

REFERENCE MATERIALS USED:
SURVEY BY KELLER 00-48

NORTH



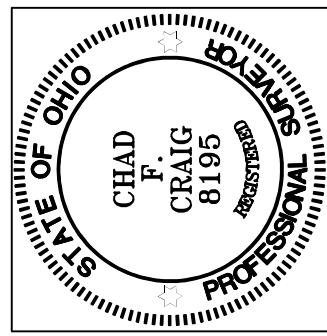
BOWMAN STREET
60' R/W

GRANT STREET 40' R/W

CHESTER AVENUE 40' R/W

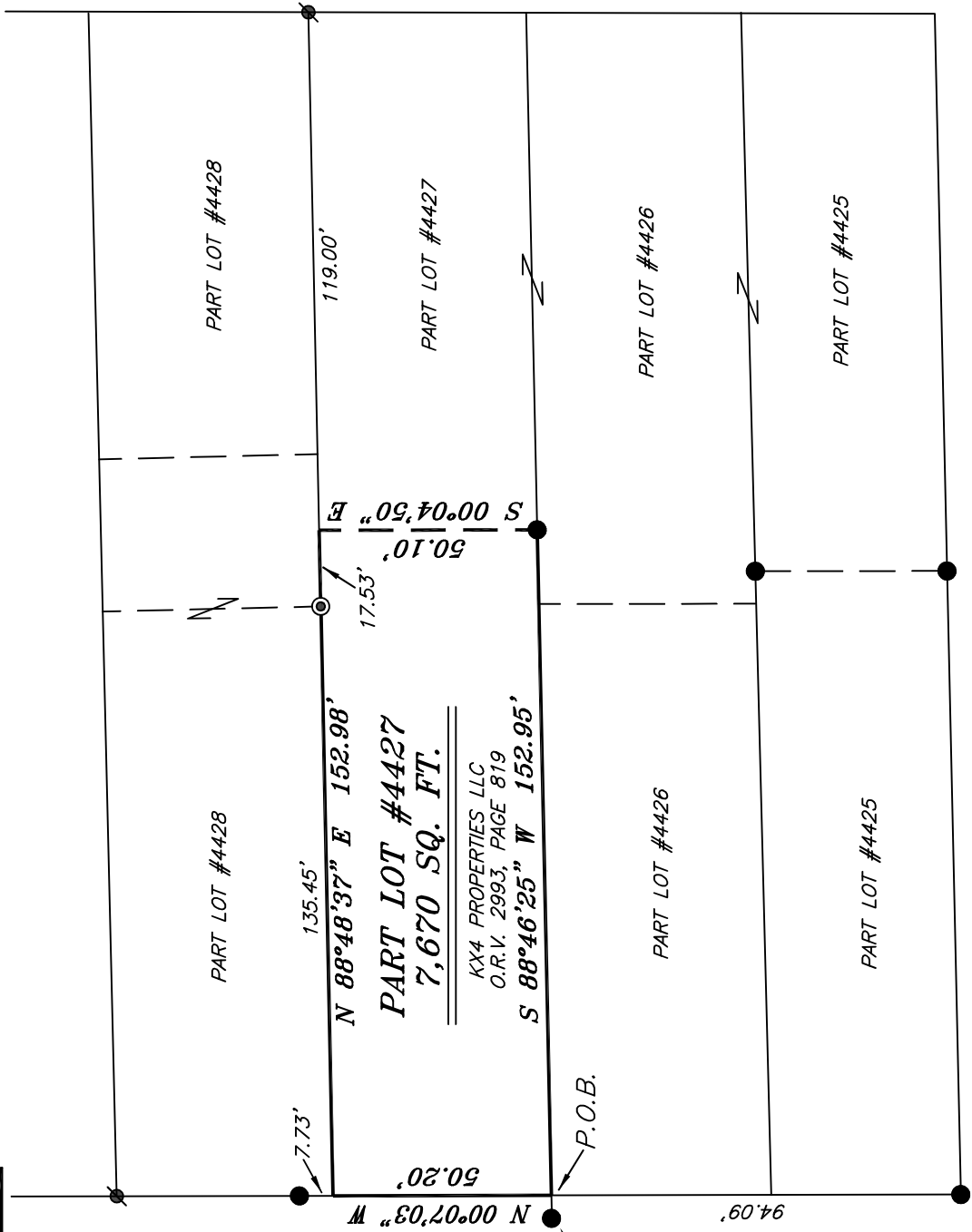
NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 6-27-24
INITIAL & DATE
QQ-193



SURVEY BY: **CHAD F. CRAIG P.S. #8195**
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Chad F. Craig



BASIS OF BEARING IS STATE PLANE
GRID NORTH NAD 83 (2011), GEOID
18A, OHIO NORTH ZONE.

PLAT VOLUME 6, PAGE 1

LEGEND

- IRON PIN FOUND
- ◎ IRON PIPE FOUND IN CONCRETE
- ⊗ MAG NAIL SPIKE FOUND
- △ RAILROAD SPIKE SET
- ▲ RAILROAD SPIKE FOUND
- ⊗ 5/8" IRON PIN SET WITH CAP STAMPED "CRAIG 8195"

SURVEY PLAT FOR
PROPERTY TRANSFER
PART LOT #4427 CITY OF MANSFIELD RICHLAND COUNTY, OHIO
DATE: JUNE 20, 2024 SCALE: 1"=40'
BOWMAN_ST_550

SURVEY DESCRIPTION

PART LOT #4427
CITY OF MANSFIELD,
RICHLAND COUNTY, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being known as part Lot #4427 of the consecutively numbered lots in said city and being more particularly described as follows:

Beginning for the same at a point marking the southwest corner of Lot #4427 and being referenced by an iron pin found on a bearing of South 88 degrees 46 minutes 25 seconds West and at a distance of 1.05 feet, said point being on the east right of way line of Bowman Street (60' R/W), Thence, North 00 degrees 07 minutes 03 seconds West with the west line of said lot and the east line of said street 50.20 feet to a point referenced by an iron pin found on a bearing of North 00 degrees 07 minutes 03 seconds West and at a distance of 7.73 feet, said point being the northwest corner of said lot;

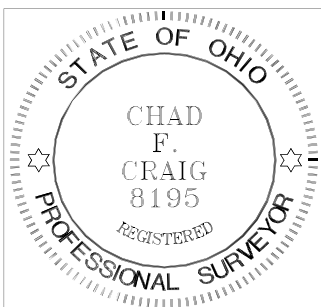
Thence, North 88 degrees 48 minutes 37 seconds East with the north line of said lot passing through an iron pipe found for reference in a concrete driveway at a distance of 135.45 feet, a total distance of 152.98 feet to a point;

Thence, South 00 degrees 04 minutes 50 seconds East 50.10 feet to an iron pin found on the south line of said lot;

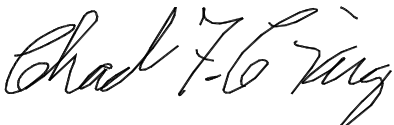
Thence, South 88 degrees 46 minutes 25 seconds West with the south line of said lot 152.95 feet to the place of beginning, containing 7,670 square feet, according to survey by Chad F. Craig P.S. 8195 on June 20, 2024, but subject to all easements, right of ways and highways of record.

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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Seiler and Craig Surveying, Inc.