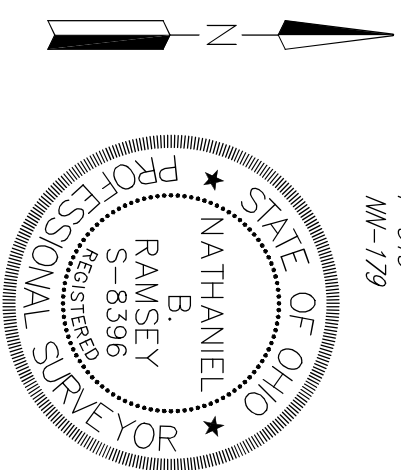


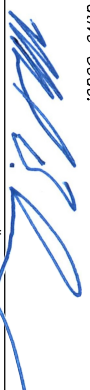
**SURVEY REFERENCES:**  
 PLAT 5, PG. 17  
 PLAT 3, PG. 9  
 P-315  
 NW-179



**STURGES AVENUE-(60')**

**S 00°13'00" W 159.94'**

**P.O.B.**  
 Ref = N 89°07'45" E 2.00'

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 4733-57, Ohio Administrative Code.  
 By:  **05/09/2022**  
 Nathaniel B. Ramsey, P.S. #8396  
 For K.E. McCartney & Associates, Inc. Date

**SURVEY MADE FOR  
 PROPERTY TRANSFER**

**PART OF LOT #2227, LOT #2228, LOT #4047,  
 LOT #4048 OF THE CONSECUTIVELY  
 NUMBERED LOTS IN THE CITY OF MANSFIELD  
 RICHLAND COUNTY, OHIO**

DRAWN BY	CHECKED BY	SCALE	DATE
DWG NO. GS-776-CONSOLIDATION	JOB NO. GS-776	1" = 40'	05/09/2022
			SHEET 1 OF 1

526 E. Broad Street  
 Mansfield, OH 44902  
 T: 419-525-0093

**K.E.M. ENGINEERS • PLANNERS & ASSOCIATES**  
**ENGINEERS • PLANNERS • SURVEYORS**

**BLYMYER AVENUE-(50')**

**N 00°10'06" E 107.00'**

**OHIO STREET-(40')**

**S 89°07'45" W 340.05'**

NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK** 6-8-22  
 INITIAL DATE  
**00-192**

LINE	BEARING	DISTANCE
L1	S 00°13'00" W	15.71'
L2	N 00°13'00" E	17.19'

**SURVEY FOR CONSOLIDATION  
 45,369 SQ. FT.  
 TOTAL**

OHIO DISTRICT 5 AREA AGENCY  
 ON AGING, INC.  
 ORV. 2809, PG. 801

OHIO DISTRICT 5 AREA AGENCY  
 ON AGING, INC.  
 ORV. 2915, PG. 232

FRANK NEMETH JR.  
 & KIMBERLEY S. NEMETH  
 DIV. 896, PG. 108

LOT #4047  
 (8178 Sq. Ft.)

LOT #4048  
 (8034 Sq. Ft.)

LOT #4046

LOT #4045

LOT #2226

PART LOT #2227  
 (8326 Sq. Ft.)

LOT #2228  
 (20831 Sq. Ft.)



## LEGAL DESCRIPTION

5/09/2022

**Situated** in the City of Mansfield, County of Richland, State of Ohio and being all of Lot 2228, Lot 4047, Lot 4048. and a part of Lot #2227 of the consecutively numbered lots in said city, being a parcel conveyed to Ohio District 5 Area Agency on Aging, Inc. by official record volume 2809, page 801 and official record volume 2915, page 232, and being more particularly described as follows:

**Beginning** for the same at a point in the southeast corner of Lot #2228, also marking the intersection of the west right of way line of Sturges Avenue-(60' R/W) with the north right of way line of Ohio Street-(40' R/W), and being referenced by a 2" magnail spike set North 89 degrees 07 minutes 45 seconds East, 2.00 feet therefrom;

Thence, the following **TEN** Courses:

1. **South 89 degrees 07 minutes 45 seconds West, 340.05 feet** along the south line of said Lot 2228 and the south line of Lot 4048, the same being the north right of way line of Ohio Street to an iron pin set in the southwest corner of said Lot 4048, also marking the intersection of said north right of way line with the east right of way line of Blymyer Avenue-(50' R/W);
2. **North 00 degrees 10 minutes 06 seconds East, 107.00 feet** along the west line of said Lot 4048, the west line of Lot 4047, the same being the east right of way line of Blymyer Avenue to an iron pin set in the northwest corner of Lot 4047;
3. **North 89 degrees 07 minutes 38 seconds East, 151.38 feet** along the north line of said Lot 4047 to an iron pin set in the northeast corner thereof, said iron pin also being on the west line of aforementioned Lot 2228;
4. **North 00 degrees 00 minutes 56 seconds East, 50.93 feet** along the west line of said Lot 2228 and the west line of Lot 2227 to an iron pin found;
5. **North 88 degrees 31 minutes 21 seconds East, 72.85 feet** traversing said Lot #2227 to an iron pin found;
6. **South 00 degrees 13 minutes 00 seconds West, 15.71 feet** to an iron pin found;
7. **South 89 degrees 47 minutes 00 seconds East, 50.00 feet** to an iron pin found;

8. **North 00 degrees 13 minutes 00 seconds East, 17.19 feet** to an iron pin found;
9. **North 88 degrees 31 minutes 21 seconds East, 66.12 feet** to an iron pin found on the east line of said Lot #2227 and also the aforementioned west right of way line of Sturges Avenue;
10. **South 00 degrees 13 minutes 00 seconds West, 159.94 feet** along said east line and west right of way line to the **Place of Beginning** and passing through a 3/4" iron pipe found at 49.97 feet, containing a total of 45,369 square feet, more or less, of which 8,326 sq. ft. are located within said part lot 2227, 20,831 sq. ft. are located within said Lot 2228, 8,034 sq. ft. are located within said Lot 4048, 8,178 sq. ft. are located within said Lot 4047, and subject to all legal highways, easements, leases and use restriction of record.

This description was prepared and reviewed in May 2022 by Nathaniel B. Ramsey, P.S. S-8396 from an actual field survey performed for K.E. McCartney and Associates, Inc.

Iron pins set are 5/8" rebar with plastic cap stamped "McCartney S-7921"

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



  
 \_\_\_\_\_  
 Nathaniel B. Ramsey  
 Ohio Registered Professional Surveyor No. 8396  
 for K.E. McCartney & Associates, Inc.

NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK**      **6-8-22**  
 \_\_\_\_\_  
 INITIAL      DATE  
**00-192**