

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

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

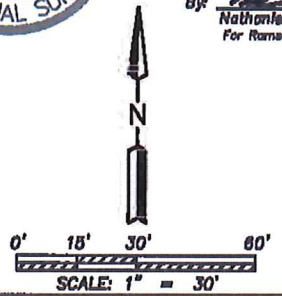
CERTIFICATION: I hereby state that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code.



By: Nathaniel B. Ramsey, P.S. 76556 Date: 01/04/2021
For Ramsey Surveying

- LEGEND**
- ⊕ MAGNAN SPIKE FOUND
 - ⊗ METAL FENCE POST IN CONC. FOUND
 - IRON PIN/PIPE FOUND
 - ⊙ MAGNAN SPIKE SET IN FAVEMENT-2"
 - IRON PIN SET-5/8" REBAR SET WITH LD. CAP STAMPED RAMSEY S-8396

APPROVED
DATE 2/9/21
CITY PLANNING COMMISSION
CITY OF MANSFIELD



RAMSEY SURVEYING
Professional Land Surveying Services

300 N. High Street
Mansfield, Ohio 44890
TEL: (419) 852-5500 FAX: (419) 852-5500
EMAIL: nramsey@ramseysurveying.com

SURVEY MADE FOR PROPERTY OWNER

LOTS 30023, 30024, 30025, 30026, 30027 & 30028, CITY OF MANSFIELD, RICHLAND CO., OHIO.

NSP No. 50-8310 Sheet 1 of 1

RAMSEY SURVEYING
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283 Eby Road
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LEGAL DESCRIPTION

PARCEL 1

Situated in the City of Mansfield, County of Richland, State of Ohio and being Lot #20925 and a part of Lot #20924 of the consecutively numbered lots in said city and being more particularly described as follows:

Beginning for the same at an iron pin set in the northwest corner of said Lot #20925, also being on the south right of way line of Grace Street-(60' R/W);

Thence, the following **FOUR** courses:

1. **North 88 degrees 55 minutes 12 seconds East, 78.84 feet** along said south right of way line to a Magnail spike set;
2. **South 01 degree 49 minutes 48 seconds East, 100.74 feet** to an iron pin set on the south line of said Lot #20924, and passing through an iron pin set at 88.74 feet;
3. **South 67 degrees 58 minutes 18 seconds West, 83.57 feet** along the south line of said Lot #20924 and the south line of said Lot #20925 to an iron pin set in the southwest corner of said Lot #20925;
4. **North 02 degrees 00 minutes 24 seconds West, 130.63 feet** along the west line of said Lot #20925 to the **Place of Beginning**, and containing a total of 9099.70 square feet, more or less, of which 3070.84 sq. ft. are located in said part of Lot #20924 and 6028.86 sq. ft. are located in said Lot #20925, and subject to all legal highways, leases, servitudes, use restrictions, and easements of record.

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Iron pins set are 5/8" rebar with plastic cap stamped "Ramsey S-8396", Magnail spikes set are 2" in length.

This description prepared according to a survey made in December, 2020 by Roger L. Stevens, Ohio Registered Surveyor No. 7052 and completed by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.



Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
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NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EAK **2-10-21**
INITIAL DATE

NN-53

NEW SURVEY
OF EXISTING PARCEL
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LEGAL DESCRIPTION

PARCEL 2

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot #20923 and a part of Lot #20924 of the consecutively numbered lots in said city and being more particularly described as follows:

Commencing at an iron pin set in the northwest corner of said Lot #20925, also being on the south right of way line of Grace Street-(60' R/W);

Thence, **North 88 degrees 55 minutes 12 seconds East, 78.84 feet** along said south right of way line to a Magnail spike set being the **Place of Beginning** of the parcel herein described;

Thence, the following **FOUR** courses:

1. **North 88 degrees 55 minutes 12 seconds East, 84.97 feet** continuing along said south right of way line to a Magnail spike set;
2. **South 09 degrees 33 minutes 57 seconds West, 73.58 feet** to a Magnail spike set;
3. **South 75 degrees 45 minutes 22 seconds West, 72.11 feet** to an iron pin set;
4. **North 01 degree 49 minutes 48 seconds West, 88.74 feet** to the **Place of Beginning**, and containing a total of 6196.92 square feet, more or less, of which 3273.23 sq. ft. are located in said part of Lot #20923 and 2923.69 sq. ft. are located in said Part of Lot #20924, and subject to all legal highways, leases, servitudes, use restrictions, and easements of record.

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Iron pins set are 5/8" rebar with plastic cap stamped "Ramsey S-8396", Magnail spikes set are 2" in length.

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LEGAL DESCRIPTION

PARCEL 3

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot #20923 of the consecutively numbered lots in said city and being more particularly described as follows:

Commencing at an iron pin set in the northwest corner of said Lot #20925, also being on the south right of way line of Grace Street-(60' R/W);

Thence, **North 88 degrees 55 minutes 12 seconds East, 163.81 feet** along said south right of way line to a Magnail spike set being the **Place of Beginning** of the parcel herein described;

Thence, the following **SEVEN** courses:

1. **North 88 degrees 55 minutes 12 seconds East, 127.57 feet** continuing along said south right of way line to a Magnail spike set marking a point of curvature;
2. Along a curve to the right having a **radius of 17.00 feet, an arc length of 41.55 feet, a delta angle of 140 degrees 02 minutes 03 seconds, a chord bearing South 21 degrees 03 minutes 46 seconds East, and a chord distance of 31.95 feet** to a Magnail spike set on the northerly existing right of way line of Ashland Road-(U.S.R. 42)(60' R/W);
3. Along a curve to the left having a **radius of 1908.33 feet, an arc length of 111.04 feet, a delta angle of 03 degrees 20 minutes 02 seconds, a chord bearing South 47 degrees 17 minutes 14 seconds West, and a chord distance of 111.02 feet** to an iron pin set;
4. **North 23 degrees 04 minutes 20 seconds West, 49.64 feet** to an iron pin set;
5. **South 70 degrees 56 minutes 18 seconds West, 31.83 feet** to a Magnail spike set;
6. **South 75 degrees 45 minutes 22 seconds West, 20.78 feet** to a Magnail spike set;
7. **North 09 degrees 33 minutes 57 seconds East, 73.58 feet** to the **Place of Beginning**, and containing 9911.31 square feet, more or less, and subject to all legal highways, leases, servitudes, use restrictions, and easements of record.

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Iron pins set are 5/8" rebar with plastic cap stamped "Ramsey S-8396", Magnail spikes set are 2" in length.

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LEGAL DESCRIPTION

PARCEL 4

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot #20923 and a part of Lot #20924, and a part of Lot #20958 of the consecutively numbered lots in said city and being more particularly described as follows:

Beginning for the same at an iron pin set in the southwest corner of said Lot #20923, also being on the northerly right of way line of Ashland Road-(U.S.R. 42)(60' R/W);

Thence, the following **EIGHT** courses:

1. **North 48 degrees 51 minutes 49 seconds West, 99.98 feet** to an iron pin set on the north line of said Lot #20958;
2. **North 01 degree 49 minutes 48 seconds West, 12.00 feet** to an iron pin set;
3. **North 75 degrees 45 minutes 22 seconds East, 72.11 feet** to a Magnail spike set;
4. **North 75 degrees 45 minutes 22 seconds East, 20.78 feet** to a Magnail spike set;
5. **North 70 degrees 56 minutes 18 seconds East, 31.83 feet** to an iron pin set;
6. **South 23 degrees 04 minutes 20 seconds East, 49.64 feet** to an iron pin set on the aforementioned northerly right of way of Ashland Road;
7. Along a curve to the left having a **radius of 1908.33 feet, an arc length of 66.14 feet, a delta angle of 01 degree 59 minutes 09 seconds, a chord bearing South 44 degrees 37 minutes 39 seconds West, and a chord distance of 66.14 feet** to an iron pin set marking the point of tangency;
8. **South 43 degrees 38 minutes 05 seconds West, 25.25 feet** continuing along said northerly right of way line of Ashland Road to the **Place of Beginning**, and containing a total of 8311.32 square feet, more or less, of which 5655.51 sq. ft. are located in said part of Lot #20923, 399.63 sq. ft. are located in said part of Lot #20924, and 2256.18 sq. ft. are located in said part of Lot #20958, and subject to all legal highways, leases, servitudes, use restrictions, and easements of record.

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Iron pins set are 5/8" rebar with plastic cap stamped "Ramsey S-8396", Magnail spikes set are 2" in length.

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PARCEL 5

Situated in the City of Mansfield, County of Richland, State of Ohio and being Lot #20956, Lot #20957, and a part of Lot 20958 of the consecutively numbered lots in said city and being more particularly described as follows:

Beginning for the same at an iron pin set in the southwesterly corner of said Lot #20956, also being on the northerly right of way line of Ashland Road-(U.S.R. 42)(60' R/W);

Thence, the following **FOUR** courses:

1. **North 45 degrees 07 minutes 29 seconds West, 167.86 feet** along the westerly line of said Lot #20956 to an iron pin set in the northwesterly corner thereof;
2. **North 67 degrees 58 minutes 18 seconds East, 164.85 feet** along the north line of said Lot #20956, the north line of said Lot #20957 and the north line of said part Lot #20958 to an iron pin set;
3. **South 48 degrees 51 minutes 49 seconds East, 99.98 feet** to an iron pin set in the southeast corner of said Lot #20958, said iron pin also being on the northerly right of way line of Ashland Road-(U.S.R. 42)(60' R/W);
4. **South 43 degrees 38 minutes 05 seconds West, 158.19 feet** along said northerly right of way line of Ashland Road to the **Place of Beginning**, and containing a total of 20627.33 square feet, more or less, of which 8269.81 sq. ft. are located in said part of Lot #20956 7625.03 sq. ft. are located in said part of Lot #20957, and 4732.49 sq. ft. are located in said part of Lot #20958, and subject to all legal highways, leases, servitudes, use restrictions, and easements of record.

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