

PART LOT #2209
"VANCE" 1/2" Rebar

HEMLOCK AVENUE-(16')

3/4" Pipe In Conc.

PART LOT #2224

LOT #4043

3/4" Pipe In Conc.

LOT #2225

LOT #4044

LOT #2226

LOT #4045

FRANK NEMETH JR.
DV. 727, PG. 282

N 88°31'21" E
72.85'

N 88°31'21" E
66.12'

N 00°00'36" E
46.93'

S 00°13'00" W
49.97'

S 89°47'00" E
50.00'

FRANK NEMETH JR.
& KIMBERLEY S. NEMETH
DV. 896, PG. 108

LOT #2227
8326 Sq. Ft.

S 89°26'40" W 188.75'

P.O.B.
3/4" Pipe

STURGES AVENUE-(60')

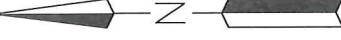
NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EAK 5-17-21

INITIAL DATE

NN-179

LOT #2228



SURVEY REFERENCES:
PLAT 3, PG. 9
P-315

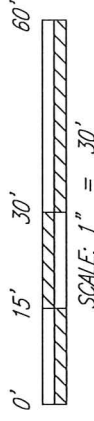


LINE	BEARING	DISTANCE
L1	S 00°13'00" W	15.71'
L2	N 00°13'00" E	17.19'

LEGEND

○ IRON PIN/PIPE FOUND

● IRON PIN SET-5/8" REBAR SET
WITH I.D. CAP STAMPED
"McCartney S-7921"



SURVEY MADE FOR
PROPERTY TRANSFER

PART OF LOT #2227 OF THE CONSECUTIVELY
NUMBERED LOTS RECORDED IN PLAT BOOK 3,
PAGE 9, CITY OF MANSFIELD
RICHLAND COUNTY, OHIO

DRAWN AND CHECKED	DATE	SCALE	JOB NO.	SHEET
	05/06/2021	1" = 30'	GS-776	1 OF 1

52 N. Diamond Street
Mansfield, OH 44902
T: 419-525-0093



K.E. MCCARTNEY & ASSOCIATES
ENGINEERS • PLANNERS • SURVEYORS

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 47.33-37, Ohio Administrative Code.

By:  05/06/2021 Date

Nathaniel B. Ramsey, P.S. #8396
For K.E. McCartney & Associates, Inc.

KEM

K.E. McCartney & Associates, Inc.

Engineers · Planners · Surveyors

LEGAL DESCRIPTION

5/06/2021

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot #2227 of the consecutively numbered lots in said city and being more particularly described as follows:

Beginning for the same at an iron pipe found in the southeast corner of said Lot #2227, also being on the west right of way line of Sturges Avenue-(60’);

Thence, the following **EIGHT** Courses:

1. **South 89 degrees 26 minutes 40 seconds West, 188.75 feet** along the south line of said Lot #2227 to an iron pin set in the southwest corner thereof;
2. **North 00 degrees 00 minutes 36 seconds East, 46.93 feet** along the west line of said Lot #2227 to an iron pin set;
3. **North 88 degrees 31 minutes 21 seconds East, 72.85 feet** traversing said Lot #2227 to an iron pin set;
4. **South 00 degrees 13 minutes 00 seconds West, 15.71 feet** to an iron pin set;
5. **South 89 degrees 47 minutes 00 seconds East, 50.00 feet** to an iron pin set;
6. **North 00 degrees 13 minutes 00 seconds East, 17.19 feet** to an iron pin set;
7. **North 88 degrees 31 minutes 21 seconds East, 66.12 feet** to an iron pin set on the east line of said Lot #2227 and also the aforementioned west right of way line of Sturges Avenue;
8. **South 00 degrees 13 minutes 00 seconds West, 49.97 feet** along said east line and west right of way line to the **Place of Beginning** containing 8326.00 square feet, more or less and subject to all legal highways, easements, leases and use restriction of record.

This description was prepared and reviewed in May 2021 by Nathaniel B. Ramsey, P.S. S-8396 from an actual field survey performed for K.E. McCartney and Associates, Inc.

Iron pins set are 5/8” rebar with plastic cap stamped “McCartney S-7921”

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

The grantees, his heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument 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.



Nathaniel B. Ramsey
Ohio Registered Professional Surveyor No. 8396
for K.E. McCartney & Associates, Inc.



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