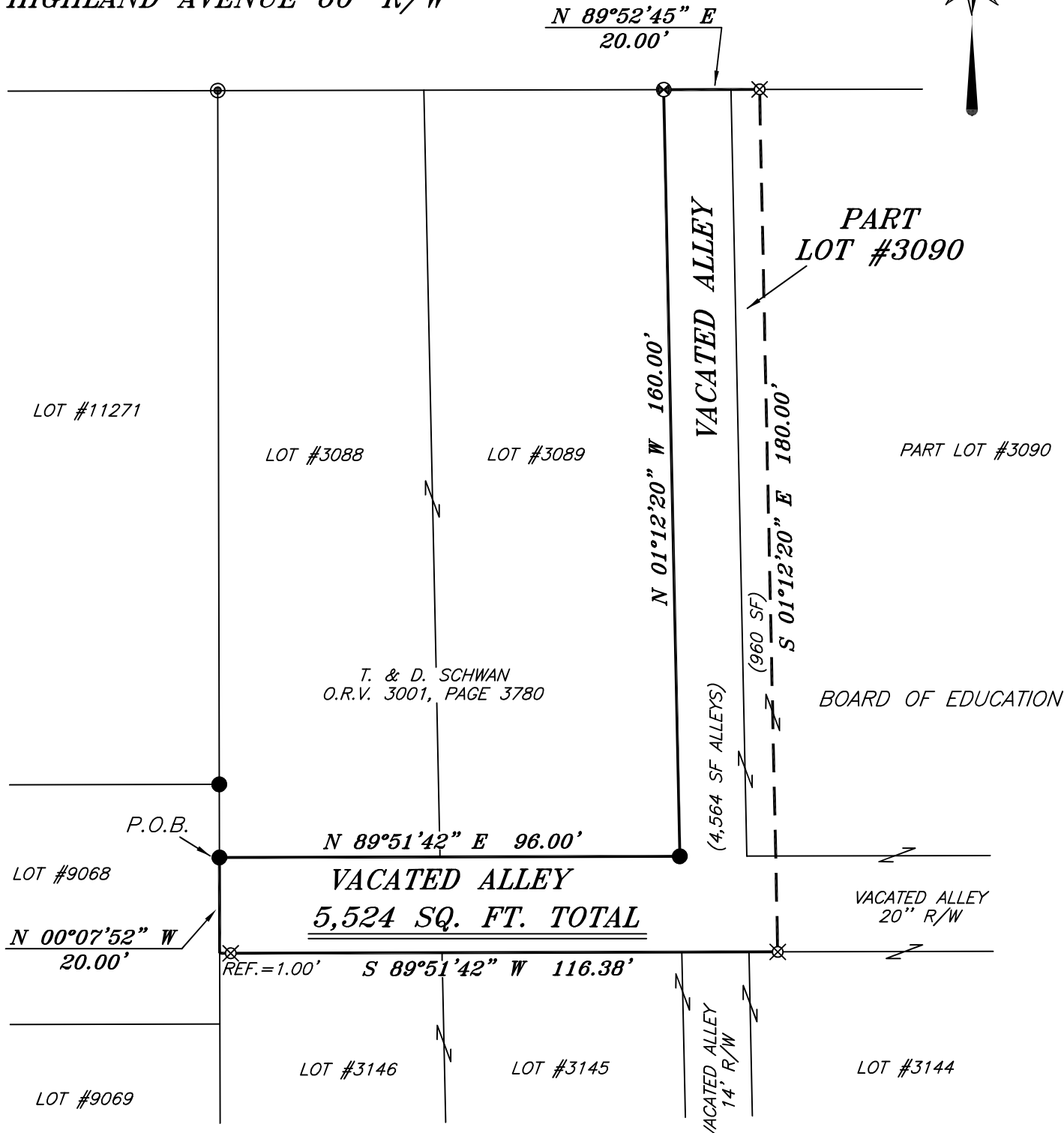


BASIS OF BEARING IS STATE PLANE
GRID NORTH NAD 83 (2011), GEOID
18A, OHIO NORTH ZONE.

NORTH



HIGHLAND AVENUE 60' R/W



NEW SPLIT

RICHLAND COUNTY
TAX MAP OFFICE
EAK 11-1-24

INITIAL & DATE
QQ-315

LEGEND

- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ⊗ CHISELED "X" FOUND IN CONCRETE
- △ RAILROAD SPIKE SET
- ▲ RAILROAD SPIKE FOUND
- ⊗ 5/8" IRON PIN SET WITH CAP STAMPED "CRAIG 8195"

PLAT VOL. 4, PG. 48



Chad F. Craig

SURVEY BY: CHAD F. CRAIG P.S. #8195
for SEILER & CRAIG SURVEYING INC.
270 PARK AVENUE WEST
MANSFIELD, OHIO 44902
(419) 525-3644
EMAIL:SEILERANDCRAIG@SEILERANDCRAIG.COM

SURVEY PLAT FOR	
PROPERTY TRANSFER	
PART LOT #3090 & PART VACATED ALLEYS CITY OF MANSFIELD RICHLAND COUNTY, OHIO	
DATE: OCTOBER 7, 2024	SCALE: 1"=30'
HIGHLAND_AVE_711	

SURVEY DESCRIPTION

PART LOT #3090, PART VACATED ALLEYS
CITY OF MANSFIELD,
RICHLAND COUNTY, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being known as part Vacated Alley and part Lot #3090 of the consecutively numbered lots in said city and being more particularly described as follows:

Beginning for the same at an iron pin found and accepted as marking the southwest corner of Lot #3088, the same being on the east line of Lot #9068 and being on the north line of a vacated alley, Thence, North 89 degrees 51 minutes 42 seconds East with the south line of said lot and the north line of said alley and the easterly prolongation thereof 96.00 feet to an iron pin found and accepted as marking the southeast corner of Lot #3089, the north line of said vacated alley, and the west line of a vacated alley;

Thence, North 01 degree 12 minutes 20 seconds West with the east line of said lot and the west line of said alley 160.00 feet to a chiseled "X" found in concrete marking the northeast corner of said lot, and the northwest corner of said alley and being on the south right of way of Highland Avenue (60' R/W);

Thence, North 89 degrees 52 minutes 45 seconds East with the south line of said right of way and the north line of said alley and the easterly prolongation thereof, 20.00 feet to an iron pin set on the north line of Lot #3090;

Thence, South 01 degree 12 minutes 20 seconds East 180.00 feet to an iron pin set on the south line of a vacated alley, and on the north line of Lot #3144;

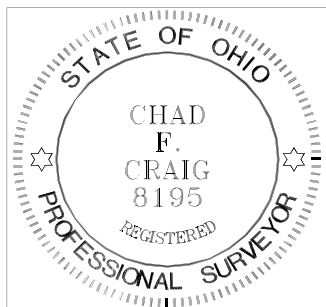
Thence, South 89 degrees 51 minutes 42 seconds West with the north line of said lot, and the south line of said alley and westerly prolongation thereof passing through an iron pin set for reference at a distance of 115.38 feet, a total distance of 116.38 feet to an iron pin set on the east line of Lot #9068;

Thence, North 00 degrees 07 minutes 52 seconds West with the east line of said lot and the west line of said alley 20.00 feet to the place of beginning, containing 5,524 square feet, of which 4,564 square feet are in vacated alleys and 960 square feet are in Part Lot #3090, according to survey by Chad F. Craig P.S. 8195 on October 7, 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.

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 and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.



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

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 11-1-24

INITIAL & DATE
QQ-315