

RAMSEY SURVEYING

Professional Land Surveying Services

283 Eby Road
Shiloh, Ohio 44878
TEL (419) 512-2596
FAX (419) 522-0399
EMAIL: nramsey@ramsey-surveying.com

October 3, 2012

LEGAL DESCRIPTION

PARCEL "A"

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot #2019 of the consecutively numbered lots in the city of Mansfield as recorded in the Richland County Recorder's Plat Book 4, page 5 and being more particularly described as follows:

Beginning for the same at a point in the northwest corner of said Lot #2019, said point also being on the south existing right of way line of Dickson Avenue-(20'), and being referenced by a survey spike set, South 87 degrees 11 minutes 24 seconds East, 1.00 foot from said point;

Thence the following **FOUR** courses:

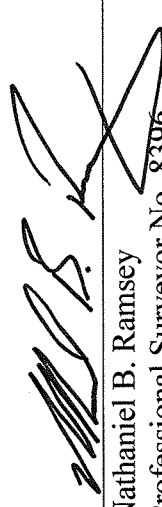
1. **South 87 degrees 11 minutes 24 seconds East, 57.00 feet** with the north line of said lot and the south existing right of way line of Dickson Avenue-(20') to an iron pin set on the west line of a parcel conveyed to Order Sons of Italy Mansfield Lodge #1223 by official record volume 280, page 807, and passing through a survey spike set for reference at 1.00 foot;
2. **South 02 degrees 52 minutes 58 seconds West, 80.00 feet** with a west line of said Sons of Italy parcel to an iron pin set in an existing interior corner of said parcel;
3. **North 87 degrees 11 minutes 24 seconds West, 57.00 feet** with a north line of said Sons of Italy parcel to an iron pin set in a northwest corner thereof, said iron pin also being on the west line of said Lot #2019;
4. **North 02 degrees 52 minutes 58 seconds East, 80.00 feet** with the west line of said Lot #2019 to the **place of beginning, containing 4560 square feet**, more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

Bearings are relative to Ohio State Plane Grid North as determined from GPS observations made September, 2012 from Ohio Department of Transportation VRS and being Ohio State Plane Grid North Zone, NAD83 (CORS96) datum and are for the purpose of determining directional variations.

Iron pins set are 5/8" diameter rod with plastic cap stamped "Ramsey S-8396".

According to a survey made in September, 2012 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

The intent of this instrument is to describe in greater detail the premises conveyed by official record volume 2144, page 372 and official record volume 2144, page 374.



Nathaniel B. Ramsey
Professional Surveyor No. 8396

For Ramsey Surveying
SM-5024_A

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY,
TAX MAP, OFFICE
INITIAL DATE
EAV 10-4-12
dd-245

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LEGAL DESCRIPTION

COMBINED PARCEL

Situated in the City of Mansfield, County of Richland, State of Ohio and being all of Lot #2017, Lot #2018, and Lot #2019 of the consecutively numbered lots in the city of Mansfield as recorded in the Richland County Recorder's Plat Book 4, page 5 and being more particularly described as follows:

Beginning for the same at a point in the northwest corner of said Lot #2019, said point also being on the south existing right of way line of Dickson Avenue-(20'), and being referenced by a survey spike set, South 87 degrees 11 minutes 24 seconds East, 1.00 foot from said point;

Thence the following **FOUR** courses:

1. **South 87 degrees 11 minutes 24 seconds East, 149.00 feet** with the south existing right of way line of Dickson Avenue-(20') to an iron pin set in the northeast corner of said Lot #2017, and passing through a survey spike set for reference at 1.00 foot;
2. **South 02 degrees 52 minutes 58 seconds West, 177.17 feet** with the east line of said Lot #2017 to a point in the southeast corner thereof, said iron pin also being on the north existing right of way line of West Third Street-(60'), and being referenced by an iron pin set North 87 degrees 11 minutes 24 seconds West, 2.00 feet from said point;
3. **North 87 degrees 11 minutes 24 seconds West, 149.00 feet** with the north existing right of way line of West Third Street-(60') to an iron pin set in the southwest corner of said Lot #2019, and passing through an iron pin set for reference at 2.00 feet;
4. **North 02 degrees 52 minutes 58 seconds East, 177.17 feet** with the west line of said Lot #2019 to the **place of beginning, containing a total of 26,398 square feet**, more or less, of which 10,630 square feet are located within said Lot #2017, 5,492 square feet are located within said Lot #2018, and 10,276 square feet are located within said Lot #2019. and subject to all legal highways, easements, leases, and use restrictions of record.

Bearings are relative to Ohio State Plane Grid North as determined from GPS observations made September, 2012 from Ohio Department of Transportation VRS and being Ohio State Plane Grid North Zone, NAD83 (CORS96) datum and are for the purpose of determining directional variations.

Iron pins set are 5/8" diameter rod with plastic cap stamped "Ramsey S-8396".

According to a survey made in September, 2012 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.



A handwritten signature in black ink, appearing to read "N.B. Ramsey", written over a horizontal line.

Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5024

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

FILED 10-4-12
INITIAL DATE
dd-245