

LOT #10904

FRANK Z. NEMETH III  
KERI A. VALDEPENA  
ORV. 1793, PG. 189

PART OF  
LOT #10903

REF=0.41'

S 86°42'30" E 159.75'

PART OF  
LOT #10903  
(4976 SF)

LOT #10018

N 07°55'06" E 100.52'

32.50'

SURVEY FOR  
TRANSFER  
15,457 SQ. FT  
TOTAL

LOT  
#10902  
(10481 SF)

The Place of  
Beginning

68.02'

N 81°38'49" W 94.78'

CURVE "A"  
41.17'

43.11'

S 19°25'07" W 75.61'

DICKSON PARKWAY--(120')

OVERLOOK ROAD--(60')

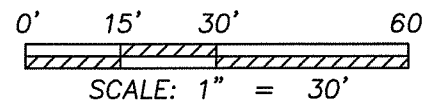
NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

EAK 3-8-11  
INITIAL DATE

CC-33

**LEGEND**


- IRON PIN FOUND
- IRON PIN SET-5/8"  
REBAR SET WITH I.D. CAP  
STAMPED "SJL INC"



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:  3/8/2011 Date  
 Nathaniel B. Ramsey, P.S. #8396  
 for Shaffer, Johnston, Lichtenwalter,  
 & Associates, Inc.

**CURVE "A"**  
 $\Delta = 78^\circ 56' 04''$   
 $A = 68.88'$   
 $R = 50.00'$   
 $CB. = S 58^\circ 53' 09'' W$   
 $C = 63.56'$   
 $T = 41.17'$



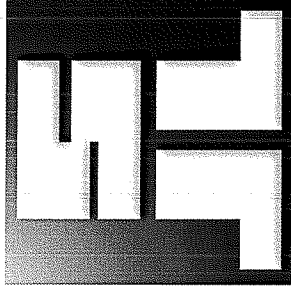
**SHAFFER, JOHNSTON, LICHTENWALTER  
& ASSOCIATES, INC.**  
 Consulting Engineers & Surveyors  
 909 South Main Street Mansfield, Ohio 44907  
 TEL (419) 756-7302  
 FAX (419) 756-0867 EMAIL nramsey@sjl-inc.com

**SURVEY MADE FOR PROPERTY TRANSFER**

**LOT NO. 10902 AND A PART OF LOT NO.  
10903 OF THE CONSECUTIVELY NUMBERED  
LOTS IN THE CITY OF MANSFIELD,  
RICHLAND COUNTY, OHIO  
PLAT BOOK 14, PAGE 19**

DRAWN NR	CHECKED NR	SCALE 1" = 30'	DATE 03/08/2011
DWG NO: SM-1995	JOB NO: SM-1995	SHEET 1 OF 1	

**SHAFFER, JOHNSTON, LICHTENWALTER  
& ASSOCIATES, INC.  
ENGINEERS & SURVEYORS**



March 8, 2011

**LEGAL DESCRIPTION**

**LOT #10902  
PART OF LOT #10903**

Situated in the City of Mansfield, County of Richland, State of Ohio and being all of Lot #10902 and the south part of Lot #10903 of the consecutively numbered lots in the city of Mansfield as recorded in the Richland County Recorder's Plat Book 14, page 19 and being more particularly described as follows:

**Beginning** for the same at an iron pin set in the southwest corner of said lot #10902, said iron pin also being in the southeast corner of lot #10018 and the northerly existing right of way line of Overlook Road (60' right of way);

Thence the following **FIVE** courses:

1. **North 07 degrees 55 minutes 06 seconds East, 100.52 feet** with the east line of said lot #10018, the same being the west line of said lot #10902 and the west line of said lot #10903 to a point in the southwest corner of a parcel conveyed to Frank Z. Nemeth III and Keri A. Valdepena by official record volume 1793, page 189;
2. **South 86 degrees 42 minutes 30 seconds East 159.75 feet** with the south line of said Nemeth and Valdepena parcel to an iron pin found in the southeast corner thereof, said iron pin also being on the westerly existing right of way line of Dickson Parkway (120' right of way), and passing through an iron pin found at 0.41 feet;
3. **South 19 degrees 25 minutes 07 seconds West, 75.61 feet** with said westerly existing right of way line of Dickson Parkway to an iron pin set marking a point of curvature;
4. **Southwesterly** along a curve to the right, having an **arc length of 68.88 feet, a radius of 50.00 feet, a delta of 78 degrees 56 minutes 04 seconds, a chord bearing of South 58 degrees 53 minutes 09 seconds West, and a chord distance of 63.56 feet** to an iron pin set marking the point of tangency, said iron

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pin also being on the aforementioned northerly existing right of way of Overlook Road (60' right of way);


5. **North 81 degrees 38 minutes 49 seconds West, 94.78 feet** with said northerly existing right of way line of Overlook Road to **the place of beginning, containing a total of 15,457 square feet**, more or less, of which 10,481 square feet are located within said lot #10902, and 4,976 square feet are located within said part of lot #10903, and subject to all legal highways, easements, and use restrictions of record.

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

All iron pins set are 5/8" diameter rod with plastic cap stamped "SJL, INC".

According to a survey made in March 2011 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.



  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
SIM-1995.doc

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

EAJ 3-8-11  
INITIAL DATE  
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