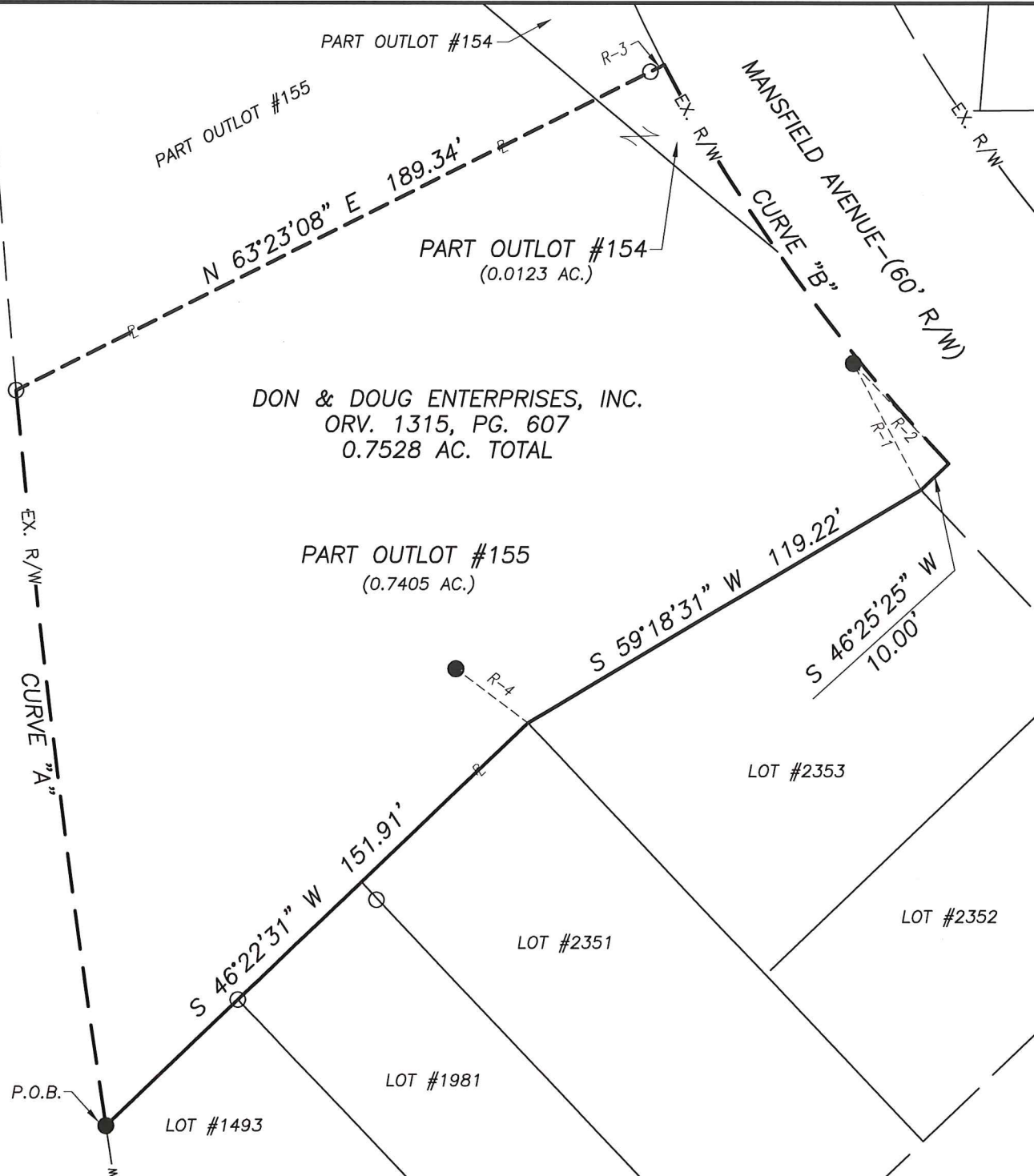




ASHLAND RAILWAY, INC. - (100' R/W)
ORV. 623, PG. 621



DON & DOUG ENTERPRISES, INC.
ORV. 1315, PG. 607
0.7528 AC. TOTAL

PART OUTLOT #155
(0.7405 AC.)

PART OUTLOT #154
(0.0123 AC.)

PART OUTLOT #154

PART OUTLOT #155

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

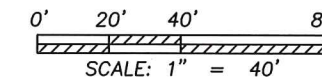
EAJ 11-13-19
INITIAL DATE
LL-323

LINE	BEARING	DISTANCE
R-1	N 28°25'28" W	37.48'
R-2	N 43°53'53" W	36.18'
R-3	S 63°23'08" W	0.15'
R-4	N 53°12'40" W	23.57'



LEGEND

- IRON PIN/PIPE FOUND
- △ MAGNAIL SPIKE FOUND
- IRON PIN SET-5/8" REBAR SET WITH I.D. CAP STAMPED "RAMSEY S-8396"



Distances shown hereon are expressed in feet and decimal parts thereof.

Bearings are to an assumed meridian and are used to express angles only.

CERTIFICATION: I hereby state that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code.

By:  11/05/2019
Nathaniel B. Ramsey, P.S. #8396 Date
For Ramsey Surveying

CURVE "A"
L=192.97'
R=3224.17'
Δ = 3°25'45"
CH. BRG.=N 07°10'49" W
CH. DIST.=192.94'

CURVE "B"
L=128.13'
R=467.22'
Δ = 15°42'44"
CH. BRG.=S 35°43'12" E
CH. DIST.=127.73'

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

SURVEY MADE FOR PROPERTY TRANSFER

BEING A PART OF OUTLOT 154 AND A PART OF OUTLOT 155, CITY OF SHELBY, RICHLAND COUNTY, OHIO

DRAWN NBR	CHECKED	SCALE	DATE
		1" = 40'	11/05/2019

JOB NO: SM-5367 SHEET 1 OF 1

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

LEGAL DESCRIPTION

Situated in the City of Shelby, County of Richland, State of Ohio and being known as a part of Outlot #154 and a part of Outlot #155 in said city and being the lands conveyed to Don & Doug Enterprises, Inc. by official record volume 1315, page 607 and being more particularly described as follows:

Beginning for the same at an iron pin set in the northwesterly corner of Lot 1493, said iron pin also being on the easterly right of way line of a parcel conveyed to Ashland Railway, Inc. by official record volume 623, page 621;

Thence, the following **SIX** courses:

1. Northerly along a curve to the right having a **radius of 3224.17 feet, an arc length of 192.97 feet, a delta angle of 3 degrees 25 minutes 45 seconds, a chord bearing North 07 degrees 10 minutes 49 seconds West, and a chord distance of 192.94 feet** along said easterly right of way line to an iron pin found;
2. **North 63 degrees 23 minutes 08 seconds East, 189.34 feet** to a point on the westerly existing right of way line of Mansfield Avenue-(60' R/W), passing through an iron pin found for reference at 189.19 feet;
3. Southeasterly along a curve to the left having a **radius of 467.22 feet, an arc length of 128.13 feet, a delta angle of 15 degrees 42 minutes 44 seconds, a chord bearing of South 35 degrees 43 minutes 12 seconds East, a chord distance of 127.73 feet** along said westerly existing right of way line of Mansfield Avenue to a point in an existing angle point of said right of way and being referenced by an iron pin set North 43 degrees 53 minutes 53 seconds West, 36.18 feet therefrom;
4. **South 46 degrees 25 minutes 25 seconds West, 10.00 feet** continuing along said right of way to a point in the northeasterly corner of Lot 2353 and being referenced by an iron pin set for reference North 28 degrees 25 minutes 28 seconds West, 37.48 feet therefrom;
5. **South 59 degrees 18 minutes 31 seconds West, 119.22 feet** along the northerly line of said Lot 2353 to a point in the northwesterly corner thereof, said point also being in the northeasterly corner of Lot 2351 and being referenced by an iron pin set North 53 degrees 12 minutes 40 seconds West, 23.57 feet therefrom;

6. **South 46 degrees 22 minutes 31 seconds West, 151.91 feet** along the northerly line of said Lot 2351, the northerly line of Lot 1981 and the northerly line of Lot 1493 to the **Place of Beginning**, and containing a total of 0.7528 of an acre, more or less, of which 0.0123 of an acre is located within said part of Outlot #154 and 0.7405 of an acre is located within said Outlot #155, and subject to all legal highways, leases, servitudes, use restrictions, and easements of record.

Bearings are based on an assumed meridian and are used to express angles only.

Iron pins set are 5/8" rebar with cap stamped "Ramsey S-8396"

According to a survey made in November, 2019 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.



Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5367.docx



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK
INITIAL
11-13-19
DATE
LL-323