

ROWLAND AVENUE--(60' R/W)

W. DICKSON AVE.--(16' R/W)

DIANA S. STEGALL
ORV. 2837, PG. 525
PART LOT #1662

JERRY L. MOSIER, JR.
ORV. 2635, PG. 702
PART LOT #1661

FIVE WEST PROPERTIES, LTD.
ORV. 1625, PG. 404
PART LOT #1661

2513.38 Sq. Ft.
0.0577 AC.
PART LOT #1661

N 01°14'07" E
61.19'
N 87°30'35" W
41.00'

S 87°51'38" E
41.00'

S 01°14'07" W
61.44'

29.00'

ALLEY--(16')

PART LOT #1660

PENN AVENUE--(60')

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 9-6-23

INITIAL & DATE

PP-237


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

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

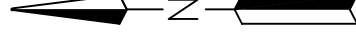
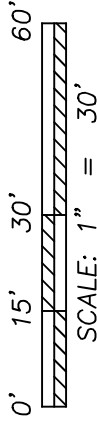
CERTIFICATION: I hereby state that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code.

08/23/2023

Date

By:  Nathaniel B. Ramsey, P.S. #8396

For Ramsey Surveying



LEGEND

- ⊗ IRON PIN FOUND
- IRON PIPE FOUND
- △ MAGNAIL SPIKE 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) 512-2396 FAX (419) 522-0399
EMAIL: nramsey@ramsey-surveying.com

SURVEY MADE FOR PROPERTY TRANSFER

**BEING A PART OF LOT 1661,
FLAT BOOK 2-3, PG. 22
CITY OF MANSFIELD, RICHLAND COUNTY, OHIO**

DRAWN NBR	CHECKED NBR	SCALE 1" = 30'	DATE 08/23/2023
		JOB NO: SM-5874	SHEET 1 OF 1



LEGAL DESCRIPTION

August 23, 2023

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot 1661, plat book 2-3, page 22, being a parcel conveyed to Five West Properties, Ltd. by official record volume 1625, page 404 and being more particularly described as follows:

Beginning for the same at an iron pin set in the southeast corner of said Lot 1661, being at the intersection of the west right of way line of an Alley-(16') with the north right of way line of W. Third Street-(60' R/W);

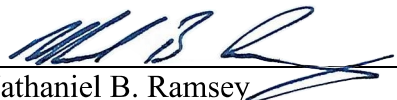
Thence, the following **FOUR** courses:

1. **North 87 degrees 30 minutes 35 seconds West, 41.00 feet** along said north right of way line of W. Third Street, the south line of said Lot 1661, to an iron pin set in the southeast corner of a parcel conveyed to Jerry L. Mosier, Jr. by official record volume 2635, page 702;
2. **North 01 degree 14 minutes 07 seconds East, 61.19 feet** along the east line of said Mosier parcel to an iron pin set in the northeast corner thereof, said iron pin also being on the north line of said Lot 1661;
3. **South 87 degrees 51 minutes 38 seconds East, 41.00 feet** along the north line of said Lot 1661 to an iron pin set in the northeast corner thereof, said iron pin also being on the west right of way line of the aforementioned Alley;
4. **South 01 degree 14 minutes 07 seconds West, 61.44 feet** along said west right of way line and the east line of said Lot 1661 to the **Place of Beginning**, containing 0.0577 of an acre (2513.38 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 I.D. cap stamped "Ramsey S-8396"

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


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5874_Legal.docx



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