an iron pin found and accepted as marking the southeasterly corner of said lot;

Thence, North 01 degree 17 minutes 09 seconds East with the easterly line of said lot, a distance of 118.96 feet to an iron pin set;

Thence, South 67 degrees 22 minutes 35 seconds West a distance of 182.33 feet to an iron pin set on the easterly line of Weller Avenue;

Thence, southwesterly with said east line along a curve concave to the west with a central angle of 26 degrees 18 minutes 21 seconds, a radius of 50.00 feet, an arc length of 22.96 feet, a chord distance of 22.75 feet with a chord bearing of South 25 degrees 07 minutes 49 seconds West to a point of reverse curve;

Thence, continuing southwesterly with said east line along a curve concave to the east with a central angle of 36 degrees 52 minutes 12 seconds, a radius of 50.00 feet, an arc length of 32.18 feet, a chord distance of 31.62 feet with a chord bearing of South 19 degrees 51 minutes 35 seconds West to the place of beginning, containing 14649 square feet, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on October 31, 2002.

Subject to a 5' wide common wall easement over the northerly five feet of the herein described 14649 square foot parcel, the north line of said easement being the northerly line of said parcel, said easement extending five feet southerly from said north line.

Together with a 5' wide common wall easement over a strip of land five feet in width, the south line of said easement being the northerly line of said parcel, said easement extending five feet northerly from said north line.

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. Norris
SECRETARY, CITY PLANNING COMMISSION.

DATE: Nov 1, 2002



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

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
PAK 11-7-02
INITIAL DATE

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