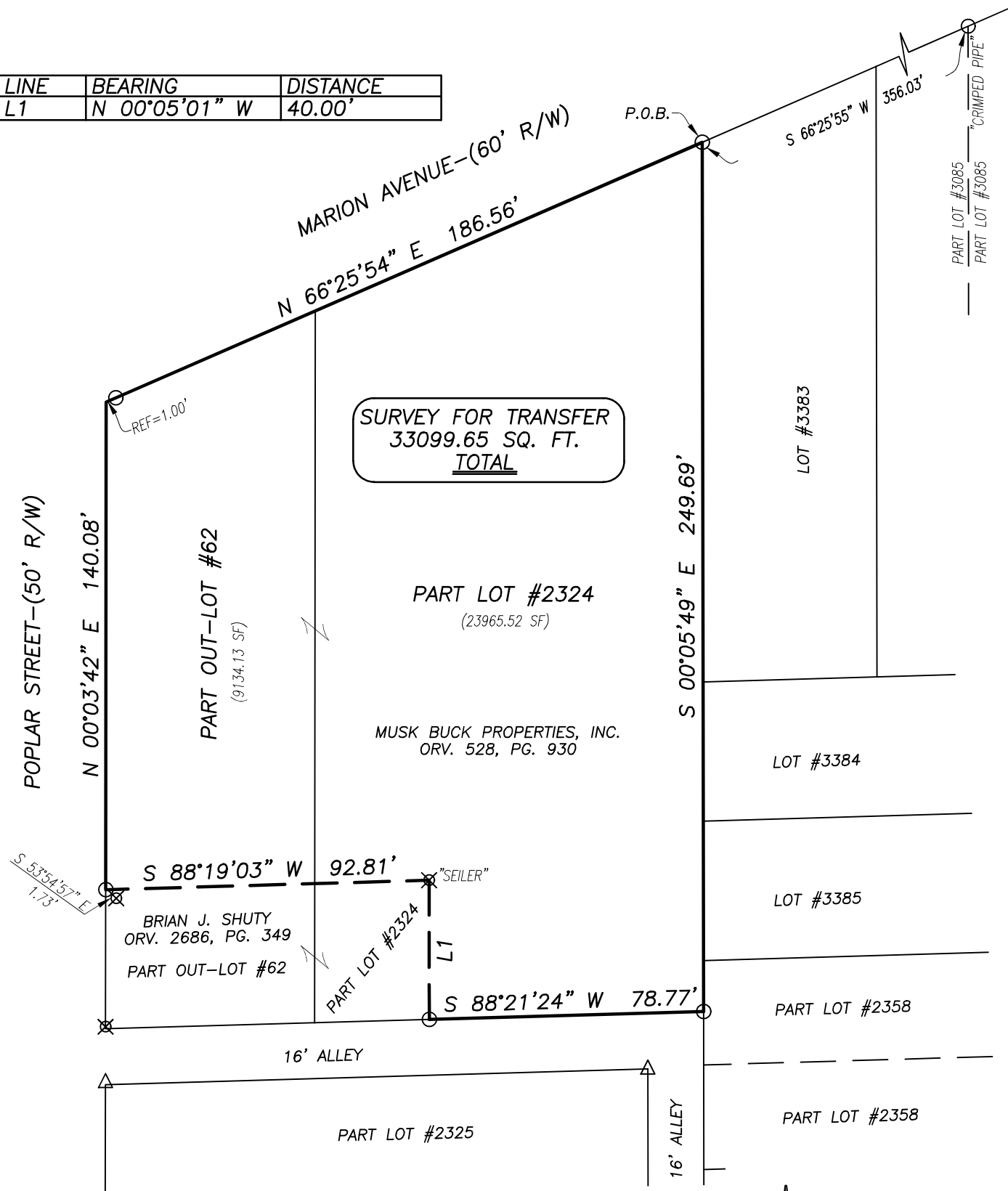


LINE	BEARING	DISTANCE
L1	N 00°05'01" W	40.00'



SURVEY FOR TRANSFER
 33099.65 SQ. FT.
TOTAL

PART LOT #2324
 (23965.52 SF)

MUSK BUCK PROPERTIES, INC.
 ORV. 528, PG. 930

BRIAN J. SHUTY
 ORV. 2686, PG. 349
 PART OUT-LOT #62

REFERENCE DOCUMENTS:

- SURVEY BY PHILLIP MARCUS, DATED 11/25/1960
- SURVEY U-85
- SURVEY LL-12
- SURVEY 00-202

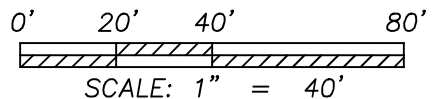
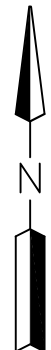
LEGEND

- IRON PIPE FOUND
- △ MAGNAIL SPIKE FOUND
- ⊗ IRON PIN FOUND



NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 9-6-23

INITIAL & DATE
PP-238



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: *NBR* 08/30/2023
 Nathaniel B. Ramsey, P.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

**PART OF OUT-LOT 62 AND PART OF LOT 2324,
 PLAT VOLUME 3, PAGE 17, CITY OF MANSFIELD,
 RICHLAND COUNTY, OHIO**

DRAWN NBR	CHECKED	SCALE 1" = 40'	DATE 08/30/2023
JOB NO: SM-5880			SHEET 1 OF 1

LEGAL DESCRIPTION

August 30, 2023

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Out-Lot 62 and part of Lot 2324, plat volume 3, page 17, being a parcel conveyed to Musk Buck Properties, Inc. by official record volume 528, page 930 and being more particularly described as follows:

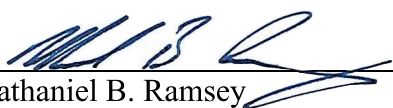
Beginning for the same at an iron pipe found and accepted as marking the northeast corner of said Lot 2324, being on the southerly right of way line of Marion Avenue-(60' R/W);

Thence, the following **SIX** courses:

1. **South 00 degrees 05 minutes 49 seconds East, 249.69 feet** along the east line of said Lot 2324 to an iron pipe found in the southeast corner thereof, and being on the northeast corner of a 16'-Alley;
2. **South 88 degrees 21 minutes 24 seconds West, 78.77 feet** along the south line of said Lot 2324, the north line of said Alley, to an iron pipe found in the southeast corner of a parcel conveyed to Brian J. Shuty by official record volume 2686, page 349;
3. **North 00 degrees 05 minutes 01 second West, 40.00 feet** along the east line of said Shuty parcel to an iron pin found in the northeast corner thereof;
4. **South 88 degrees 19 minutes 03 seconds West, 92.81 feet** along the north line of said Shuty parcel to an iron pipe found in the northwest corner thereof, and being on the east line of Poplar Street-(50' R/W);
5. **North 00 degrees 03 minutes 42 seconds East, 140.08 feet** along said east line of Poplar Street to a point at its intersection with the aforementioned southerly right of way line of Marion Avenue;
6. **North 66 degrees 25 minutes 54 seconds East, 186.56 feet** along said southerly right of way line of Marion Avenue to the **Place of Beginning**, containing a total of 33099.65 square feet, more or less, of which 23965.52 square feet are located within said Part Lot 2324 and 9134.13 square feet are located within said Part Out-Lot 62, and passing through an iron pipe found for reference at 1.00 foot, 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 August 2023 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5880_Legal.docx



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 9-6-23

INITIAL & DATE

PP-238