

N. Line, SW 1/4 Sec. 5

N 89°31'17" W
39.81'

P.O.C.

CURVE "A"
A=268.67'
R=1458.00'
Δ=10°33'37"
CH. BRG.=S 71°36'09" E
CH. DIST.=268.34'

CURVE "B"
A=68.99'
R=1402.39'
Δ=2°49'09"
CH. BRG.=N 19°06'25" E
CH. DIST.=69.00'

CURVE "C"
A=334.23'
R=1432.39'
Δ=13°22'19"
CH. BRG.=S 27°16'52" W
CH. DIST.=333.54'

CURVE "D"
A=30.06'
R=1458.00'
Δ=1°10'53"
CH. BRG.=S 65°43'54" E
CH. DIST.=30.06'

DUANE C. GETZ, TRUSTEE OF THE DUANE C. GETZ
REVOCABLE LIVING TRUST DATED 2/7/06 AND MARTHA
JEAN GETZ, TRUSTEE OF THE MARTHA JEAN GETZ
REVOCABLE LIVING TRUST DATED 2/7/06
ORV. 1631, PG. 135

PART LOT #16036
PLAT VOL. 20, PG. 33

MERLE D. SHAFFNER
ORV. 2200, PG. 540
1.2085 AC.
TOTAL
(1.0565 AC.)

TIME WARNER CABLE MIDWEST, LLC
ORV. 2179, PG. 397



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

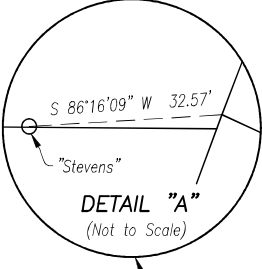
RAMSEY SURVEYING
Professional Land Surveying Services

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

SURVEY MADE FOR PROPERTY TRANSFER

PART OF THE SOUTHWEST QUARTER OF SECTION 5, WASHINGTON TOWNSHIP 1-20 N, R-18 W IN THE CITY OF MANSFIELD, RICHLAND COUNTY, OHIO

DRAWN NBR	CHECKED	SCALE 1" = 50'	DATE 08/08/2022
JOB NO: SM-5744		SHEET 1 OF 1	



SURVEY LEXINGTON AVENUE (U.S. 42)
N 17°41'50" E 132.20'
(0.1520 AC.)

P.O.B.
P.C. STA. 411+01.74
3/4" Pipe
3/4" Pipe

CURVE "A"
4" Curve
ZARA BROTHERS LTD
ORV. 1061, PG. 350

N 71°57'27" W 266.87'
S 18°36'09" W 199.53'
1 1/4" Crimp Pipe

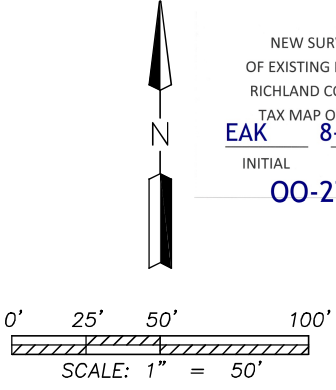
NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 8-17-22
INITIAL DATE
00-276

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 08/08/2022
Nathaniel B. Ramsey, P.S. #8396 Date
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

August 16, 2022

LEGAL DESCRIPTION

Situated in the City of Mansfield, County of Richland, State of Ohio, being a part of the Southwest Quarter of Section 5, Washington Township, Township 20, North, Range 18, West, and being the lands conveyed to Merle D. Shaffner by official record volume 2200, page 540 and being more particularly described as follows:

Commencing at the intersection of the north line of said Southwest Quarter with the centerline of survey of Lexington Avenue-(US RT. 42)(Variable R/W) referenced by an iron pin found North 89 degrees 31 minutes 17 seconds West, 39.81 feet therefrom;

Thence, southwesterly along a curve to the left having a **radius of 1432.39 feet, a delta angle of 13 degrees 22 minutes 19 seconds, and arc length of 334.23 feet, a chord bearing South 27 degrees 16 minutes 52 seconds West, and a chord distance of 333.54 feet** to a point referenced by an iron pin found South 86 degrees 16 minutes 09 seconds West, 32.57 feet therefrom;

Thence, southeasterly along curve to the left having a **radius of 1458.00 feet, a delta angle of 01 degree 10 minutes 53 seconds, and arc length of 30.06 feet, a chord bearing South 65 degrees 43 minutes 54 seconds East, and a chord distance of 30.06 feet** to an iron pin set on the former east right of way line of Lexington Avenue, being in the northwesterly corner of the aforementioned Shaffner parcel, and being the **Place of Beginning** of the parcel herein described;

Thence with the following **FIVE** courses:

1. Southeasterly continuing along curve to the left having a **radius of 1458.00 feet, a delta angle of 10 degrees 33 minutes 37 seconds, and arc length of 268.67 feet, a chord bearing South 71 degrees 36 minutes 09 seconds East, and a chord distance of 268.34 feet** to an iron pin found in the northeast corner thereof, said iron pin also being in a northwest corner of a parcel conveyed to Time Warner Cable Midwest, LLC by official record volume 2179, page 397;
2. **South 18 degrees 36 minutes 09 seconds West, 199.53 feet** along the east line of said Shaffner parcel, the same being a west line of said Time Warner Cable parcel to an iron pipe found in the southeast corner of said Shaffner parcel, being an interior corner of said Time Warner Cable parcel;
3. **North 71 degrees 57 minutes 27 seconds West, 266.87 feet** along the south line of said Shaffner parcel, the same being a north line of said Time Warner Cable parcel, and the westerly prolongation thereof, to an iron pin set in the southwest corner of said Shaffner parcel, and being on the former east right of way line of Lexington Avenue;

4. **North 17 degrees 41 minutes 50 seconds East, 132.20 feet** along said former east right of way line of Lexington Avenue to an iron pin set marking a point of curvature;
5. **Northeasterly along a curve to the right having a radius of 1402.39 feet, a delta angle of 02 degrees 49 minutes 09 seconds, and arc length of 68.99 feet, a chord bearing North 19 degrees 06 minutes 25 seconds East, and a chord distance of 69.00 feet** along said former east right of way line of Lexington Avenue to the **Place of Beginning** and containing 1.2085 acres, more or less, and subject to all legal highways, easements, leases, servitudes, and use restrictions of record.

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

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

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



Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5743_LEGAL

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK **8-17-22**
INITIAL DATE
00-276