



**PARCEL A**  
SURVEY FOR TRANSFER  
8.5800 ACRES

JOHN N. & PATRICIA A. SPANGLER  
ORV. 2727, PG. 575

**PARCEL B**  
SURVEY FOR TRANSFER  
11.6978 ACRES

REVTY HOLDINGS LLC  
ORV. 2413, PG. 99

**PARCEL C**  
SURVEY FOR TRANSFER  
8.0000 ACRES

*\* Approved*  
*Franklin*  
*Zoning*  
*G. R. H.*  
*8-6-20*

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* 07/10/2020  
Nathaniel B. Ramsey, P.S. #8396 Date  
For Ramsey Surveying

CITY OF MANSFIELD  
ORV. 858, PG. 471

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

**CURVE "A"**  
A=432.05'  
R=557.64'  
Δ=44°23'29"  
CH. BRG.=N 21°52'30" E  
CH. DIST.=421.32'

**CURVE "B"**  
A=368.94'  
R=449.42'  
Δ=47°02'09"  
CH. BRG.=N 64°39'43" E  
CH. DIST.=358.67'

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



**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

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**SURVEY MADE AT THE REQUEST OF**  
**JOHN N. SPANGLER**

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**PART OF THE SOUTHEAST QUARTER**  
**OF SECTION 27, FRANKLIN TOWNSHIP**  
**T-22 N, R-18 W**  
**RICHLAND COUNTY, OHIO**

DRAWN HOO	CHECKED HBR	SCALE 1" = 200'	DATE 07/10/2020
JOB NO: SM-5436			SHEET 1 OF 1

# RAMSEY SURVEYING

Professional Land Surveying Services

283 Eby Road  
Shiloh, Ohio 44878  
TEL (419) 512-2596  
FAX (419) 522-0399  
EMAIL [ramsey@ramsey-surveying.com](mailto:ramsey@ramsey-surveying.com)

July 10, 2020

## LEGAL DESCRIPTION

### PARCEL A

PART SE 1/4 SECTION 27  
T-22 N, R-18 W  
FRANKLIN TOWNSHIP  
RICHLAND COUNTY, OHIO

Approved Franklin Township;  
Zoning  
S, R, L, S  
P-6-20

Situated in the Township of Franklin, County of Richland, State of Ohio; being a part of the Southeast Quarter of Section 27, Township 22 North, Range 18 West, and being a portion of a parcel conveyed to John N. and Patricia A. Spangler by official record volume 2727, page 575 and being more particularly described as follows:

Commencing at a point at the intersection of the centerline of Conard Road-(T.H.261)(60' R/W) and the east line of the southeast quarter of said section and referenced by an iron pin found **South 00 degrees 11 minutes 07 seconds East, 30.09 feet;**

Thence **South 88 degrees 10 minutes 49 seconds West, 964.40 feet** along said centerline of Conard Road to a point being the **Place of Beginning;**

Thence, the following **SIX Courses:**

1. **South 00 degrees 30 minutes 16 seconds East, 552.61 feet** traversing aforementioned Spangler parcel to an iron pin set, passing through an iron pin set for reference at 10.00 feet;
2. **South 89 degrees 25 minutes 41 seconds West, 790.95 feet** traversing said Spangler parcel to the centerline of aforementioned Conard Road, passing an iron pin set for reference at 770.95 feet;
3. **North 00 degrees 19 minutes 13 seconds West, 6.32 feet** along the centerline of said Conard Road to a point referenced by an iron pin found North 89 degrees 40 minutes 47 seconds East, 20.00 feet;

4. Northeasterly continuing along the centerline of said Conard Road and along a curve to the right having a radius of 557.64 feet, an arc length of 432.05 feet, a delta angle of 44 degrees 23 minutes 29 seconds, a chord bearing North 21 degrees 52 minutes 30 seconds East, and a chord distance of 421.32 feet to a point referenced by an iron pin found South 45 degrees 55 minutes 46 seconds East, 15.00 feet;
5. Northeasterly continuing along the centerline of said Conard Road and along a curve to the right having a radius 449.42 feet, an arc length of 368.94 feet, a delta angle of 47 degrees 02 minutes 09 seconds, a chord bearing North 64 degrees 39 minutes 43 seconds East, and a chord distance of 358.67 feet to a point referenced by an iron pin found North 01 degree 49 minutes 11 seconds West, 15.00 feet;
6. North 88 degrees 10 minutes 49 seconds East, 305.09 feet continuing along the centerline of said Conard Road to the Place of Beginning, and containing 8.5800 acres, more or less and subject to all legal highways, easements, leases, and use restrictions of record.

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

Iron pins set are 5/8" diameter rod with plastic cap stamped "Ramsey S-8396".

According to a survey made in July 2020 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.



Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-5436 Parcel A



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

EAK 8710  
INITIAL DATE  
MM-243

**RAMSEY SURVEYING**  
*Professional Land Surveying Services*

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TEL (419) 512-2596  
FAX (419) 522-0399  
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July 10, 2020

**LEGAL DESCRIPTION**

**PARCEL B**

*Approved Franklin Township  
Zoning  
CRS  
8-6-20*

**PART SE 1/4 SECTION 27  
T-22 N, R-18 W  
FRANKLIN TOWNSHIP  
RICHLAND COUNTY, OHIO**

**Situated** in the Township of Franklin, County of Richland, State of Ohio; being a part of the Southeast Quarter of Section 27, Township 22 North, Range 18 West, and being a portion of a parcel conveyed to John N. and Patricia A. Spangler by official record volume 2727, page 575 and being more particularly described as follows:

**Beginning** at a point at the intersection of the centerline of Conard Road-(T.H.261)(60' R/W) and the east line of the southeast quarter of said section and referenced by an iron pin found **South 00 degrees 11 minutes 07 seconds East, 30.09 feet;**

Thence, the following **SIX** Courses:

1. **South 00 degrees 35 minutes 06 seconds East, 149.49 feet** along said section line to an iron pin found marking a northeast corner of a parcel conveyed to Revty Holdings, LLC by official record volume 2413, page 99;
2. **North 89 degrees 46 minutes 19 seconds West, 527.66 feet** along the north line of said Revty Holdings parcel to an iron pin found marking the northwest corner of said Revty parcel;
3. **South 00 degrees 30 minutes 16 seconds East, 871.68 feet** along the west line of said Revty Holdings parcel to an iron pin found marking the northeast corner of a parcel conveyed to the City of Mansfield by official record 858, page 471;
4. **South 89 degrees 25 minutes 41 seconds West, 436.74 feet** along the north line of said City of Mansfield parcel to an iron pin set;

5. **North 00 degrees 30 minutes 16 seconds West, 992.80 feet** traversing through the aforementioned Spangler parcel to a point on the centerline of aforementioned Conard Road passing through an iron pin set for reference at 982.80 feet;
6. **North 88 degrees 10 minutes 49 seconds East, 964.40 feet** along the centerline of said Conard Road to the **Place of Beginning**, and containing 11.6978 acres, more or less and subject to all legal highways, easements, leases, and use restrictions of record.

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

Iron pins set are 5/8" diameter rod with plastic cap stamped "Ramsey S-8396".

According to a survey made in July 2020 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.



  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-5436 Parcel B

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK 8-7-20  
INITIAL DATE  
MM-243

**RAMSEY SURVEYING**

*Professional Land Surveying Services*

283 Eby Road  
Shiloh, Ohio 44878  
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EMAIL [rramsey@ramsey-surveying.com](mailto:rramsey@ramsey-surveying.com)

July 10, 2020

**LEGAL DESCRIPTION**

**PARCEL C**

**PART SE 1/4 SECTION 27  
T-22 N, R-18 W  
FRANKLIN TOWNSHIP  
RICHLAND COUNTY, OHIO**

*Approved Franklin Township*

*Zoning*

*CRS*

*8-6-20*

Situated in the Township of Franklin, County of Richland, State of Ohio; being a part of the Southeast Quarter of Section 27, Township 22 North, Range 18 West, and being a portion of a parcel conveyed to John N. and Patricia A. Spangler by official record volume 2727, page 575 and being more particularly described as follows:

**Commencing** at a point at the intersection of the centerline of Conard Road-(T.H.261)(60' R/W) and the east line of the southeast quarter of said section and referenced by an iron pin found **South 00 degrees 11 minutes 07 seconds East, 30.09 feet;**

Thence, **South 00 degrees 35 minutes 06 seconds East, 149.49 feet** along said section line to an iron pin found marking a northeast corner of a parcel conveyed to Revty Holdings, LLC by official record volume 2413, page 99;

Thence, **North 89 degrees 46 minutes 19 seconds West, 527.66 feet** along the north line of said Revty Holdings parcel to an iron pin found marking the northwest corner of said Revty parcel;

Thence, **South 00 degrees 30 minutes 16 seconds East, 871.68 feet** along the west line of said Revty Holdings parcel to an iron pin found marking the northeast corner of a parcel conveyed to the City of Mansfield by official record 858, page 471;

Thence, **South 89 degrees 25 minutes 41 seconds West, 436.74 feet** along the north line of said City of Mansfield parcel to an iron pin set being the **Place of Beginning;**

Thence, the following **FOUR** Courses:

1. **South 89 degrees 25 minutes 41 seconds West, 792.36 feet** continuing along the north line of said City of Mansfield parcel to a point on the centerline of the aforementioned Conard Road, passing through an iron pin found for reference at 779.36;

2. **North 00 degrees 19 minutes 13 seconds West, 440.20 feet** along the centerline of said Conard Road to a point;
3. **North 89 degrees 25 minutes 41 seconds East, 790.95 feet** traversing through the aforementioned Spangler parcel to an iron pin set, passing an iron pin set for reference at 20.00 feet;
4. **South 00 degrees 30 minutes 16 seconds East, 440.19 feet** traversing through said Spangler parcel to the **Place of Beginning**, and containing 8.0000 acres, more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

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Iron pins set are 5/8" diameter rod with plastic cap stamped "Ramsey S-8396".

According to a survey made in July 2020 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.



Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-5436 Parcel C



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

Initial: EAK  
Date: 8-7-20  
Initial: MM-243  
Date: MM-243