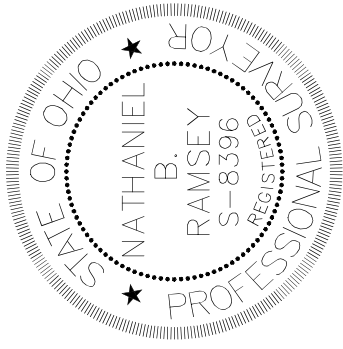


**LEGEND**

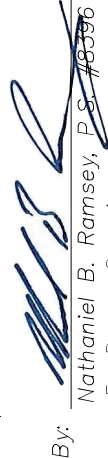
- ⊗ 5/8" IRON PIN FOUND WITH I.D. CAP STAMPED "CRAIG 8195"
- ⬢ NW CORNER OF MASONRY BUILDING
- IRON PIPE FOUND
- △ SURVEY SPIKE FOUND
- IRON PIN SET-5/8" REBAR SET WITH I.D. CAP STAMPED "RAMSEY S-8396" NO CAP IF MARKED "\*" DUE TO PIN DRILLED AND SET IN EXISTING CONCRETE



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.

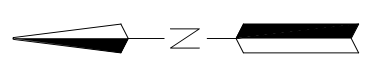
By:  Nathaniel B. Ramsey, P.S. #6596  
For Ramsey Surveying Date 07/17/2023

**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 LOT #180, PART OF LOT 182 AND PART OF LOT #183, PLAT VOLUME 1, PAGE 1 IN THE CITY OF MANSFIELD, RICHLAND COUNTY, OHIO

DRAWN NBR \_\_\_\_\_ CHECKED \_\_\_\_\_ JOB NO: SM-5853 SHEET 1 OF 1  
DATE 07/17/2023



LINE	BEARING	DISTANCE
L1	S 87°26'34" E	25.03'
L2	N 02°58'46" E	22.50'
L3	N 02°58'46" E	22.50'

(1) MECHANICS BANK  
ORV. 2231, PG. 452

**LEGAL DESCRIPTION**

**Parcel "A"**

July 17, 2023

**Situated** in the City of Mansfield, County of Richland, State of Ohio and being Lot 180 as recorded in Plat volume 1, page 1, being more particularly described as follows:

**Beginning** for the same at an iron pin set in the southwest corner of said Lot 180, being at the intersection of the north existing right of way line of East Second Street-(60' R/W) with the east existing right of way line of South Main Street-(60' R/W);

Thence, the following **FOUR** courses:

1. **North 03 degrees 01 minute 15 seconds East, 200.00 feet** along said East line of South Main Street, the west line of said lot to an iron pin set in the northwest corner thereof, also being on the south line of South Park Street;
2. **South 87 degrees 37 minutes 15 seconds East, 58.25 feet** along the south line of South Park Street, the north line of said Lot 180 to the northeast corner of said Lot, being in the northwest corner of a masonry building;
3. **South 02 degrees 47 minutes 17 seconds West, 200.61 feet** along the east line of said Lot 180 to an iron pin set in the southeast corner thereof, said iron pin also being on the aforementioned north existing right of way line of East Second Street;
4. **North 87 degrees 01 minute 20 seconds West, 59.07 feet** along the south line of said Lot, the north line of East Second Street to the **Place of Beginning**, containing 11,749.72 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.

Iron pins set are 5/8" rebar with plastic cap stamped "Ramsey S-8396" unless shown otherwise on the plat of this survey.

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

Prior Deed Reference: DV. 656, PG. 499  
DV. 656, PG. 502 (1/8 INT.)  
DV. 656, PG. 504 (1/8 INT.)  
DV. 656, PG. 507 (1/8 INT.)  
DV. 656, PG. 509 (1/16 INT.)  
DV. 656, PG. 511 (1/2 INT.)

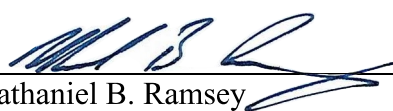
This area contained within Auditor parcel 0270609006000

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

**EAK 8-1-23**

INITIAL & DATE

**PP-200**

  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-5853\_Parcel A\_Legal.docx



**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

**LEGAL DESCRIPTION**

**Parcel "B"**

July 17, 2023

**Situated** in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot 182 and a part of Lot 183 as recorded in Plat volume 1, page 1, being more particularly described as follows:

**Beginning** for the same at an iron pin set in the southeast corner of said Lot 183, being at the intersection of the north existing right of way line of West Second Street-(60' R/W) with the west existing right of way line of South Main Street-(60' R/W);

Thence, the following **EIGHT** courses:

1. **North 87 degrees 26 minutes 34 seconds West, 115.38 feet** along the south line of Lot 183, said north right of way line of West Second Street, to an iron pipe found in the southeast corner of a parcel conveyed to Mechanics Bank by official record volume 2661, page 711;
2. **North 03 degrees 00 minutes 52 seconds East, 60.00 feet** along the east line of said Mechanics Bank parcel to a point in the northeast corner thereof, said point also being on the south line of a parcel conveyed to Mechanics Bank by official record volume 2231, page 452, the north line of said Lot 183, and passing through a survey spike found for reference at 59.00 feet;
3. **South 87 degrees 26 minutes 34 seconds East, 25.03 feet** along the north line of said Lot 183, the south line of said Mechanics Bank parcel, to an iron pin set in the southeast corner thereof;
4. **North 02 degrees 58 minutes 46 seconds East, 22.50 feet** along the east line of said Mechanics Bank parcel to an iron pin set in the northeast corner thereof;
5. **North 87 degrees 26 minutes 34 seconds West, 90.00 feet** along the north line of said Mechanics Bank parcel to a point in the northwest corner thereof, said point also being on the west line of the aforementioned Lot 182, and being on the east existing right of way line of Walnut Street-(60' R/W);

6. **North 02 degrees 58 minutes 46 seconds East, 22.50 feet** along the west line of said Lot 182, said east existing right of way line of Walnut Street, to an iron pin set in the southwest corner of a parcel conveyed to Mechanics Financial Corporation by official record volume 1592, page 362, and passing through an iron pin set for reference at 4.00 feet;
7. **South 87 degrees 26 minutes 33 seconds East, 180.38 feet** along the south line of said Mechanics Financial Corporation parcel to an iron pin set in the southeast corner thereof, said iron pin also being on the east line of said Lot 182, the aforementioned west existing right of way line of South Main Street;
8. **South 03 degrees 01 minute 15 seconds West, 105.00 feet** along the east line of said Lot 182, the east line of aforementioned Lot 183, said west existing right of way line of South Main Street, to the **Place of Beginning**, containing a total of 13,014.02 square feet, more or less, of which, 6,091.40 square feet are located within said Part of Lot 182, and 6,922.62 square feet are located within said Part of Lot 183, 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" unless shown otherwise on the plat of this survey.

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

Prior Deed Reference: DV. 623, Pg. 224; DV. 621, Pg. 644, DV. 621, Pg. 646

This area contained within Auditor Parcels: 0270107202000, 0270107203000, 0270107204000.

  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-5853\_Parcel B\_Legal.docx



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

**EAK 8-1-23**

INITIAL & DATE

**PP-200**