

Bearing Basis: O.R.V. 501 P. 853

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 D. Morris*
SECRETARY, CITY PLANNING COMMISSION;

DATE: *Nov 1, 2002*

Eclipse St. (Vac.) 25'
Lot # 5301

Lot # 3690

Easement as per O.R.V. 501 P. 853
585°28'03"W 133.07'

In Lot # 3690 0.4185 ac.

In Lot # 5301 0.0006 ac.

Total 0.4191 ac.

1343' 1640'E
N 68°16' N 81°15'15"E
109.44'

N 85°15'52" E 91.45'

Ingress Egress Easement
0.0583 ac.

585°15'52"W 104.49'

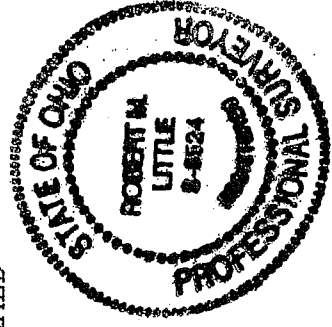
Fitzgerald & Sons, Inc.
O.R.V. 501 P. 853

Lot # 8690
Lot # 5301

Lot # 3690
Former Penn Central Railroad

Scale: 1" = 50'

- = Iron Pin, set & capped "LITTLE-5524"
- = Iron Pin, found
- ▲ = Mag Nail, set



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

INITIAL *EAK* DATE 11-12-02

DESCRIPTION OF SURVEY FOR FITZGERALD
PART OF LOTS 3690 AND 5301
CITY OF MANSFIELD
RICHLAND COUNTY, OHIO

Robert M. Little

Robert M. Little
Registered Surveyor # Ohio 5524
October 17, 2002

Q 227

ROBERT M. LITTLE
PROFESSIONAL SURVEYOR AND ENGINEER

47 Redwood Rd., Mansfield, Ohio, 44907
Phone 419 / 754-5056

DESCRIPTION OF SURVEY FOR FITZGERALD

PART OF LOTS 3690 AND 5301
CITY OF MANSFIELD
RICHLAND COUNTY, OHIO

Being part of Lots 3690 and 5301 of the City of Mansfield, County of Richland, State of Ohio, and being more particularly described as follows:

Beginning at an iron pin, found, marking the northwest corner of Lot 3690, also being the easterly line of Wayne Street and the south line of Eclipse Street, vacated;

Thence South $07^{\circ} 34' 15''$ East a distance of 107.95 feet to a Mag Nail, set, said course being with the east line of Wayne Street;

Thence North $85^{\circ} 15' 52''$ East a distance of 91.45 feet to an iron pin, set and capped;

Thence North $68^{\circ} 16' 40''$ East a distance of 13.43 feet to an iron pin, set and capped;

Thence North $81^{\circ} 15' 15''$ East a distance of 109.44 feet to an iron pin, found, passing the west line of Lot 5301 at 6.19 feet westerly of said iron pin, at said bearing;

Thence North $46^{\circ} 34' 16''$ West a distance of 128.54 feet to an iron pin, found, passing the east line of Lot 3690 at 8.27 feet;

Thence South $85^{\circ} 28' 03''$ West a distance of 133.07 feet to the point of beginning;

Containing 0.4191 acres of land, more or less, of which 0.4185 acres are in Lot 3690 and 0.0006 acres are in Lot 5301 but subject to all easements of record.

Bearing basis: Bearings shown in Official Record Volume 501 Page 853.

AND ALSO an easement for ingress and easement across a strip of land described as follows:

Starting at an iron pin, found, marking the northwest corner of Lot 3690;

Thence South 07° 34' 15" East a distance of 107.95 feet to a Mag Nail, set, being the TRUE POINT OF BEGINNING of this easement, said course being with the east line of Wayne Street;

Thence North 85° 15' 52" East a distance of 91.45 feet to an iron pin, set and capped;

Thence North 68° 16' 40" East a distance of 13.43 feet to an iron pin, set and capped;

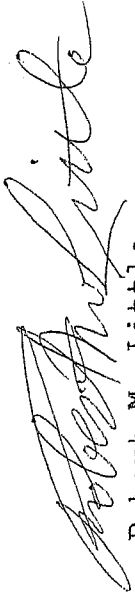
Thence South 07° 34' 15" East a distance of 28.00 feet to a point;

Thence South 85° 15' 52" West a distance of 104.49 feet to an iron pin, in the west line of Lot #3690;

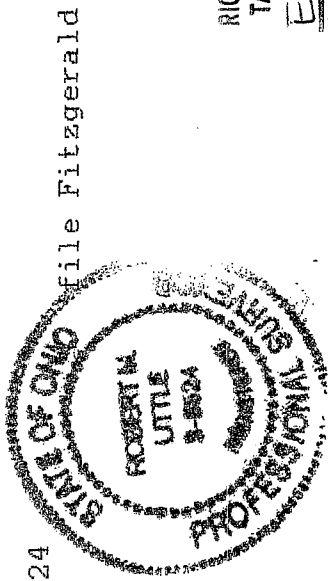
Thence North 07° 34' 15" West a distance of 24.08 feet to the point of beginning;

Containing 0.0583 acres of land, more or less.

AND ALSO an easement in the south part of Eclipse Street (vacated) as described in Official Record Volume 501 Page 853.



Robert M. Little
Registered Surveyor # Ohio 5524
October 17, 2002



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EAR 11-12-02
INITIAL DATE

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DATE Nov 1, 2002