

WEST DICKSON AVENUE--(20' R/W)

P.O.B.

166.90'

S 88°01'36" E 66.00'

SURVEY FOR PROPERTY TRANSFER
0.1060 ACRES
4617.25 SQ. FT.

(4197.25 Sq. Ft.)

PART LOT 885

MEADOWS LEASING & RENTALS, LLC
ORV. 2461, PG. 765
PART LOT 886

PART LOT 887

N 00°35'47" E 70.00'

N 04°57'14" E
3.59' REF

(420.00 Sq. Ft.)

S 00°37'49" W 70.00'

N 88°01'33" W 65.96'

REF=3.39'

ANNA MARIE & JOHN A. DURTSCHI
ORV. 2221, PG. 473

PART LOT 885

PART LOT 886

12' VACATED ALLEY

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY

TAX MAP OFFICE

EAK 5-18-22

INITIAL DATE

00-158



LEGEND

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

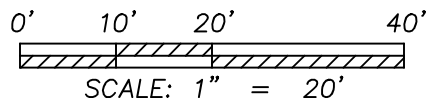
Distances shown hereon are expressed in feet and decimal parts thereof.

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

05/03/2022
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

**PART OF LOT 886 & PART OF A 12' VACATED ALLEY
IN THE CITY OF MANSFIELD
RICHLAND COUNTY, OHIO**

DRAWN NBR	CHECKED NBR	SCALE 1" = 20'	DATE 05/03/2022
JOB NO: SM-5696			SHEET 1 OF 1

LEGAL DESCRIPTION

May 03, 2022

Situated in the State of Ohio, County of Richland, City of Mansfield and being known as part of Lot 886 of the consecutively numbered lots in said City and the west half of a vacated alley, being all of parcel 5 of the lands conveyed to Meadows Leasing and Rentals, LLC by official record volume 2461, page 765 of the Richland County Recorder's records and being more particularly described as follows:


Beginning for the same at an iron pin set in the northwest corner of said lot 886, the northeast corner of lot 885 and being on the south right of way line of West Dickson Avenue-(20' R/W);

Thence, the following **FOUR** courses:

1. **South 88 degrees 01 minute 36 seconds East, 66.00 feet** along said south right of way line of West Dickson Avenue, also being the north line of said lot 886, and the north line of a 12' vacated alley to a survey spike found on the centerline thereof;
2. **South 00 degrees 37 minutes 49 seconds West, 70.00 feet** along said centerline of 12' vacated alley to a point being the southeast corner of said Meadows Leasing and Rentals, LLC parcel and the northeast corner of a parcel conveyed to Anna Marie and John A. Durtschi by official record volume 2221, page 473 and passing through an iron pin found for reference at 66.61 feet;
3. **North 88 degrees 01 minute 33 seconds West, 65.96 feet** along the south line of said Meadows Leasing and Rentals, LLC parcel, the north line of said Durtschi parcel to a point in the northwest corner thereof, said point being on the east line of aforementioned lot 885 and referenced by an iron pin found North 04 degrees 57 minutes 14 seconds East, 3.59 feet;
4. **North 00 degrees 35 minutes 47 seconds East, 70.00 feet** along said east line of lot 885 to the **Place of Beginning**, containing a total of 0.1060 of an acre (4617.25 square feet) of which 4197.25 square feet are located within said lot 886 and 420.00 square feet are located within said vacated alley, more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

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

According to a survey made May 2022 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5696 Legal



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
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