

LINE	BEARING	DISTANCE
L1	S 00°08'08" W	43.41'
L2	N 00°01'36" E	35.65'
L3	S 89°42'13" E	30.00'

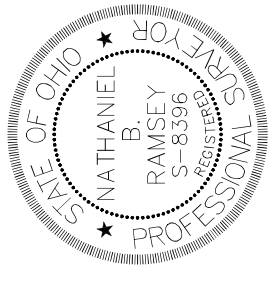
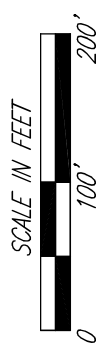
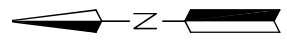
**LEGEND**

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

NEW SPLIT RICHLAND COUNTY TAX MAP OFFICE <b>EAK 2-8-24</b>	NEW SURVEY OF EXISTING PARCEL RICHLAND COUNTY TAX MAP OFFICE <b>EAK 2-8-24</b>
INITIAL & DATE	INITIAL & DATE

**QQ-36**

**ZONING APPROVAL**  
 CITY OF MANSFIELD  
 02/08/2024  
 BY MARC MILLIRON



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  
 Date: 01/22/2024

**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 AT THE REQUEST OF**  
**1404 PAW, LLC**

**PARCELS OF LOTS #16175, #16176, #16177, #16178, #16179, #16180, #16181, #16182, #16183, #16184 OF THE CONSISTENTLY NUMBERED LOTS IN THE CITY OF MANSFIELD, RICHLAND COUNTY, OHIO**

DRAWN: [ ]  
 CHECKED: [ ]  
 DATE: 01/22/2024  
 JOB NO: SM-5930 SHEET 1 OF 1

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**ZONING APPROVAL**

CITY OF MANSFIELD

02/08/2024

BY MARC MILLIRON

**LEGAL DESCRIPTION**

**Parcel "A"**

January 22, 2024

**Situated** in the City of Mansfield, County of Richland, State of Ohio and being parts of Lots 16175, 16176, 16177, 16178, 16179, 16180, and 16181 of the consecutively numbered lots in said City, being a portion of a parcel conveyed to 1404 PAW, LLC by official record volume 2300, page 623, being more particularly described as follows:

**Beginning** for the same at an iron pin found in the northwest corner of said Lot 16181, also being a northwest corner of said 1404 PAW, LLC lands;

Thence, the following **FOUR** courses:


1. **North 89 degrees 09 minutes 24 seconds East, 390.14 feet** along a north line of said 1404 PAW, LLC lands, the north line of Lots 16181, 16180, 16179, 16178, 16177, 16176, and the north line of 16175 to an iron pin found in a northeast corner of said 1404 PAW, LLC lands, also being in a northwest corner of a parcel conveyed to Mansfield Buick GMC, Inc. by official record volume 2659, page 795;
2. **South 00 degrees 08 minutes 08 seconds West, 43.41 feet** along a west line of said Mansfield Buick GMC, Inc. parcel to an iron pin found in an existing interior corner thereof;
3. **North 89 degrees 42 minutes 13 seconds West, 390.02 feet** along a north line of said Mansfield Buick GMC, Inc. parcel and the westerly prolongation thereof to an iron pin set on the west line of the aforementioned Lot 16181, also being a west line of the aforementioned 1404 PAW, LLC lands;
4. **North 00 degrees 01 minute 36 seconds East, 35.65 feet** along said west line of Lot 16181, a west line of said 1404 PAW, LLC lands, to the **Place of Beginning**, and containing a total of 0.3540 of an acre (15420.02 sf), more or less, of which 1307.09 sf are located in said part Lot 16175, 2531.83 sf are located in said part Lot 16176, 2460.26 sf are located in said part Lot 16177, 2388.70 sf are located in said part Lot 16178, 2311.74 sf are located in said part Lot 16179, 2245.65 sf are located in said part Lot 16180, 2174.75 sf are located in said part Lot 16181, and subject to all legal highways, leases, servitudes, use restrictions, and easements of record.

Grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument will not be conveyed by said grantees, heirs and assigns, unless said parcel fronts on a public highway or dedicated street, or is sold together with land fronting on a public highway or dedicated street.

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

Iron pins set are 5/8" rebar with cap stamped "Ramsey S-8396"

According to a survey made in January 2024 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
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NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 2-8-24**

INITIAL & DATE

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 2-8-24**

INITIAL & DATE

**QQ-36**

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**ZONING APPROVAL**

CITY OF MANSFIELD

02/08/2024

BY MARC MILLIRON

**LEGAL DESCRIPTION**

**Parcel "B"**

January 22, 2024

**Situated** in the City of Mansfield, County of Richland, State of Ohio and being parts of Lots 16182, 16183, and 16184, of the consecutively numbered lots in said City, being a portion of a parcel conveyed to 1404 PAW, LLC by official record volume 2805, page 704, being more particularly described as follows:

**Commencing** at an iron pin found in the northeast corner of said Lot 16182, also being the northeast corner of said 1404 PAW, LLC parcel;

Thence, **South 00 degrees 01 minute 36 seconds West, 35.65 feet** along the east line of said Lot 16182, also being the east line of said 1404 PAW, LLC parcel, to an iron pin set, the **Place of Beginning** of the parcel herein described;

Thence, the following **SIX** courses:

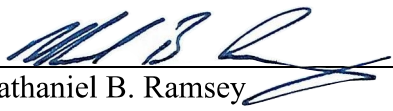
1. **South 00 degrees 01 minute 36 seconds West, 670.22 feet** continuing along the east line of said 1404 PAW, LLC parcel, said east line of Lot 16182, to a survey spike found in the southeast corner of said 1404 PAW LLC parcel, also being on the north existing right of way line of Park Avenue West-(90' R/W);
2. **North 88 degrees 26 minutes 01 second West, 167.16 feet** along the south line of said 1404 PAW, LLC parcel, said north existing right of way line of Park Avenue West, to an iron pin set;
3. **North 00 degrees 01 minute 36 seconds East, 458.77 feet** traversing said 1404 PAW, LLC parcel, to an iron pin set;
4. **South 89 degrees 58 minutes 24 seconds East, 137.10 feet**, traversing said 1404 PAW, LLC parcel, to an iron pin set;
5. **North 00 degrees 01 minute 36 seconds East, 207.10 feet**, traversing said 1404 PAW, LLC parcel, to an iron pin set;

6. **South 89 degrees 42 minutes 13 seconds East, 30.00 feet** traversing said 1404 PAW, LLC parcel, to the **Place of Beginning**, and containing a total of 1.9111 acres (83247.23 sf), more or less, of which 33967.10 sf are located within said part Lot 16182, 27640.47 sf are located within said part Lot 16183, and 21639.63 sf are located within said part Lot 16184, 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 cap stamped "Ramsey S-8396"

According to a survey made in January 2024 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
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NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 2-8-24**

INITIAL & DATE

**PARCEL M-430 AND PARCEL A MUST  
TRANSFER BEFORE THIS PARCEL**

**QQ-36**