

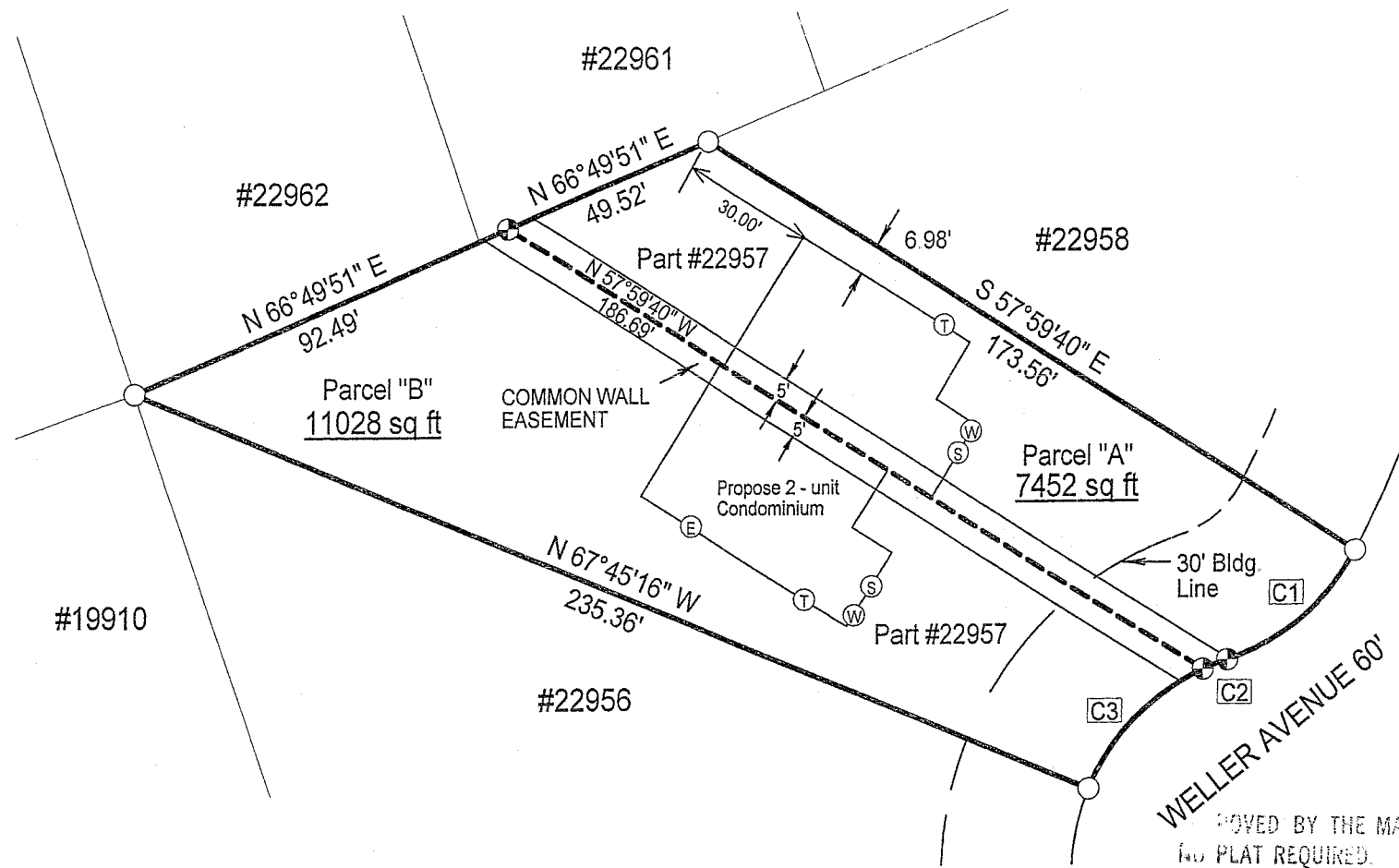
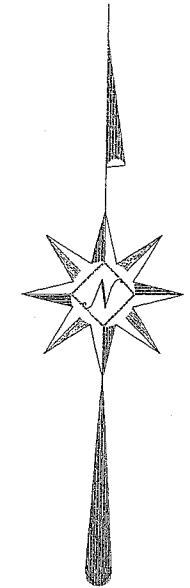
# SURVEY PLAT

Parts of Lot #22957 - City of Mansfield  
Richland County, Ohio

Scale: 1" = 40'



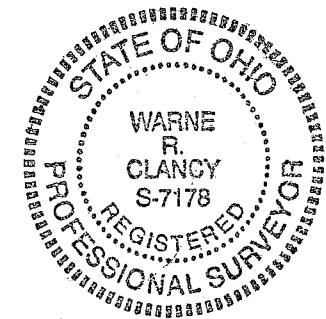
Bearings are based on Plat Vol. 27, Page 42.



- (E) Proposed Electric
- (T) Proposed Telephone
- (W) Proposed Water
- (S) Proposed Sanitary Sewer

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

SIGNED: *London Piller*  
SECRETARY, CITY PLANNING COMMISSION;  
DATE: 4/27/07



"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."

Curve Table					
Id	Delta	Radius	Arc Length	Chord	Ch Bear
C1	44°24'51"	50.00'	38.76'	37.80'	S 49°56'52" W
C2	6°43'18"	50.00'	5.87'	5.86'	S 68°48'03" W
C3	43°11'40"	50.00'	37.69'	36.81'	S 43°50'34" W

## LEGEND

- ⊕ Iron pin set with cap stamped "CLANCY 7178"
- Iron pin found

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
*MB* 4-30-07  
INITIAL DATE

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
*MB* 4-30-07  
INITIAL DATE

DATE: 4/23/07  
JOB NO.: W041607

*Warne R. Clancy*  
Warne R. Clancy P.S. #7178

Y-80

SURVEY DESCRIPTION

Parts of Lot #22957 – City of Mansfield  
Richland County, Ohio

Situated in the City of Mansfield, County of Richland, State of Ohio, and being a part of Lot #22957 of the consecutively numbered lots of said City, more particularly described as follows:

Beginning for the same at an iron pin found marking the northeast corner of said Lot #22957, the same being a point on the northerly right-of-way line of Weller Avenue (60'); Thence, southwesterly with said right-of-way line along a curve to the right, defined by a 44 degree 24 minute 51 second central angle, a 50.00 foot radius, a 38.76 foot arc, and a 37.80 foot chord bearing South 49 degrees 56 minutes 52 seconds West to an iron pin set marking a point of reverse curvature thereon;

Thence, continuing southwesterly along said right-of-way line along a curve to the left, defined by a 06 degree 43 minute 18 second central angle, a 50.00 foot radius, a 5.87 foot arc, and a 5.86 foot chord bearing South 68 degrees 48 minutes 03 seconds West to an iron pin set thereon;

Thence, North 57 degrees 59 minutes 40 seconds West, a distance of 186.69 feet to an iron pin set on the west line of said lot;

Thence, North 66 degrees 49 minutes 51 seconds East, a distance of 49.52 feet to an iron pin found marking the northwest corner of said lot;

Thence, South 57 degrees 59 minutes 40 seconds East with the north line of said lot, a distance of 173.56 feet to the Place of Beginning, containing 7,452 square feet according to survey by Warne R. Clancy, Professional Surveyor #7178, on April 16, 2007.

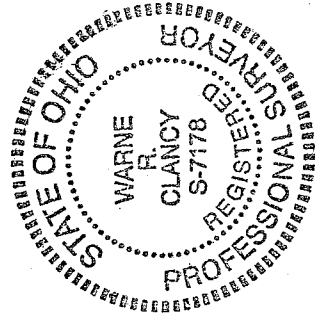
Iron pins set are #5 rebars with caps stamped "CLANCY 7178".

Bearings are based on Plat Volume 21, page 42.

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
MRC 4-20-07  
INITIAL DATE

"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: *Warne R. Clancy*  
SECRETARY, CITY PLANNING COMMISSION  
DATE: 4/27/07



Parcel "A" – 7,452 sq ft

*Warne R. Clancy*  
Warne R. Clancy  
P.S. 7178

SURVEY DESCRIPTION

Parts of Lot #22957 – City of Mansfield  
Richland County, Ohio

Situated in the City of Mansfield, County of Richland, State of Ohio, and being a part of Lot #22957 of the consecutively numbered lots of said City, more particularly described as follows;

Beginning for the same at an iron pin found marking the southeast corner of said Lot #22957, the same being a point on the northerly right-of-way line of Weller Avenue (60'); Thence, North 67 degrees 45 minutes 16 seconds West, a distance of 235.36 feet to an iron pin found marking the southwest corner of said lot;

Thence, North 66 degrees 49 minutes 51 seconds East with the west line of said lot, a distance of 92.49 feet to an iron pin set thereon;

Thence, South 57 degrees 59 minutes 40 seconds East, a distance of 186.69 feet to an iron pin set on the said northerly Weller Avenue right-of-way line;

Thence, southwesterly with said right-of-way line along a curve to the left, defined by a 43 degree 11 minute 40 second central angle, a 50.00 foot radius, a 37.69 foot arc, and a 36.81 foot chord bearing South 43 degrees 50 minutes 34 seconds West, to the Place of Beginning, containing 11,028 square feet according to survey by Warne R. Clancy, Professional Surveyor #7178, on April 16, 2007.

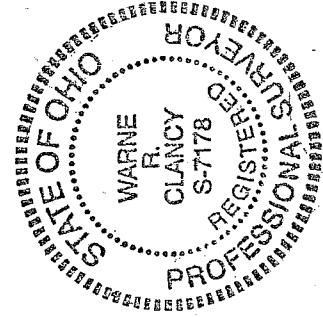
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Bearings are based on Plat Volume 21, page 42.

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NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

WMB 4-30-07  
INITIAL DATE



APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION  
NO PLAT REQUIRED.

SIGNED: *Warne R. Clancy*  
SECRETARY, CITY PLANNING COMMISSION  
DATE: 4/27/07

Parcel "B" – 11,028 sq ft

*Warne R. Clancy*  
Warne R. Clancy P.S. 7178

281

Y-80