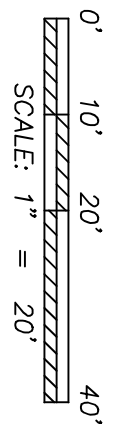
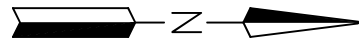
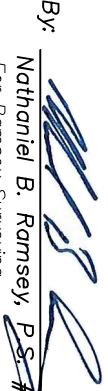


LINE	BEARING	DISTANCE
R-1	S 04°36'09" W	2.96'
R-2	S 68°42'26" E	0.78'
R-3	S 32°36'58" W	0.30'
R-4	N 89°40'28" E	1.83'



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.

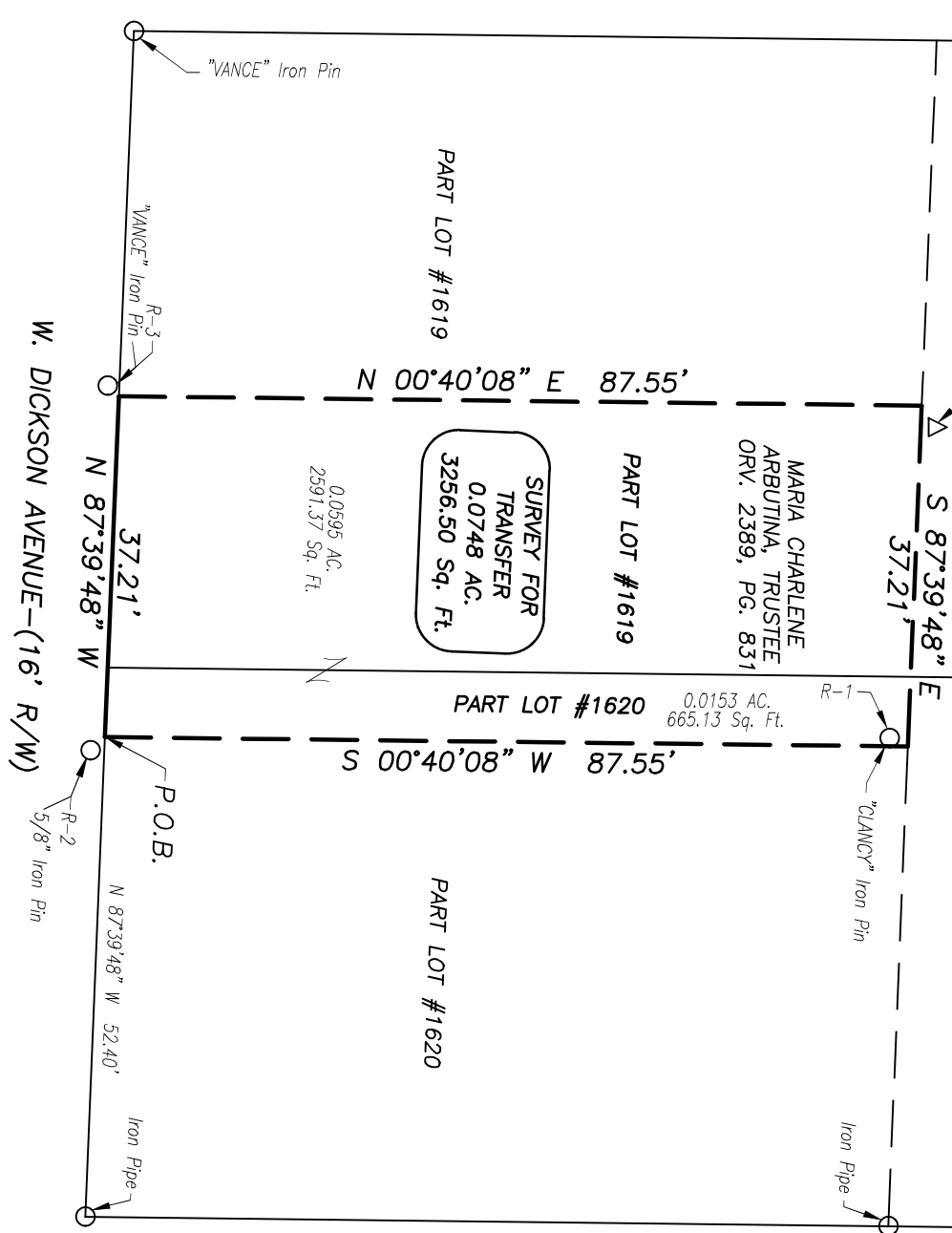
By:   
 Nathaniel B. Ramsey, P.S. #8396  
 For Ramsey Surveying  
 Date: 7/27/2021

**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 LOT #1619 & A PART OF LOT #1620 OF THE CONSECUTIVELY NUMBERED LOTS IN THE CITY OF MANSFIELD, RICHLAND COUNTY, OHIO**

DRAWN NR	CHECKED NR	SCALE 1" = 20'	DATE 07/27/2021
JOB NO: SM-5615		SHEET 1 OF 1	



NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**8-10-21**  
 DATE  
**NN-297**  
 INITIAL

W. DICKSON AVENUE-(16' R/W)  
 "VANCE" Iron Pin  
 "VANCE" Iron Pin  
 R-3  
 R-3  
 N 00°40'08" E 87.55'  
 S 87°39'48" E 37.21'  
 PART LOT #1619  
 SURVEY FOR TRANSFER  
 0.0748 AC.  
 3256.50 sq. Ft.  
 0.0595 AC.  
 2591.37 Sq. Ft.  
 N 87°39'48" W 37.21'  
 P.O.B.  
 R-2  
 5/8" Iron Pin  
 N 87°39'48" W 52.40'  
 Iron Pipe  
 PART LOT #1620  
 0.0153 AC.  
 665.13 Sq. Ft.  
 S 00°40'08" W 87.55'  
 "CLANCY" Iron Pin  
 R-1  
 Iron Pipe  
 PART LOT #1619  
 MARIA CHARLENE  
 ARBUTINA, TRUSTEE  
 ORV. 2389, PG. 831

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**LEGAL DESCRIPTION**

**PART OF LOT #1619  
PART OF LOT #1620  
CITY OF MANSFIELD  
RICHLAND COUNTY, OHIO**

June 27, 2021

**Situated** in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot 1619 and part of Lot 1620 of the consecutively numbered lots in said city, being a parcel conveyed to Maria Charlene Arbutina, Trustee of the Living Trust of Maria Charlene Arbutina dated June 8, 2015, recorded in official record volume 2389, page 831, and being more particularly described as follows:

**Commencing** at an iron pipe found and accepted as marking the southeast corner of said Lot 1620, said iron pipe also marking the intersection of the north right of way line of West Dickson Avenue- (16' R/W) and the west line of a 16' wide alley;

Thence, **North 87 degrees 39 minutes 48 seconds West, 52.40 feet** along the south line of said Lot 1620, the same being the north right of way of West Dickson Avenue to a point, referenced by an iron pin found South 68 degrees 42 minutes 26 seconds East, 0.78 feet therefrom, and being the **Place of Beginning** of the parcel herein described;


Thence, the following **FOUR** courses:

1. **North 87 degrees 39 minutes 48 seconds West, 37.21 feet** continuing along said north right of way line of West Dickson Avenue to a point, referenced by an iron pin found South 32 degrees 36 minutes 58 seconds West, 0.30 feet therefrom;
2. **North 00 degrees 40 minutes 08 seconds East, 87.55 feet** to a point, referenced by a 2" long Magnail spike set in a concrete retaining wall North 89 degrees 40 minutes 28 seconds East, 1.83 feet therefrom;
3. **South 87 degrees 39 minutes 48 seconds East, 37.21 feet** to a point, referenced by an iron pin found South 04 degrees 36 minutes 09 seconds West, 2.96 feet therefrom;

4. **South 00 degrees 40 minutes 08 seconds West, 87.55 feet to the Place of Beginning,** containing a total of 0.0748 of an acre (3256.50 Sq. Ft.), of which 0.0595 of an acre (2591.37 Sq. Ft.) is located within said part Lot #1619, and 0.0153 of an acre (665.13 Sq. Ft.) is located within said part Lot #1620, more or less, and subject to all legal highways and easements of record.

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

According to a survey made July 2021 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-5615.docx



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK**    **8-10-21**  
INITIAL    DATE  
**NN-297**