

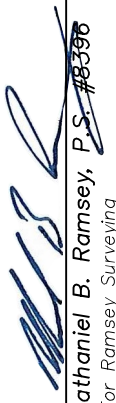
NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 7-7-23

INITIAL & DATE
PP-179

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

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

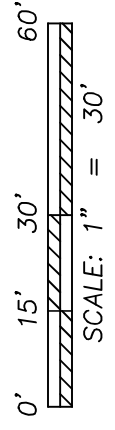
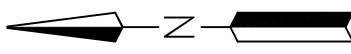
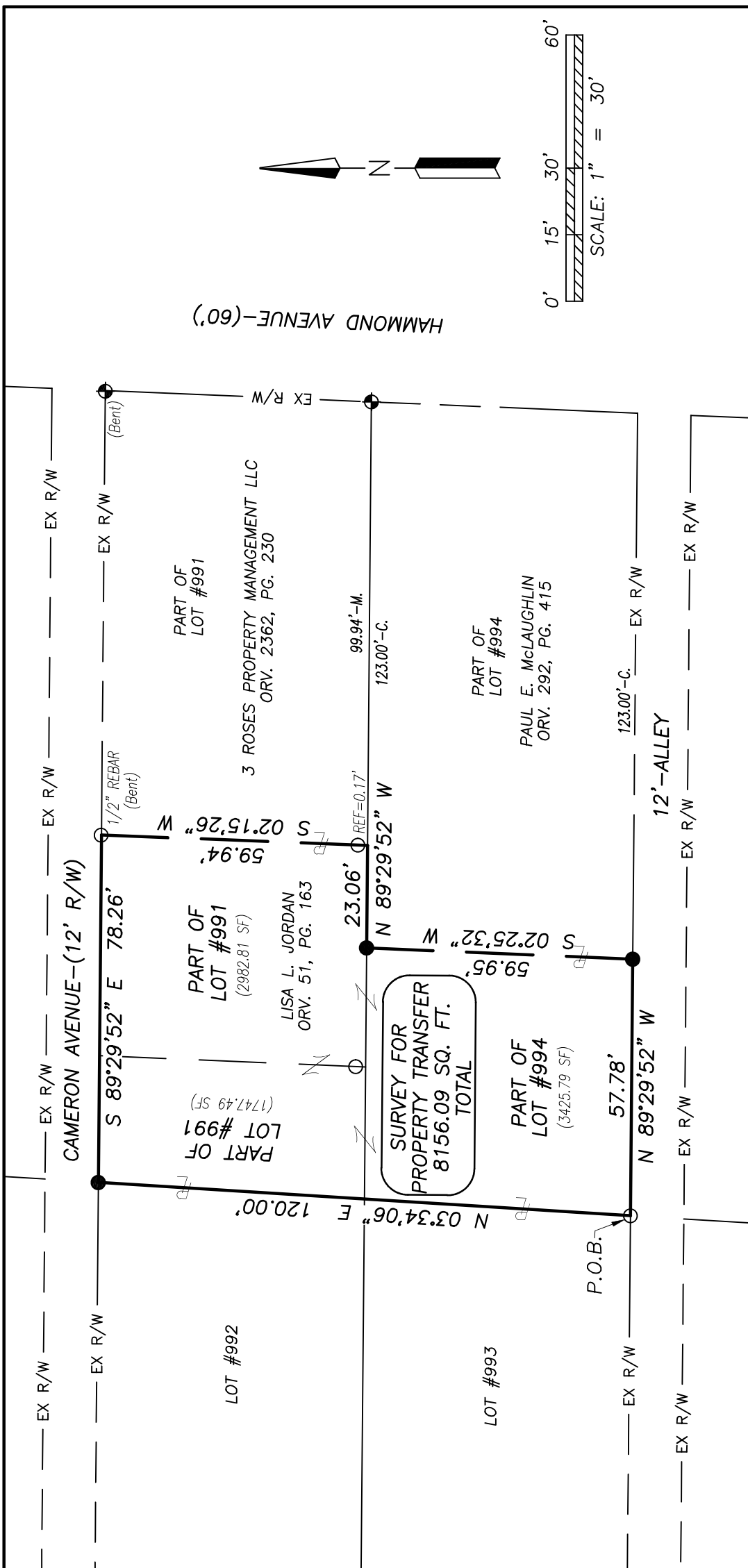
CERTIFICATION: I hereby state that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code.

By:  **Nathaniel B. Ramsey, P.S. #8396**
For Ramsey Surveying
Date: 06/30/2023



LEGEND

- ◆ IRON PIN FOUND-5/8" REBAR WITH I.D. CAP STAMPED "SEILER 6869"
- IRON PIPE FOUND
- IRON PIN SET-5/8" REBAR SET WITH I.D. CAP STAMPED "RAMSEY S-8396"



RAMSEY SURVEYING
Professional Land Surveying Services

283 Eby Road
Shiloh, Ohio 44678
TEL (419) 512-2596 FAX (419) 522-0399
EMAIL nramsey@ramsey-surveying.com

SURVEY MADE FOR PROPERTY TRANSFER

PART OF LOT 991 & PART OF LOT 994
COLEY'S ADDITION, PLAT BOOK 2-3, PAGE 6
CITY OF MANSTFIELD,
RICHLAND COUNTY, OHIO

DRAWN NBR	CHECKED	SCALE 1" = 30'	DATE 06/30/2023
JOB NO: SM-5850			SHEET 1 OF 1

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LEGAL DESCRIPTION

June 30, 2023

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot 991 and a part of Lot 994, Colby's Addition as recorded in Plat Book 2-3, page 6, being a parcel conveyed to Lisa L. Jordan by official record volume 51, page 163 and being more particularly described as follows:

Beginning for the same at an iron pipe found set in the southwest corner of said Lot 994, being on the north right of way line of a 12'-Alley;

Thence, the following **SIX** courses:

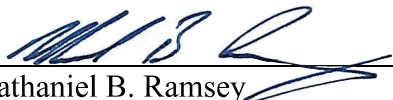
1. **North 03 degrees 34 minutes 06 seconds East, 120.00 feet** along the west line of said Lot 994 and the west line of Lot 991 to an iron pin set in the northwest corner of said Lot 991, also being on the south right of way line of Cameron Avenue-(12' R/W);
2. **South 89 degrees 29 minutes 52 seconds East, 78.26 feet** along the north line of said Lot 991, the south line of said Cameron Avenue to an iron pin found in the northwest corner of a parcel conveyed to 3 Roses Property Management LLC by official record volume 2362, page 230;
3. **South 02 degrees 15 minutes 26 seconds West, 59.94 feet** along the west line of said 3 Roses Property Management LLC parcel to a point in the southwest corner thereof, passing through an iron pipe found for reference at 59.77 feet, said point also being on the south line of said Lot 991, the north line of said Lot 994 and the north line of a parcel conveyed to Paul E. McLaughlin by official record volume 292, page 415;
4. **North 89 degrees 29 minutes 52 seconds West, 23.06 feet** along the south line of said Lot 991, the north line of said Lot 994 and the north line of said McLaughlin parcel to an iron pin set in the northwest corner of said McLaughlin parcel;
5. **South 02 degrees 25 minutes 32 seconds West, 59.95 feet** along the west line of said McLaughlin parcel to an iron pin set in the southwest corner thereof, said iron pin also being on the north line of the aforementioned 12'-Alley, the south line of said Lot 994;

6. **North 89 degrees 29 minutes 52 seconds West, 57.78 feet** along the north line of said Alley, the south line of said Lot 994, to the **Place of Beginning**, and containing a total of 8,156.09 square feet, more or less, of which 4,730.30 square feet are located within said part of Lot 991 and 3,425.79 square feet are located within said part of Lot 994. 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.

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

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-5850_Legal.docx



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