

EDWARD BOLLINGER & KRISTON COLE ORV. 2696, PG. 257

GARY L. OROCK & JOELLA F. OROCK ORV. 2992, PG. 1551

GARY L. OROCK & JOELLA F. OROCK ORV. 2992, PG. 1549

NORMA J. SCHULTZ, TRUSTEE ORV. 1815, PG. 406

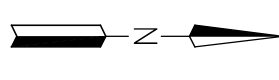
Approved according To R.C. 711.131

Elaine A. Kiefer 8-30-22

Sign Date

NEW SPLIT RICHLAND COUNTY TAX MAP OFFICE EAK 8-30-22	NEW SURVEY OF EXISTING PARCEL RICHLAND COUNTY TAX MAP OFFICE EAK 8-30-22
INITIAL DATE	INITIAL DATE

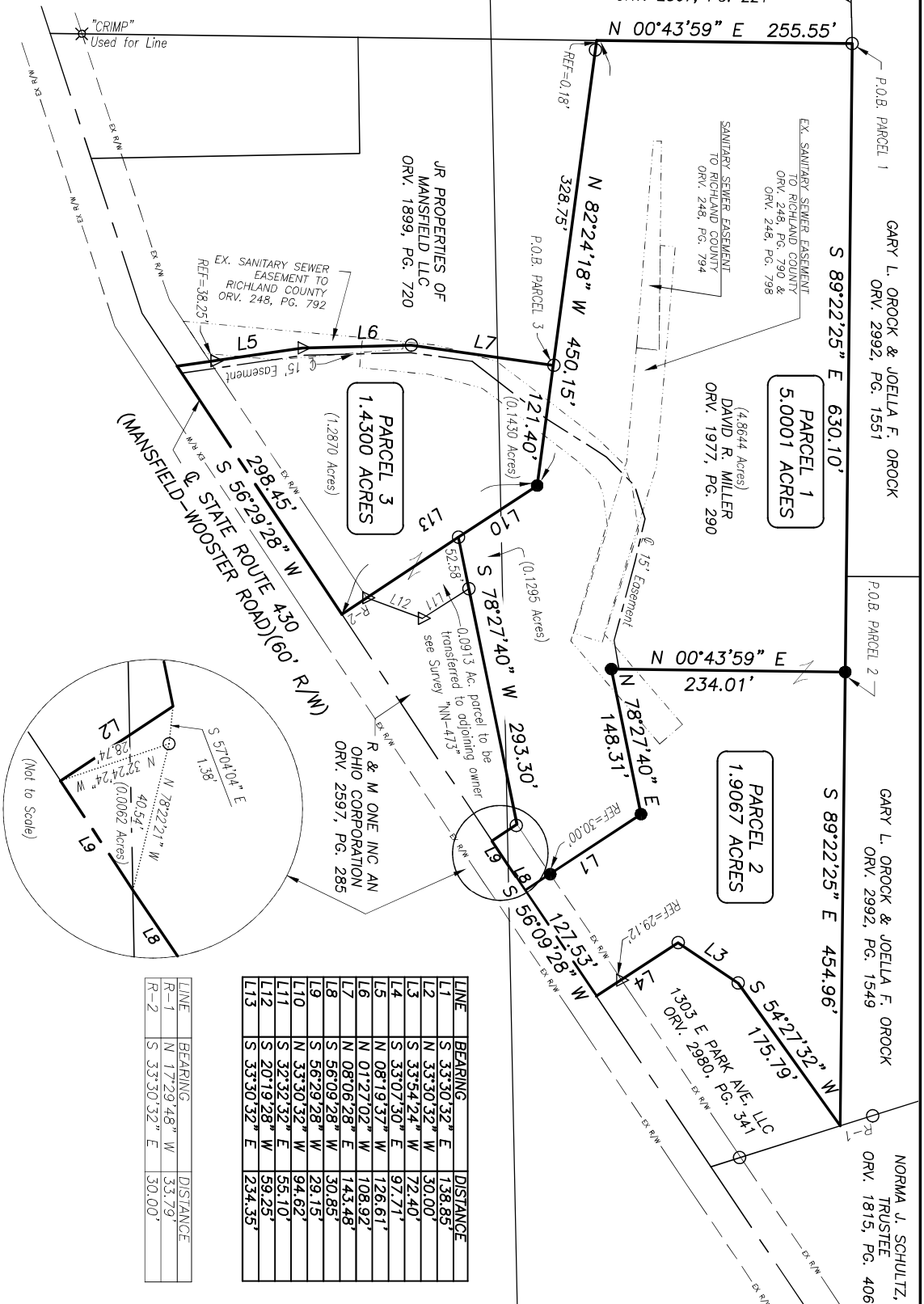
VERBAL APPROVAL JAMES HOUSER ACTING ZONING INSPECTOR (PLEASE NOTE THIS IS B-3 ZONING) 8-30-22
SEE ATTACHED FOR LETTER FROM RICHLAND COUNTY DIVISION OF WASTE WATER .0913 AC PARCEL NN-473 MUST TRANSFER BEFORE PARCEL 1 OR 3 OO-284



Distances shown hereon are expressed in feet and decimal parts thereof.
 Bearings are to an assumed meridian and are used to express angles only.

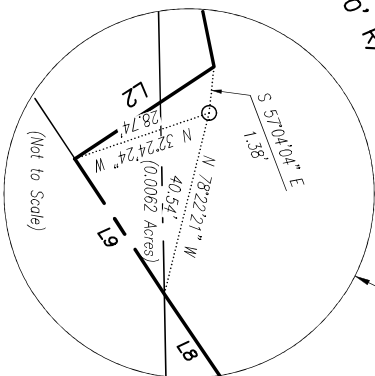
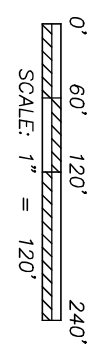
CERTIFICATION: I hereby state that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code.

By: *Nathaniel B. Ramsey, P.S.#8396* 11/22/2021
 For Ramsey Surveying Date



LEGEND

- ⊕ AXLE FOUND
- ⊗ IRON PIPE FOUND
- IRON PIN FOUND
- △ RAILROAD SPIKE FOUND
- IRON PIN SET-5/8" REBAR SET WITH I.D. CAP STAMPED "RAMSEY S-8396"
- ✕ RAILROAD SPIKE SET



LINE	BEARING	DISTANCE
L1	S 33°30'32" E	158.85'
L2	S 33°30'32" W	30.00'
L3	S 33°54'24" W	72.40'
L4	S 33°07'30" E	97.71'
L5	N 08°19'37" W	126.61'
L6	N 01°27'02" W	108.92'
L7	N 08°06'28" E	143.48'
L8	S 56°09'28" W	30.85'
L9	S 56°29'28" W	29.15'
L10	N 33°30'32" W	94.62'
L11	S 32°32'32" E	55.10'
L12	S 20°19'28" W	59.25'
L13	S 33°30'32" E	234.35'

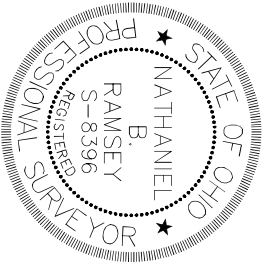
LINE	BEARING	DISTANCE
R-1	N 17°29'48" W	33.79'
R-2	S 33°30'32" E	30.00'

RAMSEY SURVEYING
 Professional Land Surveying Services
 283 Eby Road
 Slick, Ohio 44878
 TEL: (419) 593-5232
 EMAIL: nramsey@ramseysurveying.com

SURVEY MADE FOR PROPERTY TRANSFER

PART OF THE NORTHEAST & SOUTHWEST QUARTERS OF SECTION 24, MADISON TOWNSHIP, RICHLAND COUNTY, OHIO
 1-21 N, R-18 W

DRAWN BY: [Signature] CHECKED BY: [Signature] DATE: 11/22/2021
 JOB NO. SM-5636 SHEET 1 OF 1



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

LEGAL DESCRIPTION

PARCEL 1

November 22, 2021

Situated in the State of Ohio, County of Richland, Township of Madison and being a part of the Northwest and Southwest Quarters of Section 24, Township 21 North, Range 18 West and being a portion of the lands conveyed to David R. Miller by official record volume 1977, page 290 of the Richland County Recorder's records and being more particularly described as follows:

Commencing at the southwest corner of said Northwest Quarter, being in the centerline of Stewart Road-(T.H. 267)(60' R/W), and being referenced by an iron pin found South 85 degrees 28 minutes 11 seconds West, 25.16 feet, therefrom;

Thence, **North 00 degrees 19 minutes 30 seconds West, 359.74 feet** along the west line of said Quarter, and the centerline of Stewart Road, to a point in the southwest corner of a parcel conveyed to Edward Bollinger and Kriston Cole by official record volume 2696, page 257;

Thence, **North 88 degrees 42 minutes 24 seconds East, 261.66 feet** along the south line of said Bollinger & Cole parcel to an axle found in the southeast corner thereof, said axle also marking the southwest corner of a parcel conveyed to Gary L. Orock & Joella F. Orock by official record volume 2992, page 1551, and passing through an iron pipe found for reference at 34.45 feet;

Thence, **North 88 degrees 42 minutes 24 seconds East 453.80 feet** along a south line of said Orock parcel to an iron pin found in the northwest corner of a parcel conveyed to David W. Ramey Jr. by official record volume 2367, page 221;

Thence, **North 88 degrees 39 minutes 01 second East, 106.48 feet** along a south line of said Orock parcel, the north line of said Ramey parcel, to an iron pin found in the northeast corner of said Ramey parcel, being the **Place of Beginning** of the parcel described herein;

Thence, the following **ELEVEN** courses:

1. **South 89 degrees 22 minutes 25 seconds East, 630.10 feet** along a south line of said Orock parcel and the south line of a parcel conveyed to Gary L. Orock & Joella F. Orock by official record volume 2992, page 1549 to an iron pin set;
2. **South 00 degrees 43 minutes 59 seconds West, 234.01 feet** traversing aforementioned Miller parcel to an iron pin set;

3. **North 78 degrees 27 minutes 40 seconds East, 148.31 feet** traversing said Miller parcel to an iron pin set;
4. **South 33 degrees 30 minutes 32 seconds East, 138.85 feet** traversing said Miller parcel to a point on the centerline of State Route 430-(Mansfield-Wooster Road)(60' R/W), passing through an iron pin set for reference at 108.85 feet;
5. **South 56 degrees 09 minutes 28 seconds West, 30.85 feet** along said centerline of State Route 430 to a point on the South line of aforementioned Northwest Quarter, said point being referenced by an iron pin found North 78 degrees 22 minutes 21 seconds West, 40.54 feet therefrom;
6. **South 56 degrees 29 minutes 28 seconds West, 29.15 feet** continuing along said centerline of State Route 430 to a point being the southeasterly corner of a parcel conveyed to R & M One Inc. an Ohio Corporation by official record volume 2597, page 285 and being referenced by an iron pin found North 32 degrees 24 minutes 24 seconds West, 28.74 feet therefrom;
7. **North 33 degrees 30 minutes 32 seconds West, 30.00 feet** along the easterly line of said R & M One Inc parcel to a point in the northeasterly corner thereof, being referenced by an iron pin found South 57 degrees 04 minutes 04 seconds East, 1.38 feet therefrom;
8. **South 78 degrees 27 minutes 40 seconds West, 293.30 feet** along the northerly line of said R & M One Inc parcel, and the southwesterly prolongation thereof, to an iron pin found;
9. **North 33 degrees 30 minutes 32 seconds West, 94.62 feet** traversing aforementioned Miller parcel to an iron pin set;
10. **North 82 degrees 24 minutes 18 seconds West, 450.15 feet** traversing said Miller parcel and along the north line of a parcel conveyed to JR Properties of Mansfield LLC by official record volume 1899, page 720 to a point in the northwest corner of said JR Properties of Mansfield parcel, said point also being on the aforementioned east line of said Ramey parcel, and passing through an iron pin found for reference at 449.97 feet;
11. **North 00 degrees 43 minutes 59 seconds East, 255.55 feet** along said east line of said Ramey parcel to the **Place of Beginning**, containing a total of 5.0001 acres, of which 4.8644 acres is located within said Northwest Quarter, and 0.1357 of an acre is located within said Southwest Quarter, more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

Subject to and Together with an easement for ingress and egress, the centerline being described as follows:

Beginning for the same on the centerline of aforementioned State Route 430 at a point 8.29 feet North 56 degrees 29 minutes 28 seconds East from the southeast corner of aforementioned JR Properties of Mansfield parcel;

Thence, **North 08 degrees 19 minutes 37 seconds West, 122.63 feet** to a point;

Thence, **North 01 degree 27 minutes 02 seconds West, 107.85 feet** to a point;

Thence, **North 08 degrees 06 minutes 28 seconds East, 61.98 feet** to a point;

Thence, **North 37 degrees 43 minutes 35 seconds East, 94.54 feet** to a point;

Thence, **North 32 degrees 25 minutes 33 seconds East, 70.82 feet** to a point;

Thence, **North 45 degrees 37 minutes 09 seconds East, 40.12 feet** to a point;

Thence, **North 72 degrees 21 minutes 19 seconds East, 34.84 feet** to a point;


Thence, **South 75 degrees 47 minutes 28 seconds East, 126.15 feet** to a point;

Thence, **North 80 degrees 31 minutes 37 seconds East, 29.07 feet** to a point, terminating on the east line of the above described parcel, said centerline easement being 15 feet wide, 7.5 feet on each side of said centerline.

Bearings are to 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 November 2021 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.



Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5636_B_R04_Legal Parcel 1.docx



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK **8-30-22**

INITIAL DATE
00-284

LEGAL DESCRIPTION

PARCEL 2

November 22, 2021

Situated in the State of Ohio, County of Richland, Township of Madison and being a part of the Northwest Quarter of Section 24, Township 21 North, Range 18 West and being a portion of the lands conveyed to David R. Miller by official record volume 1977, page 290 of the Richland County Recorder's records and being more particularly described as follows:

Commencing at the southwest corner of said Northwest Quarter, being in the centerline of Stewart Road-(T.H. 267)(60' R/W), and being referenced by an iron pin found South 85 degrees 28 minutes 11 seconds West, 25.16 feet, therefrom;

Thence, **North 00 degrees 19 minutes 30 seconds West, 359.74 feet** along the west line of said Quarter, and the centerline of Stewart Road, to a point in the southwest corner of a parcel conveyed to Edward Bollinger and Kriston Cole by official record volume 2696, page 257;

Thence, **North 88 degrees 42 minutes 24 seconds East, 261.66 feet** along the south line of said Bollinger & Cole parcel to an axle found in the southeast corner thereof, said axle also marking the southwest corner of a parcel conveyed to Gary L . Orock & Joella F. Orock by official record volume 2992, page 1551, and passing through an iron pipe found for reference at 34.45 feet;

Thence, **North 88 degrees 42 minutes 24 seconds East 453.80 feet** along a south line of said Orock parcel to an iron pin found in the northwest corner of a parcel conveyed to David W. Ramey Jr. by official record volume 2367, page 221;

Thence, **North 88 degrees 39 minutes 01 second East, 106.48 feet** along a south line of said Orock parcel, the north line of said Ramey parcel, to an iron pin found in the northeast corner of said Ramey parcel

Thence, **South 89 degrees 22 minutes 25 seconds East, 630.10 feet** along a south line of said Orock parcel and the south line of a parcel conveyed to Gary L . Orock & Joella F. Orock by official record volume 2992, page 1549 to an iron pin set being the **Place of Beginning** of the parcel described herein;

Thence, the following **EIGHT** courses:

1. **South 89 degrees 22 minutes 25 seconds East, 454.96 feet continuing** along said south line of Orock parcel to a point on the west line of a parcel conveyed to Norma J. Schultz, Trustee by official record volume 1815, page 406, said point also being in the northeast corner of a parcel conveyed to 1303 E. Park Avenue, LLC by official record volume 2980, page 341, and being referenced by an iron pipe found North 17 degrees 29 minutes 48 seconds West, 33.79 feet therefrom;
2. **South 54 degrees 27 minutes 32 seconds West, 175.79 feet** along a northerly line of said 1303 E. Park Avenue, LLC parcel to an iron pin found;
3. **South 33 degrees 54 minutes 24 seconds West, 72.40 feet** continuing along a northerly line of said 1303 E. Park Avenue, LLC parcel to an iron pin found in the northwesterly corner thereof;

4. **South 33 degrees 07 minutes 30 seconds East, 97.71 feet** along the westerly line of said 1303 E. Park Avenue, LLC parcel to a point on the centerline of State Route 430-(Mansfield-Wooster Road)(60' R/W), passing through a railroad spike found for reference at 68.59 feet;
5. **South 56 degrees 09 minutes 28 seconds West, 127.53 feet** along said centerline of State Route 430 to a point;
6. **North 33 degrees 30 minutes 32 seconds West, 138.85 feet** traversing aforementioned Miller parcel to an iron pin set, passing through an iron pin set for reference at 30.00 feet;
7. **South 78 degrees 27 minutes 40 seconds West, 148.31 feet** traversing aforementioned Miller parcel to an iron pin set;
8. **North 00 degrees 43 minutes 59 seconds East, 234.01 feet** traversing aforementioned Miller parcel to the **Place of Beginning**, containing 1.9067 acres, more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

Together with an easement for ingress and egress, the centerline being described as follows:

Beginning for the same on the centerline of aforementioned State Route 430 at a point 8.29 feet North 56 degrees 29 minutes 28 seconds East from the southeast corner of aforementioned JR Properties of Mansfield parcel;

Thence, **North 08 degrees 19 minutes 37 seconds West, 122.63 feet** to a point;

Thence, **North 01 degree 27 minutes 02 seconds West, 107.85 feet** to a point;

Thence, **North 08 degrees 06 minutes 28 seconds East, 61.98 feet** to a point;

Thence, **North 37 degrees 43 minutes 35 seconds East, 94.54 feet** to a point;

Thence, **North 32 degrees 25 minutes 33 seconds East, 70.82 feet** to a point;

Thence, **North 45 degrees 37 minutes 09 seconds East, 40.12 feet** to a point;

Thence, **North 72 degrees 21 minutes 19 seconds East, 34.84 feet** to a point;


Thence, **South 75 degrees 47 minutes 28 seconds East, 126.15 feet** to a point;

Thence, **North 80 degrees 31 minutes 37 seconds East, 29.07 feet** to a point, terminating on the west line of the above described parcel, said centerline easement being 15 feet wide, 7.5 feet on each side of said centerline.

Bearings are to 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 November 2021 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.


 Nathaniel B. Ramsey
 Professional Surveyor No. 8396
 For Ramsey Surveying
 SM-5636_B_R04_Legal Parcel 2.docx



LEGAL DESCRIPTION

PARCEL 3

November 22, 2021

Situated in the State of Ohio, County of Richland, Township of Madison and being a part of the Northwest and Southwest Quarters of Section 24, Township 21 North, Range 18 West and being a portion of the lands conveyed to David R. Miller by official record volume 1977, page 290 of the Richland County Recorder's records and being more particularly described as follows:

Commencing at the southwest corner of said Northwest Quarter, being in the centerline of Stewart Road-(T.H. 267)(60' R/W), and being referenced by an iron pin found South 85 degrees 28 minutes 11 seconds West, 25.16 feet, therefrom;

Thence, **North 00 degrees 19 minutes 30 seconds West, 359.74 feet** along the west line of said Quarter, and the centerline of Stewart Road, to a point in the southwest corner of a parcel conveyed to Edward Bollinger and Kriston Cole by official record volume 2696, page 257;

Thence, **North 88 degrees 42 minutes 24 seconds East, 261.66 feet** along the south line of said Bollinger & Cole parcel to an axle found in the southeast corner thereof, said axle also marking the southwest corner of a parcel conveyed to Gary L. Orock & Joella F. Orock by official record volume 2992, page 1551, and passing through an iron pipe found for reference at 34.45 feet;

Thence, **North 88 degrees 42 minutes 24 seconds East 453.80 feet** along a south line of said Orock parcel to an iron pin found in the northwest corner of a parcel conveyed to David W. Ramey Jr. by official record volume 2367, page 221;

Thence, **North 88 degrees 39 minutes 01 second East, 106.48 feet** along a south line of said Orock parcel, the north line of said Ramey parcel, to an iron pin found in the northeast corner of said Ramey parcel

Thence, **South 00 degrees 43 minutes 59 seconds West, 255.55 feet** along the east line of said Ramey parcel to a point in the northwest corner of a parcel conveyed to JR Properties of Mansfield LLC by official record volume 1899, page 720;

Thence, **South 82 degrees 24 minutes 18 seconds East, 328.75 feet** along the north line of said JR Properties of Mansfield LLC parcel, passing through an iron pin found for reference at 0.18 feet, to an iron pin found in the northeast corner thereof, said iron pin also being the **Place of Beginning** of the parcel described herein;

Thence, the following **SIX** courses:

1. **South 82 degrees 24 minutes 18 seconds East, 121.40 feet** traversing aforementioned Miller parcel to an iron pin set;
2. **South 33 degrees 30 minutes 32 seconds East, 234.35 feet** traversing said Miller parcel, and along a westerly line of a parcel conveyed to R. & M. ONE Inc., an Ohio Corporation by official record volume 2597, page 285, to a point on the centerline of State Route 430-(Mansfield-Wooster Road)(60' R/W), passing through a railroad spike found for reference at 204.35 feet;
3. **South 56 degrees 29 minutes 28 seconds West, 298.45 feet** along said centerline of State Route 430 to a point in the southeast corner of the aforementioned JR Properties of Mansfield LLC parcel;

4. **North 08 degrees 19 minutes 37 seconds West, 126.61 feet** along an east line of said JR Properties of Mansfield LLC parcel to a railroad spike found in an interior corner thereof, passing through a railroad spike found for reference at 38.25 feet;
5. **North 01 degree 27 minutes 02 seconds West, 108.92 feet** along an east line of said JR Properties of Mansfield LLC parcel to an iron pin found in an interior corner thereof;
6. **North 08 degrees 06 minutes 28 seconds East, 143.48 feet** along an east line of said JR Properties of Mansfield LLC parcel to the **Place of Beginning**, containing a total of 1.4300 acres, of which 0.1430 of an acre is located within said Northwest Quarter, and 1.2870 acres is located within said Southwest Quarter, more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

Subject to an easement for ingress and egress, the centerline being described as follows:

Beginning for the same on the centerline of aforementioned State Route 430 at a point 8.29 feet North 56 degrees 29 minutes 28 seconds East from the southeast corner of aforementioned JR Properties of Mansfield parcel;

Thence, **North 08 degrees 19 minutes 37 seconds West, 122.63 feet** to a point;

Thence, **North 01 degree 27 minutes 02 seconds West, 107.85 feet** to a point;


Thence, **North 08 degrees 06 minutes 28 seconds East, 61.98 feet** to a point;

Thence, **North 37 degrees 43 minutes 35 seconds East, 94.54 feet** to a point terminating on the north line of the above described parcel, said centerline easement being 15 feet wide, 7.5 feet on each side of said centerline.

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 Nathaniel B. Ramsey
 Professional Surveyor No. 8396
 For Ramsey Surveying
 SM-5636_B_R04_Legal Parcel 3.docx



NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK **8-30-22**
 INITIAL DATE
00-284



Amanda Miller, Director

**RICHLAND COUNTY
DIVISION OF WASTEWATER**

1740 Fleming Falls Road
Mansfield, Ohio 44903

Phone: (419) 774 - 4002
Fax: (419) 774 - 4003

August 9, 2022

Nathaniel B. Ramsey, P.S.
Ramsey Surveying
283 Eby Road
Shiloh, Ohio 44878

Re: Sanitary Sewer Service for 1231-1239 Park Ave parcel # 025-09-026-01-00 Split

Mr. Ramsey

Per your request, there is sufficient existing residential sanitary sewer availability for your proposed lot splitting at 1231-1239 Park Ave, Mansfield Ohio 44905. Richland County Wastewater intends to serve and issue permits for the sites. Once plans are received, reviewed and regulations followed appropriate connection fees and permit/inspection fees will be calculated at time of plan review and detailed in our approval letter.

Please do not hesitate to contact me with any further questions. Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Amanda Miller".

Amanda Miller
Director
Richland County Wastewater

cc: Tax Map