

BRINKERHOFF AVENUE-(80')

N 00°57'00" E 75.00'

ROB DAUGHERTY
ORV. 2577, PG. 544
PART LOT #6066

PATRICK & KIMBERLY LEAHY
ORV. 1359, PG. 813
PART LOT #6066
(3500.00 SF)

SURVEY FOR TRANSFER
10500.00 SQ. FT.
TOTAL

LOT #6065
(7000.00 SF)

N 89°00'15" W 140.00'

LOT #6064

S 76°15'29" W
1.10'

S 00°57'00" W 75.00'

15' ALLEY

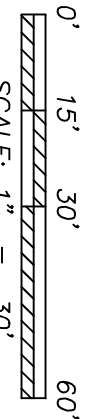
N 87°23'57" W

3.62'

REF=0.69'

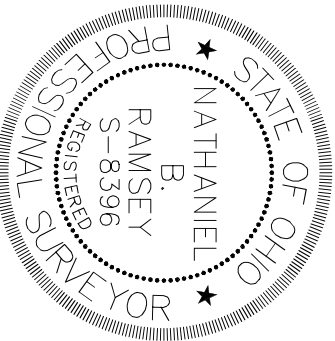
REF=0.16'

P.O.B.



LEGEND

- IRON PIPE FOUND
- △ IRON PIN FOUND



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.
For Ramsey Surveying

06/02/2023
Date

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 6-13-23
INITIAL & DATE
PP-143

RAMSEY SURVEYING
Professional Land Surveying Services

283 Eby Road
Shiloh, Ohio 44878
TEL (419) 512-2396 FAX (419) 522-0399
EMAIL nramsey@ramsey-surveying.com

SURVEY MADE FOR PROPERTY
TRANSFER

BEING LOT #6065 AND PART OF LOT 6066 OF THE
CONSECUTIVELY NUMBERED LOTS IN THE CITY OF
MANSTFIELD, RICHLAND COUNTY, OHIO

DRAWN NR	CHECKED	SCALE 1" = 30'	DATE 06/02/2023
JOB NO: SM-5842	SHEET 1 OF 1		

LEGAL DESCRIPTION

June 2, 2023

Situated in the City of Mansfield, County of Richland, State of Ohio and being all of Lot 6065 and a part of Lot 6066 of the consecutively numbered lots in said City, being a parcel conveyed to Patrick & Kimberly Leahy by official record volume 1359, page 813 and being more particularly described as follows:


Beginning for the same at a point in the southwest corner of said Lot 6065, being on the east right of way line of Brinkerhoff Avenue-(80' R/W), and being referenced by an iron pipe found South 89 degrees 00 minutes 15 seconds East, 0.16 feet therefrom;

Thence, the following **FOUR** courses:

1. **North 00 degrees 57 minutes 00 East, 75.00 feet** along the east line of Brinkerhoff Avenue to a point in the southwest corner of a parcel conveyed to Rob Daugherty by official record volume 2577, page 544;
2. **South 89 degrees 00 minutes 15 seconds East, 140.00 feet** along the south line of said Daugherty parcel to a point in the southeast corner thereof, being referenced by an iron pin found North 87 degrees 23 minutes 57 seconds West, 3.62 feet therefrom, also being on the west line of a 15-foot alley, and passing through iron pin found for reference at 0.69 feet;
3. **South 00 degrees 57 minutes 00 seconds West, 75.00 feet** along the west line of said alley to a point in the southeast corner of the aforementioned Lot 6065, being referenced by an iron pipe found South 76 degrees 15 minutes 29 seconds West, 1.10 feet therefrom;
4. **North 89 degrees 00 minutes 15 seconds West, 140.00 feet** along the south line of said Lot 6065 to the **Place of Beginning**, and containing a total of 10,500.00 square feet, more or less, of which 3,500.00 square feet are located within said part of Lot 6066 and 7000.00 square feet are located within said Lot 6065. and subject to all legal highways, leases, servitudes, use restrictions, and easements of record.

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

According to a survey made in June 2023 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5805_Legal



NEW SURVEY
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