

REBA AVENUE--(60' R/W)
 N 88°26'13" E 47.00'

P.O.B.

SURVEY FOR PROPERTY
 TRANSFER
 6,248.05 SQ. FT.

PART LOT 6433

PAULA K. OSTHEIMER
 ORV. 357, PG. 493

LOT 6434
 (5,981.66 SQ. FT.)

TIMOTHY A. EISAMAN &
 SUSAN E. HENDRICKS
 ORV. 2913, PG. 348
 PV. 9, PG. 3

N 00°03'35" E 133.00'

PART LOT 6433
 (266.39 SQ. FT.)

S 00°03'35" W 132.96'

PART LOT 6435

MARQUIS AVENUE--(60' R/W)

LOT 4986

REF=4.00'

REF=2.00'

S 88°22'36" W 47.00'

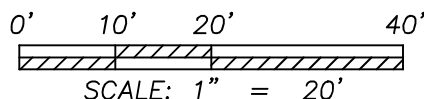
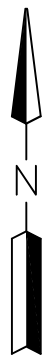
15' ALLEY--(un-improved)

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 2-28-23

INITIAL & DATE
OO-47

LEGEND

- IRON PIPE FOUND
- △ MAGNAIL SPIKE FOUND
- IRON PIN SET--5/8" REBAR
 SET WITH I.D. CAP STAMPED
 "RAMSEY S-8396"



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

02/06/2023
 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 LOT 6434 & PART OF LOT 6433
 OF THE CONSECUTIVELY NUMBERED
 LOTS IN THE CITY OF MANSFIELD,
 RICHLAND COUNTY, OHIO**

DRAWN HCG	CHECKED NBR	SCALE 1" = 20'	DATE 02/06/2023
JOB NO: SM-5799			SHEET 1 OF 1

February 6, 2023

LEGAL DESCRIPTION

Situated in the City of Mansfield, County of Richland, State of Ohio, and being Lot 6434 and part of Lot 6433 of the consecutively numbered lots in said City as shown on plat volume 9, page 3 and being the lands conveyed to Timothy A. Eisaman and Susan E. Hendricks by official record volume 2913, page 348 and being more particularly described as follows:

Beginning for the same at an iron pin set in the northwest corner of Lot 6435 and being on the south right of way line of Reba Avenue-(60' R/W);


Thence, the following **FOUR** courses:

1. **South 00 degrees 03 minutes 35 seconds West, 132.96 feet** along the west line of said Lot 6435 to a point in the southwest corner thereof, being on the north line of a 15' alley and passing through an iron pin set for reference at 130.96 feet;
2. **South 88 degrees 22 minutes 36 seconds West, 47.00 feet** along the north line of said 15' alley to a point in the southeast corner of a parcel conveyed to Paula K. Ostheimer by official record volume 357, page 493;
3. **North 00 degrees 03 minutes 35 seconds East, 133.00 feet** along the east line of said Ostheimer parcel to an iron pin set in the northeast corner thereof, being on the aforementioned south right of way line of Reba Avenue, passing through an iron pin set for reference at 4.00 feet;
4. **North 88 degrees 26 minutes 13 seconds East, 47.00 feet** along said south right of way line of Reba Avenue to the **Place of Beginning** and containing a total of 6,248.05 square feet, more or less, of which 5,981.66 square feet are located within said Lot 6434 and 266.39 square feet are located within said part Lot 6433, and subject to all legal highways, easements, leases, servitudes, and use restrictions of record.

Bearings are to 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 February, 2023 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5799_LEGAL



NEW SURVEY
OF EXISTING PARCEL
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