

BOWMAN STREET-(60')

PART LOT #5297

PART LOT #5297

"Craig 5/8"

PART LOT #5298

PART LOT #5298

"Rebar 5/8"

"Suhail 5/8"
0.07'-W.

PART LOT #5299

PART LOT #5299

PART LOT #5299
MANSFIELD HOMES I,
LIMITED PARTNERSHIP
ORV. 538, PG. 520

S 89°53'44" E 149.56'

"Suhail 5/8"

"Rebar W/ I.D. Cap
Not Legible 5/8"
S 38°48'27" E
1.90'

**SURVEY FOR
PROPERTY TRANSFER
0.1372 ACRES
5976.07 SQ. FT.**

PART LOT #5300

TRACY E. BROOKS
ORV. 2901, PG. 817

40.00'
S 00°08'39" W

PART LOT #5300
JIMMIE EUGENE
NELSON, AKA:
JIM E. NELSON
ORV. 2531, PG. 170

P.O.B.

N 89°53'44" W 149.24'

PART LOT #1433
JIMMIE EUGENE NELSON,
AKA: JIM E. NELSON
ORV. 2531, PG. 170

PART LOT #1433
JIMMIE EUGENE NELSON,
AKA: JIM E. NELSON
ORV. 2531, PG. 170

PART LOT #4435

"Clancy" 5/8"

PART LOT #4434

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 2-1-22

INITIAL DATE

00-24



0' 15' 30' 60'

SCALE: 1" = 30'

LEGEND

- IRON PIN/PIPE 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

01/18/2022
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**

**BEING A PART OF LOT #5300
CITY OF MANSFIELD
RICHLAND COUNTY, OHIO**

DRAWN MDD	CHECKED NBR	SCALE 1" = 30'	DATE 01/18/2022
JOB NO: SM-5662			SHEET 1 OF 1

LEGAL DESCRIPTION

Situated in the City of Mansfield, County of Richland, State of Ohio and being a Part of Lot #5300 of the consecutively numbered Lots in said city and being a parcel conveyed to Tracy E. Brooks by official record volume 2901, page 817, being more particularly described as follows:

Beginning for the same at an iron pin set in the southwest corner of said Lot #5300, said iron pin also being on the east existing right of way line of Bowman Street-(60' R/W);

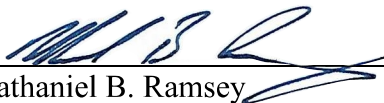
Thence, the following **FOUR** courses:

1. **North 00 degrees 18 minutes 33 seconds West, 40.00 feet** along said east existing right of way line of Bowman Street and being the west line of said Lot #5300 to an iron pin set in the northwest corner thereof;
2. **South 89 degrees 53 minutes 44 seconds East, 149.56 feet** along the north line of said Lot to an iron pin found on a west line of lands conveyed to Jimmie Eugene Nelson aka: Jim E. Nelson by official recorded volume 2531, page 170;
3. **South 00 degrees 08 minutes 39 seconds West, 40.00 feet** along a west line of said Nelson lands to an iron pin set in an existing interior corner thereof, said iron pin also being on the south line of aforementioned Lot #5300;
4. **North 89 degrees 53 minutes 44 seconds West, 149.24 feet** along the south line of said Lot #5300, also being a north line of said Nelson lands to the **Place of Beginning**, and containing 0.1372 of an acre (5976.07 square feet), more or less, and subject to all legal highways, leases, servitudes, use restrictions, and easements of record.

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

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

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


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5662.docx



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK **2-1-22**
INITIAL DATE
00-24