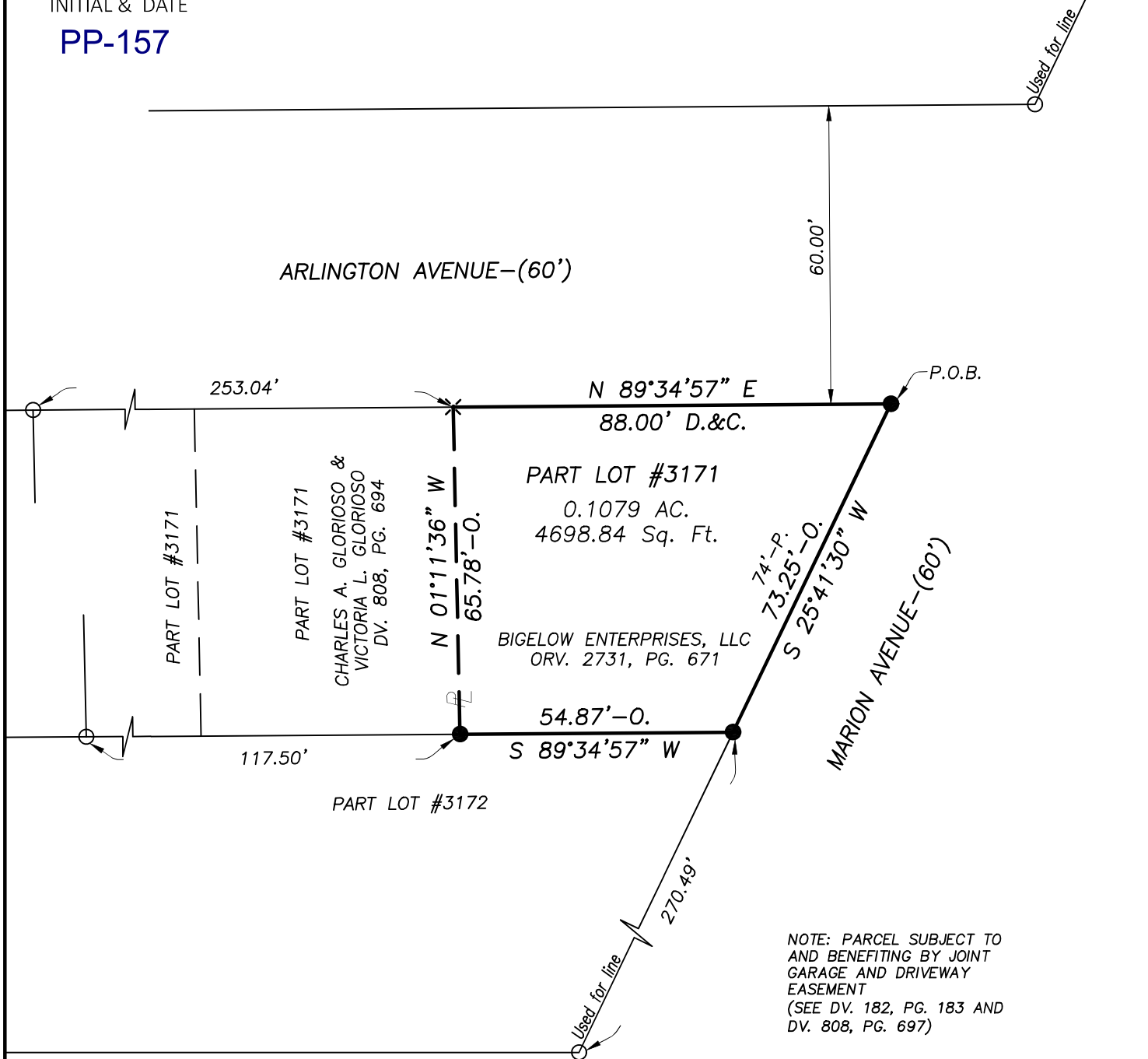


NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 6-26-23

INITIAL & DATE
PP-157

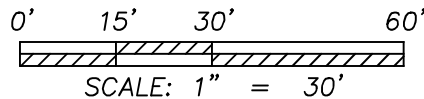


NOTE: PARCEL SUBJECT TO
 AND BENEFITING BY JOINT
 GARAGE AND DRIVEWAY
 EASEMENT
 (SEE DV. 182, PG. 183 AND
 DV. 808, PG. 697)

COLEMAN ROAD-(52')

LEGEND

- C. - CALCULATED DISTANCE
- D. - DEED DISTANCE
- O. - OBSERVED DISTANCE
- P. - PLATTED DISTANCE
- IRON PIN/PIPE FOUND
- ⊗ DRILL HOLE SET WITH CROSS CUT IN CONCRETE
- 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* 06/16/2023
 Nathaniel B. Ramsey, P.S. S-8396 Date
 For Ramsey Surveying

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 #3171,
 ARLINGTON ADDITION, PLAT BOOK 4,
 PAGE 48, CITY OF MANSFIELD,
 RICHLAND COUNTY, OHIO**

DRAWN NBR	CHECKED	SCALE 1" = 30'	DATE 06/19/2023
JOB NO: SM-5843			SHEET 1 OF 1

LEGAL DESCRIPTION

June 19, 2023

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot 3171 of Arlington Addition as recorded in Plat Book 4, page 48, being a parcel conveyed to Bigelow Enterprises, LLC. by official record volume 2731, page 671 and being more particularly described as follows:


Beginning for the same at an iron pin set in the northeast corner of said Lot 3171, being at the intersection of the south existing right of way line of Arlington Avenue-(60' R/W) with the westerly existing right of way line of Marion Avenue-(60' R/W);

Thence, the following **FOUR** courses:

1. **South 25 degrees 41 minutes 30 seconds West, 73.25 feet** along said westerly line of Marion Avenue to an iron pin set in the southeast corner of said Lot 3171;
2. **South 89 degrees 34 minutes 57 seconds West, 54.87 feet** along the south line of said lot to an iron pin set in the southeast corner of a parcel conveyed to Charles A. Glorioso and Victoria L. Glorioso by deed volume 808, page 694;
3. **North 01 degree 11 minutes 36 seconds West, 65.78 feet** along the east line of said Glorioso parcel to a drill hole with cross-cut set in the northeast corner thereof, said drill hole also being on the north line of aforementioned Lot 3171, the south line of Arlington Avenue;
4. **North 89 degrees 34 minutes 57 seconds East, 88.00 feet** along the north line of said lot, the south line of Arlington Avenue to the **Place of Beginning**, containing a total of 0.1079 of an acre (4698.84 square feet), more or less, 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
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 6-26-23

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