

BOSTON AVENUE—(60' R/W)

N 00°35'27" W
60.00'

REF=2.00'

**SURVEY FOR
PROPERTY TRANSFER**

0.2088 ACRES
9,093.23 SQ. FT.

MIRIAM M. PERRI
ORV. 2144, PG. 310

LOT 15576

PART LOT 15575
S 89°05'36" W 151.56'

(0.0696 Acres)
(3031.08 SF)

PART LOT 15575
AJM PROPERTIES OF MANSFIELD LLC
ORV. 2768, PG. 126

N 89°05'36" E 151.56'

LOT 15585

LOT 15466

PART LOT 15577

LOT 15474

P.O.B.

LOT 15475

S 00°35'27" E

60.00'

LOT 15476

LOT 15573

LOT 15478

LOT 15572

LOT 15479

LOT 15567

LOT 15566

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 9-23-22

INITIAL DATE

00-310

LEGEND

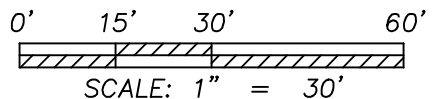
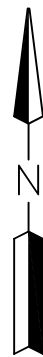
- IRON PIN FOUND
- △ MAGNAIL SPIKE FOUND
- IRON PIN SET—5/8" REBAR
SET WITH I.D. CAP STAMPED
"RAMSEY S-8396"

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 09/10/2022
For Ramsey Surveying 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 LOT 15576 & PART OF LOT 15575
OF THE CONSECUTIVELY NUMBERED LOTS
IN MANSFIELD CITY,
RICHLAND COUNTY, OHIO**

DRAWN HCD	CHECKED NSR	SCALE 1" = 30'	DATE 09/10/2022
JOB NO: SM-5754			SHEET 1 OF 1

September 10, 2022

LEGAL DESCRIPTION

Situated in the City of Mansfield, County of Richland, State of Ohio, being Lot 15576 and a part of Lot 15575 of the consecutively numbered lots in said city and being the lands conveyed to Miriam M. Perri by official record volume 2144, page 310 and being more particularly described as follows:

Beginning for the same at an iron pin set, marking the northwest corner of Lot 15475;

Thence with the following **FOUR** courses:

1. **South 00 degrees 35 minutes 27 seconds East, 60.00 feet** along the west line of said Lot 15475 and the west line of Lot 15476 to an iron pin set in the northeast corner of a parcel conveyed to AJM Properties of Mansfield, LLC by official record volume 2768, page 126;
2. **South 89 degrees 05 minutes 36 seconds West, 151.56 feet** along the north line of said AJM Properties of Mansfield parcel to an iron pin set in the northwest corner thereof, also being on the east right of way line of Boston Avenue-(60' R/W);
3. **North 00 degrees 35 minutes 27 seconds West, 60.00 feet** along said east right of way line of Boston Avenue to a point being the southwest corner of Lot 15576, passing through an iron pin set for reference at 58.00 feet;
4. **North 89 degrees 05 minutes 36 seconds East, 151.56 feet** along the south line of said Lot 15576 to the **Place of Beginning** and containing 0.2088 of an acre (9,093.23 square feet), more or less, of which 0.1392 of an acre (6062.15 sf) is located within Lot 15576 and 0.0696 of an acre (3031.08 sf) is located within Lot 15575, and subject to all legal highways, easements, leases, servitudes, and use restrictions of record.

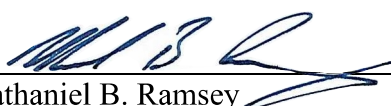
Bearings are to an assumed meridian and are used to express angles only.

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

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

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK **9-23-22**
INITIAL DATE
00-310




Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5746_LEGAL