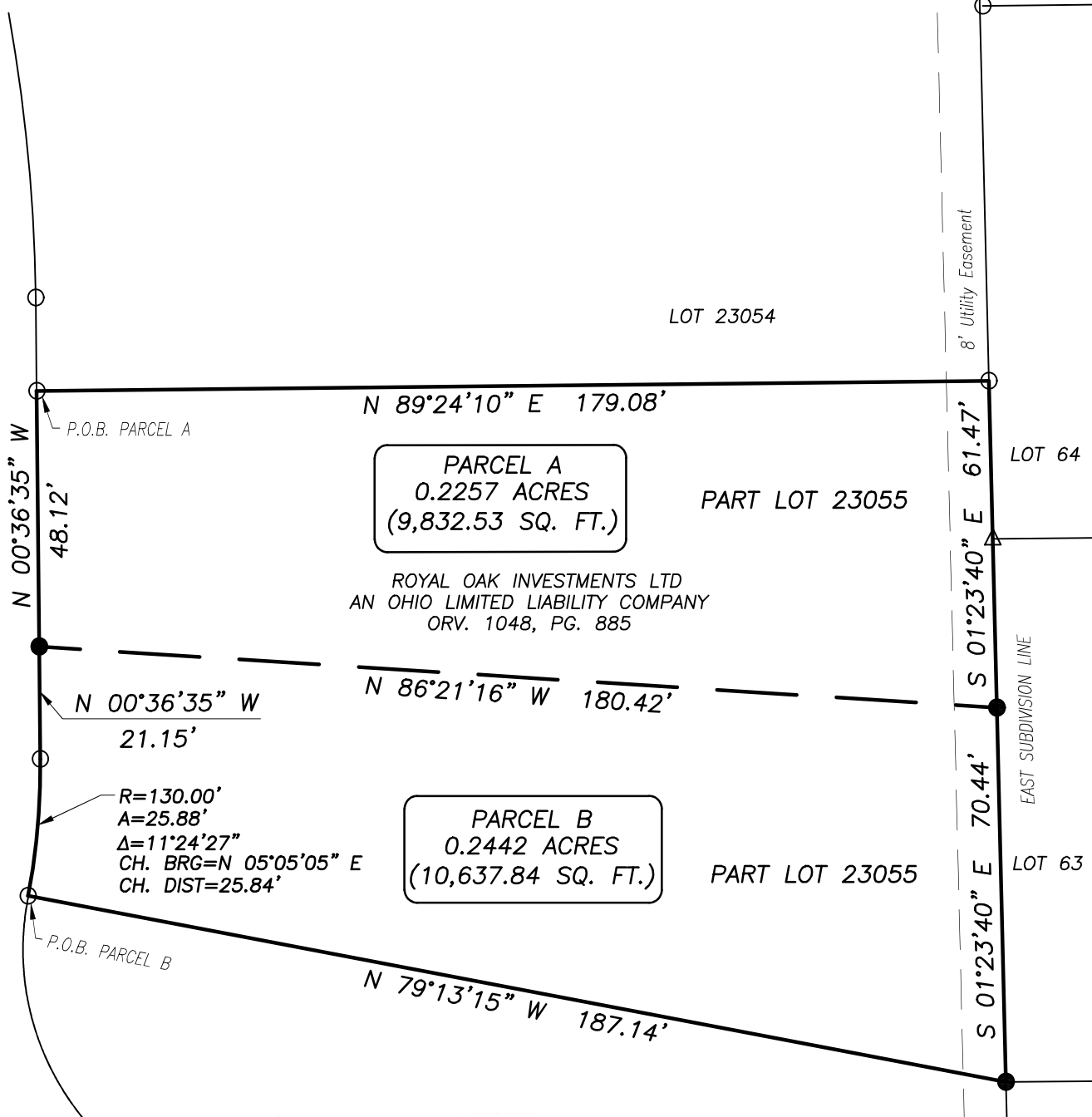


HIDDEN OAK TRAIL--(60' R/W)



NEW SPLIT	NEW SURVEY
RICHLAND COUNTY	OF EXISTING PARCEL
TAX MAP OFFICE	RICHLAND COUNTY
EAK 12-17-21	EAK 12-17-21
INITIAL DATE	INITIAL DATE

NN-460



LEGEND

- IRON PIN FOUND
- △ IRON PIPE 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: *Nathaniel B. Ramsey* 12/06/2021
 Nathaniel B. Ramsey, P.S. #8396 Date
 For Ramsey Surveying

LOT 23054

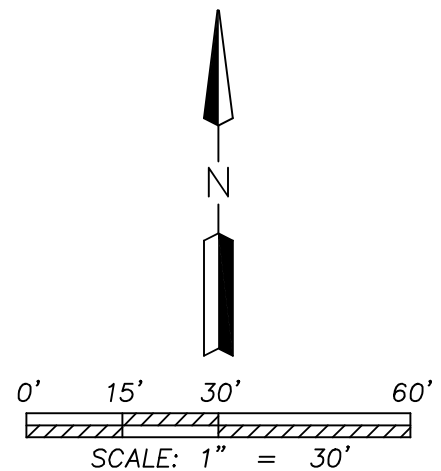
8' Utility Easement

LOT 64

LOT 63

LOT 62

LOT 23056



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

PART OF LOT 23055
ROYAL OAK ESTATES NO. 12
PLAT VOL. 27, PG. 147,
CITY OF MANSFIELD
RICHLAND COUNTY, OHIO

DRAWN HCG	CHECKED NBR	SCALE 1" = 30'	DATE 12/06/2021
JOB NO: SM-5652			SHEET 1 OF 1

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December 06, 2021

LEGAL DESCRIPTION

PARCEL A

Situated in the State of Ohio, County of Richland, City of Mansfield; being a part of Lot 23055 of Royal Oak Estates No. 12 as recorded in plat book volume 27, page 147 and being a portion of a parcel conveyed to Royal Oak Investments LTD, an Ohio Limited Liability Company by official record volume 1048, page 885, being more particularly described as follows:

Beginning for the same at an iron pin found and accepted as being the northwest corner of said Lot 23055, the Southwest corner of Lot 23054, said iron pin also being on the east right of way line of Hidden Oak Trail-(60' R/W);

Thence, the following **FOUR** Courses:

1. **North 89 degrees 24 minutes 10 seconds East, 179.08 feet** along the south line of said Lot 23054 to an iron pin found in the southeast corner thereof, the east line of Royal Oaks Estates No. 12 Subdivision;
2. **South 01 degree 23 minutes 40 seconds East, 61.47 feet** along said east subdivision line to an iron pin set;
3. **North 86 degrees 21 minutes 16 seconds West, 180.42 feet** traversing aforementioned Lot 23055 to an iron pin set on the west line thereof, the aforementioned east right of way line of Hidden Oak Trail;
4. **North 00 degrees 36 minutes 35 seconds West, 48.12 feet** along said east right of way line of Hidden Oak Trail to the **Place of Beginning**, containing 0.2257 acres (9,832.53 square feet), more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

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

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

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

The grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument does not constitute a principal building site and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcel.



Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5652 parcel A legal

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK **12-17-21**
INITIAL DATE
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Shiloh, Ohio 44878
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FAX (419) 522-0399
EMAIL nramsey@ramsey-surveying.com

December 06, 2021

LEGAL DESCRIPTION

PARCEL B

Situated in the State of Ohio, County of Richland, City of Mansfield; being a part of Lot 23055 of Royal Oak Estates No. 12 as recorded in plat book volume 27, page 147 and being a portion of a parcel conveyed to Royal Oak Investments LTD, an Ohio Limited Liability Company by official record volume 1048, page 885, being more particularly described as follows:

Beginning for the same at an iron pin found and accepted as being the southwest corner of said Lot 23055, the northwest corner of Lot 23056, said iron pin also being on the east right of way line of Hidden Oak Trail-(60' R/W);

Thence, the following **FIVE** Courses:

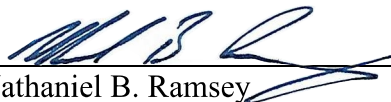
1. Along said east right of way line of Hidden Oak Trail with a curve to the left having a **radius of 130.00 feet, an arc length of 25.88 feet, a delta angle of 11 degrees 24 minutes 27 seconds, a chord bearing North 05 degrees 05 minutes 05 seconds East and chord distance of 25.84 feet** to an iron pin found;
2. **North 00 degrees 36 minutes 35 seconds West, 21.15 feet** continuing along said east right of way line of Hidden Oak Trail to an iron pin set;
3. **South 86 degree 21 minutes 16 seconds East, 180.42 feet** traversing aforementioned Lot 23055 to the east line thereof, the east line of aforementioned Royal Oaks Estates No. 12 subdivision;
4. **South 01 degrees 23 minutes 40 seconds East, 70.44 feet** along said east subdivision line to an iron pin set in the northeast corner of aforementioned lot 23056;
5. **North 79 degrees 13 minutes 15 seconds West, 187.14 feet** along the north line of said Lot 23056 to the **Place of Beginning**, containing 0.2442 acres (10,637.84 square feet), more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

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

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

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

The grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument does not constitute a principal building site and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcel.



Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5652 parcel B legal



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK ***12-17-21***
INITIAL DATE
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