

ZACHARY W. & ABBIGAIL I. SENDELBACH
ORV. 2474, PG. 9

S 80°42'36" E
78.12'

LINE	BEARING	DISTANCE
LINE 1	S 77°01'43" E	318.78'
LINE 2	S 50°37'50" E	161.95'
LINE 2	S 82°50'29" E	206.02'

R-1	S 29°01'02" E	40.26'
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GREGORY L. & LYNNE M. LOESCH
ORV. 1442, PG. 15

0.4524 AC.
19706.32 Sq. Ft.

JACK R. HOFFNER JR.
ORV. 1443, PG. 80

TED ZIMMERMAN LLC
ORV. 2313, PG. 808

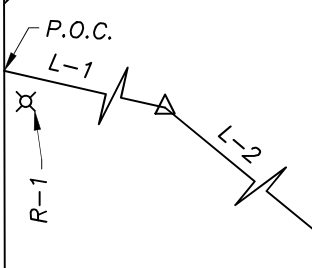
N 12°23'17" E 201.45'

S 00°23'45" W 199.09'

N 82°50'29" W
EX R/W 119.87'

☉ KENNEDY DRIVE-(50' R/W)

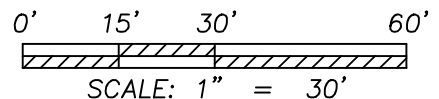
☉ MIDDLE-BELLEVILLE ROAD-(VARIABLE R/W)



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 7-15-22
INITIAL DATE
00-226

LEGEND

- ⊗ MAGNAIL SPIKE FOUND
- ∅ IRON PIPE FOUND
- IRON PIPE FOUND
- △ 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 Date: 05/23/2022
For Ramsey Surveying

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 JACK HOFFNER JR.

SITUATED IN THE CITY OF MANSFIELD, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 5, WASHINGTON TOWNSHIP, T-20 N, R-18 W RICHLAND COUNTY, OHIO

DRAWN HCG	CHECKED NBR	SCALE 1" = 30'	DATE 05/23/2022
JOB NO: SM-5697			SHEET 1 OF 1

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LEGAL DESCRIPTION

May 23, 2022

Situated in the State of Ohio, County of Richland, City of Mansfield and being a part of the Northeast Quarter of Section 5, of Washington Township, Township 20 North, Range 18 West and being the lands conveyed to Jack R. Hoffner Jr. by official record volume 1443, page 80 of the Richland County Recorder's records and being more particularly described as follows:

Commencing at a point being the intersection of the centerline of Middle-Bellville Road-(variable R/W) and the centerline of Kennedy Drive-(50' R/W), said point referenced by a Magnail spike found South 29 degrees 01 minute 02 seconds East, 40.26 feet therefrom;

Thence **South 77 degrees 01 minute 43 seconds East, 318.78 feet** along said centerline of Kennedy Drive to a railroad spike found;

Thence **South 50 degrees 37 minutes 50 seconds East, 161.95 feet** along said centerline of Kennedy Drive to an iron pin found;

Thence **South 82 degrees 50 minutes 29 seconds east, 206.02 feet** along said centerline of Kennedy Drive to a point being an extension of the east line of a parcel conveyed to Gregory L. and Lynne M. Loesch by official record volume 1442, page 15 referenced by an iron pin found North 12 degrees 23 minutes 17 seconds East, 29.69 feet therefrom;

Thence **North 12 degrees 23 minutes 17 seconds East, 20.08 feet** along said east extension line of Loesch parcel to a point on the north right of way line of Kennedy Drive, being the **Place of Beginning** of the parcel herein described;

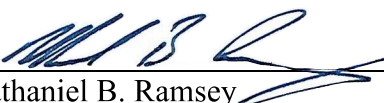
Thence, the following **FOUR** courses:

1. **North 12 degrees 23 minutes 17 seconds East, 201.45 feet** along the East line of said Loesch parcel to an iron pin found in the northeast corner thereof, said pin also being on the south line of a parcel conveyed to Zachary W. and Abbigail I. Sendelbach by official record volume 2474, page 9, and passing through an iron pin found for reference at 9.61 feet;

2. **South 80 degrees 42 minutes 36 seconds East, 78.12 feet** along said south line of Sendelbach parcel to an iron pipe found in the northwest corner of a parcel conveyed to Ted Zimmerman LLC by official record volume 2313, page 808;
3. **South 00 degrees 23 minutes 45 seconds West, 199.09 feet** along the west line of said Ted Zimmerman LLC parcel to an iron pin set in the southwest corner thereof, being on the aforementioned north right of way line of Kennedy Drive;
4. **North 82 degrees 50 minutes 29 seconds West, 119.87 feet** along said north right of way line of Kennedy Drive to the **Place of Beginning**, containing 0.4524 of an acre (19706.32 square feet), 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-5697 Legal



NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
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