

LINE	BEARING	DISTANCE
L1	N 88°47'24" E	34.14'
L2	S 27°17'07" W	13.89'
L3	N 10°06'55" W	29.82'
L4	N 08°13'48" W	4.19'
L5	N 88°47'24" E	30.23'

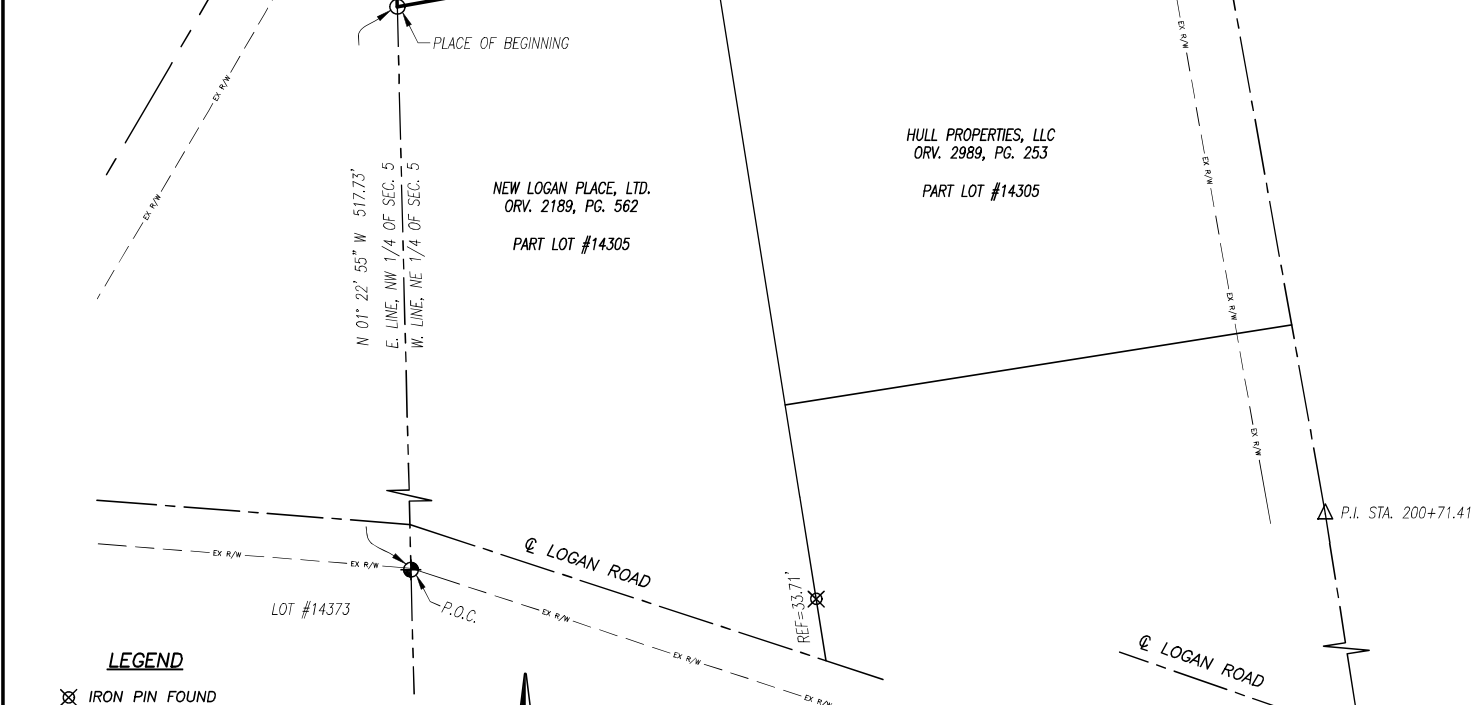
REF	LINE	BEARING	DISTANCE
R1	A-B	N 01°22'55" W	60.50'
R2	C-D	S 62°42'53" E	30.00'
R3	E-H	S 67°32'19" E	30.64'
R4	F-H	S 25°04'06" W	13.72'
R5	G-H	S 81°55'24" E	0.56'
R6	J-I	N 81°55'24" W	0.72'
R7	K-N	S 42°19'13" E	56.29'
R8	L-N	S 40°04'16" E	59.80'
R9	M-N	S 10°06'55" E	47.14'
R10	O-P	S 79°51'47" W	30.00'

REFERENCE DOCUMENTS:

- S.H. NO. 334 SEC. H (RIC-42-4.67)
R/W PLAN, DATED FEB. 1930
- RIC-42-7.71-10.66 R/W PLAN (ST-44)
- RIC-C.R. 310-2.07 R/W PLAN (CY-14)
- PV. 17, PG. 101
- PV. 19, PG. 66
- PV. 18, PG. 113
- PV. 21, PG. 16
- PV. 21, PG. 108
- SURVEY BY PHILLIP MARCUS (LOT 12350 & PART LOT 14305)
- SURVEY BY JAMES ROBERTS, DATED JULY, 1984
- SURVEY F-1-34A
- SURVEY F-1-38
- SURVEY F-4-173
- SURVEY J-280
- SURVEY II-309
- SURVEY PP-102
- SURVEY PP-120
- DV. 570, PG. 63-OUTSALE
- DV. 196, PG. 263-HIGHWAY EASEMENT
- HISTORICAL TAXMAPS & AERIALS
- DEEDS RECITED HEREON

CURVE "A"

A=106.18'
R=7161.98'
Δ=0°50'58"
CH. BRG.=N 27°42'36" E
CH. DIST.=106.17'



SURVEY FOR TRANSFER
3.7431 ACRES
TOTAL

LEGEND

- ⊗ IRON PIN FOUND
- ⊕ CONCRETE MONUMENT FOUND "CHARLES R. BLOSSER SURVEYOR, MANSFIELD OHIO"
- Ⓜ IRON PIN FOUND IN MONUMENT BOX
- IRON PIPE FOUND
- △ SURVEY POINT
- IRON PIN SET-5/8" REBAR SET WITH I.D. CAP STAMPED "RAMSEY S-8396"

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 10-31-23
INITIAL & DATE
PP-302



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 10/11/2023
For Ramsey Surveying Date

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 14305 OF THE CONSECUTIVELY NUMBERED LOTS IN THE CITY OF MANSFIELD, PART OF THE NORTHEAST QUARTER OF SECTION 5, FORMERLY WASHINGTON TOWNSHIP, T-20 N, R-18 W, RICHLAND COUNTY, OHIO

DRAWN NER	CHECKED NER	SCALE 1" = 80'	DATE 10/11/2023
JOB NO: SM-5897		SHEET 1 OF 1	

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LEGAL DESCRIPTION

October 11, 2023

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot #14305 as recorded in plat volume 19, page 66, part of the northeast Quarter of Section 5, Township 20-North, Range 18-West, formerly Washington Township, being the remainder of a parcel conveyed to The Mansfield Masonic Temple Company, Inc. by deed volume 446, page 468 and being more particularly described as follows:

Commencing at a concrete monument found with embossed cap marked "Charles R. Blosser Surveyor, Mansfield, Ohio" marking the northeast corner of Lot #14373 as recorded in plat volume 18, page 113, said concrete monument also being on the west line of said northeast Quarter;

Thence, **North 01 degree 22 minutes 55 seconds West, 517.73 feet** along the west line of said Quarter to an iron pipe found and accepted as marking the northwest corner of a parcel conveyed to New Logan Place, Ltd. by official record volume 2189, page 562 and being the **Place of Beginning** of the parcel herein described;

Thence, the following **ELEVEN** courses:

1. **North 01 degree 22 minutes 55 seconds West, 180.20 feet** continuing along the west line of said quarter to a point on the centerline of Lexington Avenue-(60' R/W), and passing through an iron pin set for reference at 119.70 feet;
2. Northeasterly along a curve to the left with a **radius of 7161.98 feet, an arc length of 106.18 feet, a delta angle of 00 degrees 50 minutes 58 seconds, a chord bearing North 27 degrees 42 minutes 36 seconds East, and a chord distance of 106.17 feet** along the centerline of Lexington Avenue to a point of tangency and being referenced by an iron pin set South 62 degrees 42 minutes 53 seconds East, 30.00 feet therefrom;
3. **North 27 degrees 17 minutes 07 seconds East, 281.14 feet** continuing along said centerline of Lexington Avenue to a point on the north line of said northeast Quarter, and being referenced by an iron pipe found South 67 degrees 32 minutes 19 seconds East, 30.64 feet therefrom;
4. **North 88 degrees 47 minutes 24 seconds East, 34.14 feet** along the north line of said Quarter to a point on the easterly existing right of way line of Lexington Avenue, also being on the westerly line of a parcel conveyed to Ganesh Property, LLC. by official record volume 2601, page 379, and being referenced by an iron pipe found South 25 degrees 04 minutes 06 seconds West, 13.72 feet therefrom;

5. **South 27 degrees 17 minutes 07 seconds West, 13.89 feet** along said easterly existing right of way line of Lexington Avenue, the westerly line of said Ganesh Property, LLC parcel, to a point in the southwest corner of said Ganesh Property, LLC parcel;
6. **South 81 degrees 55 minutes 24 seconds East, 132.62 feet** along the south line of said Ganesh Property, LLC parcel to a point in the southeast corner thereof, said point also being on the westerly existing right of way line of Middle Bellville Road, and passing through iron pipes found for reference at 0.56 feet and 131.90 feet, respectively;
7. **North 10 degrees 06 minutes 55 seconds West, 29.82 feet** along the easterly line of said Ganesh Property, LLC parcel, the westerly existing right of way line of Middle Bellville Road, to a point referenced by an iron pin found in monument box South 42 degrees 19 minutes 13 seconds East, 56.29 feet therefrom;
8. **North 08 degrees 13 minutes 48 seconds West, 4.19 feet** continuing along the easterly line of said Ganesh Property, LLC parcel, the westerly existing right of way line of Middle Bellville Road, to a point on the north line of said Quarter, and being referenced by an iron pin found in monument box South 40 degrees 04 minutes 16 seconds East, 59.80 feet therefrom;
9. **North 88 degrees 47 minutes 24 seconds East, 30.23 feet** along the north line of said Quarter to a point on the centerline of Middle Bellville Road;
10. **South 10 degrees 06 minutes 55 seconds East, 456.74 feet** along said centerline of Middle Bellville Road to a point in the northeast corner of a parcel conveyed to Hull Properties, LLC by official record volume 2989, page 253, and passing through an iron pin found in monument box at 47.14 feet;
11. **South 79 degrees 51 minutes 47 seconds West, 444.51 feet** along the north line of said Hull Properties, LLC parcel and the north line of the aforementioned New Logan Place, Ltd. parcel to the **Place of Beginning**, containing a total of 3.7431 acres, more or less, and passing through an iron pin set for reference at 30.00 feet, 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 October 2023 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 10-31-23

INITIAL & DATE

PP-302


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
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