

0' 30' 60' 90'



SCALE: 1" = 30'

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

NORTH



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 2-21-25

INITIAL & DATE

SEE ATTACHED FOR
CITY APPROVAL
RR-36

WOOD STREET 50' R/W

N 00°00'04" E 195.63'

N 00°00'04" E 81.86'

17,051 SQ. FT. TOTAL

LOT #4021

PART LOT #4025

N 89°44'17" E
69.16'

S 00°11'43" E
17.72'

N 89°32'48" E
21.61'

PART LOT #4020
(3,325 SF)

PART LOT #4020

(4,920 SF)

PART
LOT #4019

PART LOT #4019

MANSFIELD MEMORIAL HOMES INC.
O.R.V. 406, PG. 759

PART
LOT #4018

(4,934 SF)

PART LOT #4018

(3,763 SF)

PART
LOT #4017

PART LOT #4017

N 89°20'30" W 74.08'

S 03°54'43" E
5.99'

S 89°02'22" W
18.03'

PART LOT #4016

PART LOT #4015

WEST FIRST STREET 60' R/W

PLAT VOL. 5, PG. 13

LEGEND

- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ⊗ 3" SURVEY MARKER SET
- △ RAILROAD SPIKE SET
- BRICK BUILDING CORNER
- ⊗ 5/8" IRON PIN SET WITH CAP STAMPED "CRAIG 8195"



Chad F. Craig

PREPARED 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 | |
| MANSFIELD MEMORIAL HOMES | |
| PART LOT #4017, PART LOT #4018, PART LOT #4019 & PART LOT #4020, CITY OF MANSFIELD, RICHLAND COUNTY, OHIO | |
| DATE: DECEMBER 6, 2024 | SCALE: 1"=30' |
| MMH_SPLIT | |

SURVEY DESCRIPTION

PART LOTS #4017, #4018, #4019 & #4020
CITY OF MANSFIELD,
RICHLAND COUNTY, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being known as part Lots #4017, #4018, #4019 & #4020 of the consecutively numbered lots in said city and being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the southwest corner of Lot #4015, the same being a point on the northerly right of way of West First Street (60' R/W) and the easterly right of way of Wood Street (50' R/W); Thence, North 00 degrees 00 minutes 04 seconds East with said easterly right of way of said Wood Street and the west line of said lot and the northerly prolongation thereof 81.86 feet to a point on the west line of Lot #4017, said point being referenced by an iron pin set on a bearing of North 89 degrees 02 minutes 22 seconds East and at a distance of 3.00 feet, said point being the place of beginning of the parcel herein described;

Thence, continuing North 00 degrees 00 minutes 04 seconds East with said east right of way and the west line of said lot and the northerly prolongation there of 195.63 feet to a point on the west line of Lot #4020, and being referenced by an iron pin set on a bearing of North 89 degrees 44 minutes 17 seconds East and at a distance of 3.00 feet;

Thence, North 89 degrees 44 minutes 17 seconds East passing through said iron pin set, a total distance of 69.16 feet to a railroad spike set in a tree root;

Thence, South 00 degrees 11 minutes 43 seconds East 17.72 feet to a 3" survey marker set in asphalt;

Thence, North 89 degrees 32 minutes 48 seconds East 21.61 feet to a 3" survey marker set in asphalt;

Thence, South 00 degrees 17 minutes 13 seconds East 172.97 feet to a survey marker set in asphalt;

Thence, North 89 degrees 20 minutes 30 seconds West 74.08 feet to an iron pin set;

Thence, South 03 degrees 54 minutes 43 seconds East 5.99 feet to an existing brick building corner;

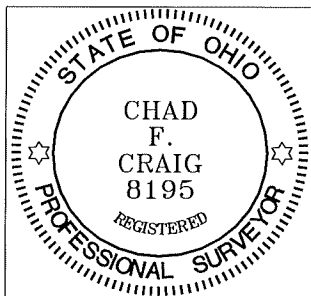
Thence, South 89 degrees 02 minutes 22 seconds West passing through an iron pin set 15.03 feet, a total distance of 18.03 feet to the place of beginning, containing 17,051 square feet, of which 3,872 square feet are in Part Lot #4017, 4,934 square feet are in Part Lot #4018, 4,920 square feet are in Part Lot #4019 and 3,325 square feet are in Part Lot #4020,

according to survey by Chad F. Craig P.S. 8195 on December 6, 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.

Prior Deed Reference: Mansfield Memorial Homes Inc. (O.R.V. 406, Page 759)

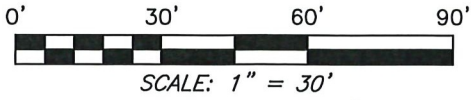


NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 2-21-25

INITIAL & DATE
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A handwritten signature in cursive script that reads "Chad F. Craig".

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

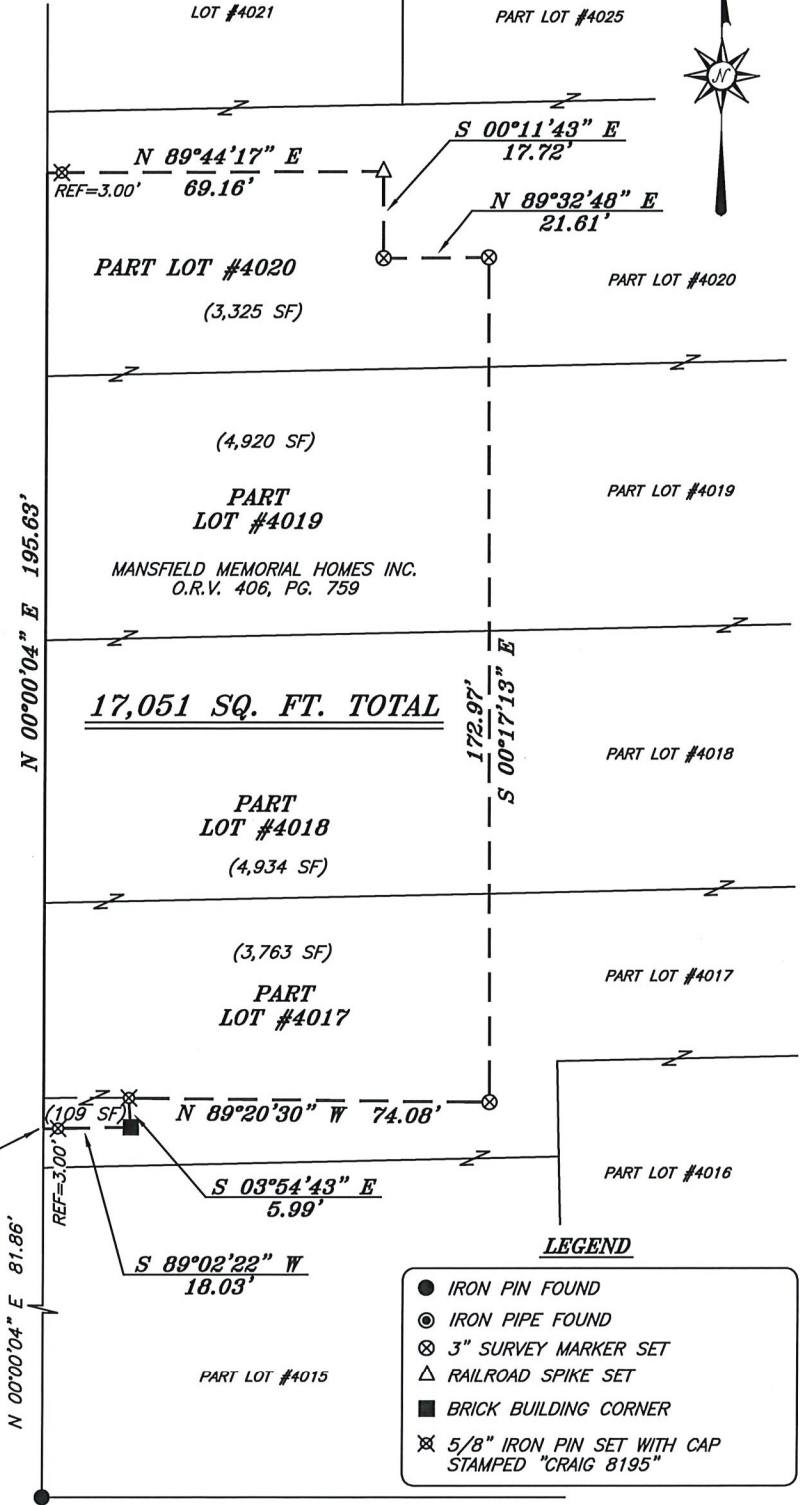


BASIS OF BEARING IS STATE PLANE
GRID NORTH NAD 83 (2011), GEOID
18A, OHIO NORTH ZONE.

NORTH

APPROVED
 DATE 1-28-2025
 CITY PLANNING COMMISSION
 CITY OF MANSFIELD

WOOD STREET 50' R/W



WEST FIRST STREET 60' R/W

PLAT VOL. 5, PG. 13



Chad F. Craig

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