

GEORGE & MICHELLE
RIPPEY
O.R. V-0104, P-0091

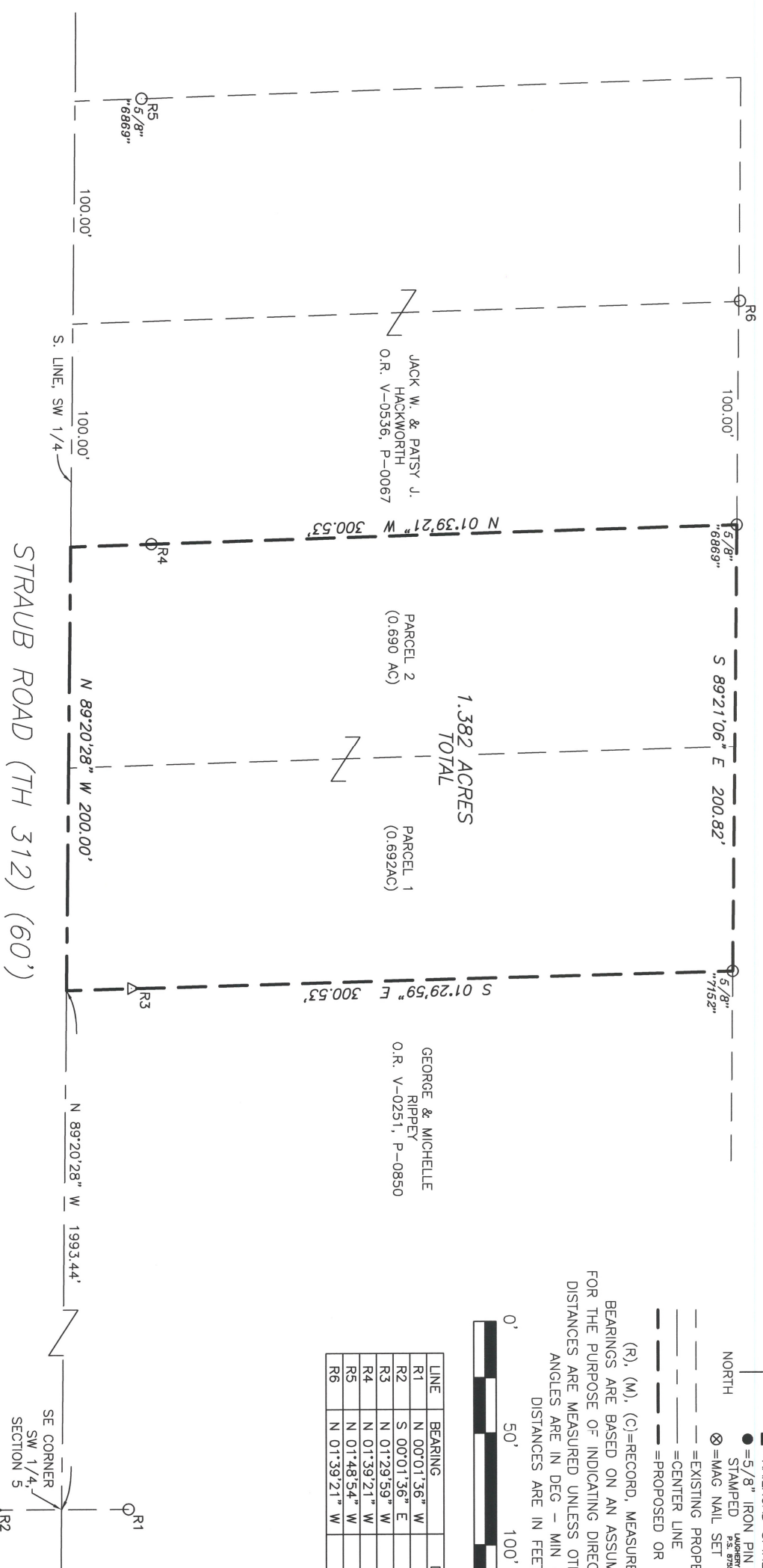
REFERENCES:
ALL DEEDS SHOWN.
SURVEYS:
A-281
A-193
1-436

- LEGEND**
- △ = 5/8" REBAR FOUND
 - ◆ = STONE FOUND
 - = RAILROAD SPIKE FOUND
 - = 7/8" PIPE FOUND UNLESS NOTED
 - = RAILROAD SPIKE SET
 - = 5/8" IRON PIN SET WITH CAP
 - ⊗ = STAMPED LAUGHERY P.S. 8755
 - ⊙ = MAG NAIL SET
 - = EXISTING PROPERTY LINE
 - - - = CENTER LINE
 - · - · - = PROPOSED OR SUBJECT LINE

(R), (M), (C) = RECORD, MEASURED, CALCULATED
BEARINGS ARE BASED ON AN ASSUMED MERIDIAN
FOR THE PURPOSE OF INDICATING DIRECTIONAL VARIATION.
DISTANCES ARE MEASURED UNLESS OTHERWISE STATED.
ANGLES ARE IN DEG - MIN - SEC.
DISTANCES ARE IN FEET



LINE	BEARING	DISTANCE
R1	N 00°01'36" W	30.14'
R2	S 00°01'36" E	30.14'
R3	N 01°29'59" W	29.11'
R4	N 01°39'21" W	36.26'
R5	N 01°48'54" W	30.00'
R6	N 01°39'21" W	0.71'



SE CORNER
SW 1/4
SECTION 5
R2

I HEREBY CERTIFY THIS PLAT TO BE A TRUE DELINEATION OF A FIELD SURVEY PERFORMED IN JULY, 2021 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

JASON K. LAUGHERY
REGISTERED SURVEYOR #8755



PLAT OF A SURVEY TO LOCATE AND DESCRIBE TRACTS OF LAND CONVEYED TO JERRY L. & CLAUDIA J. GADD BY DEED RECORDED IN OFFICIAL RECORDS VOLUME 0360, PAGE 0760.

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 8-10-21
INITIAL DATE
NN-293

LAUGHERY LAND SURVEYING, LLC
967 US HWY 42 unit B
ASHLAND, OHIO 44805
laugherysurveys@gmail.com 419-289-0469
SW 1/4, SEC. 5, T-20-N, R-18-W, WASHINGTON TWP.
CITY OF MANSFIELD
RICHLAND COUNTY, OHIO
DRAWN BY JKL DATE 07/27/21 SCALE 1"=50'

LAUGHERY LAND SURVEYING, LLC
967 US 42, unit B
ASHLAND, OHIO 44805

1.382 ACRES

The following parcel of land Situated in the State of Ohio, the County of Richland, and the City of Mansfield;

Known as being part of the southwest quarter of Section 5, Township 20, Range 18 (Washington Twp) and being more fully described as follows:

Beginning for reference at the southeast corner of the southwest quarter of Section 5, said corner being referenced by a 7/8" pipe found North 00°-01'-36" West a distance of 30.14 feet and a 5/8" rebar found South 00°-01'-36" East a distance of 30.14 feet; Thence North 89°-20'-28" West, along the south line of the southwest quarter of Section 5 and the center of Straub Road (TH 312)(60'), a distance of 1993.44 feet to a point at the southwest corner of a parcel of land conveyed to George and Michelle Rippey by deed recorded in Official Records Volume 0251, Page 0850, said corner being referenced by a 5/8" rebar found North 01°-29'-59" West a distance of 29.11 feet, said corner also being the true place of beginning for the parcel herein to be conveyed;

Thence along the following 4 courses:

1. **North 89°-20'-28" West**, along the south line of the southwest quarter of Section 5 and the center of Straub Road, a distance of **200.00 feet** to a point at the southeast corner of a parcel of land conveyed to Jack W. and Patsy J. Hackworth by deed recorded in Official Records Volume 0536, Page 0067, said corner being referenced by a 7/8" pipe found North 01°-39'-21" West a distance of 36.26 feet;
2. **North 01°-39'-21" West**, along the east line of said Hackworth parcel, a distance of **300.53 feet** to a 5/8" "PS 6869" pin found on the south line of a parcel of land conveyed to George and Michelle Rippey by deed recorded in Official Records Volume 0104, Page 0091;
3. **South 89°-21'-06" East**, along the south line of said Rippey parcel (O.R. V-0104, P-0091), a distance of **200.82 feet** to a 5/8" "PS 7152" pin found;
4. **South 01°-29'-59" East**, along the west line of said Rippey parcel (O.R. V-0251, P-0850), a distance of **300.53 feet** to the true place of beginning.

The tract of land as surveyed contains **1.382 acres** of land subject to all legal highways and easements of record. Bearings are based on an assumed meridian for the purpose of indicating directional variation.

The above description was prepared by Jason K. Laughery, Registered Surveyor No. 8755, from notes of a field survey performed July, 2021.