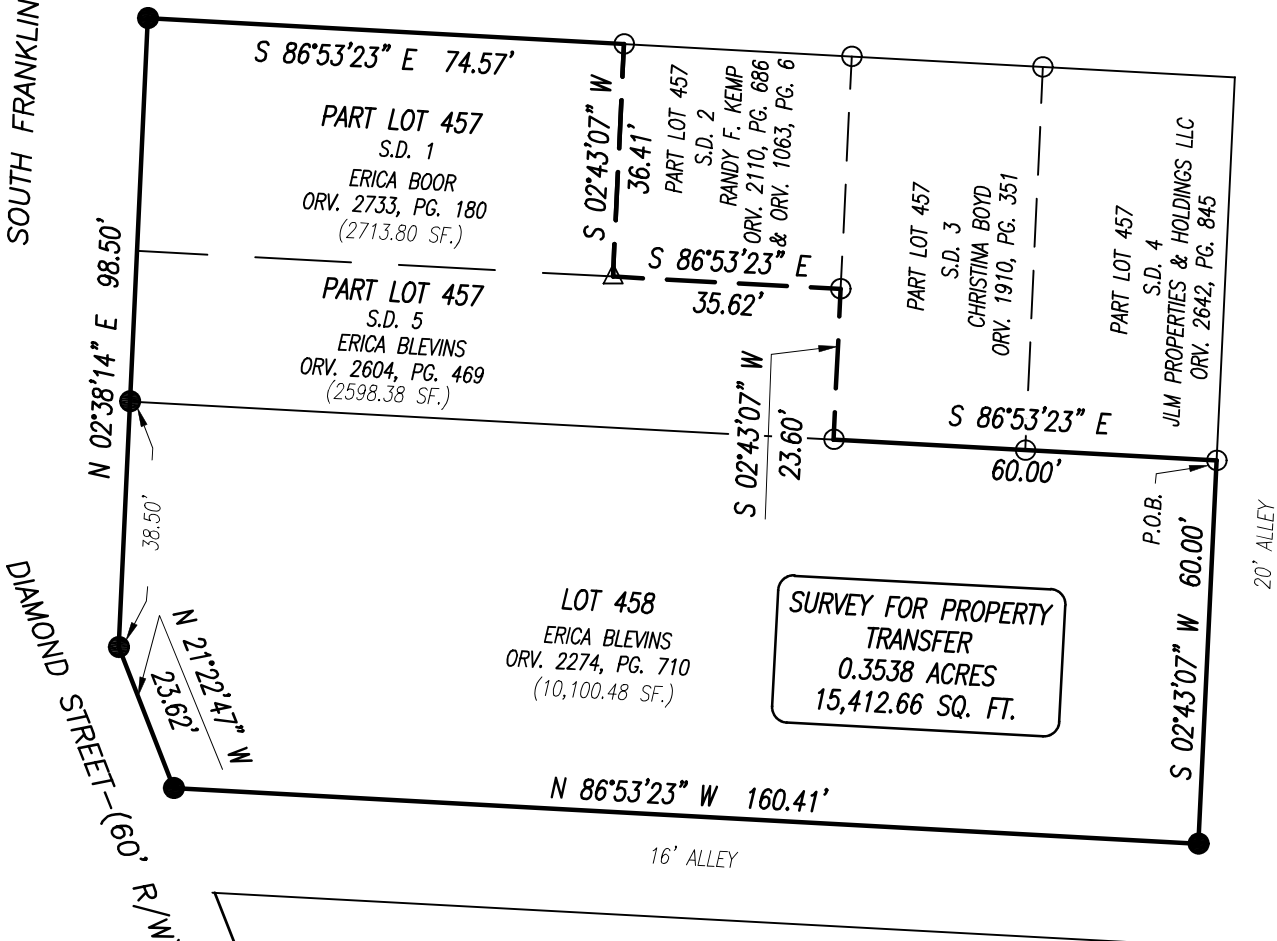


SOUTH FRANKLIN AVENUE—(60' R/W)

HOME AVENUE—(40' R/W)



SURVEY FOR PROPERTY TRANSFER
 0.3538 ACRES
 15,412.66 SQ. FT.

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE

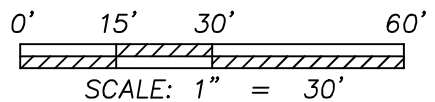
EAK 11-10-22

INITIAL & DATE

00-379

LEGEND

- IRON PIN FOUND
- △ IRON 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 Date: 10/31/2022
 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 PROPERTY TRANSFER

BEING S.D. 1 & S.D. 5 OF LOT 457 & ALL OF LOT 458 OF THE CONSECUTIVELY NUMBERED LOTS IN THE CITY OF MANSFIELD RICHLAND COUNTY, OHIO

DRAWN HCG	CHECKED NBR	SCALE 1" = 30'	DATE 10/31/2022
JOB NO: SM-5769			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

October 31, 2022

LEGAL DESCRIPTION

Situated in the City of Mansfield, County of Richland, State of Ohio, and being S.D. 1 and S.D. 5 of Lot 457 and all of Lot 458 of the consecutively numbered lots in said City and being the lands conveyed to Erica Blevins AKA Erica Boor by official record volume 2733, page 180, official record volume 2604, page 469, and official record volume 2274, page 710 and being more particularly described as follows:

Beginning for the same at an iron pin found and accepted as marking the northeast corner of said Lot 458 and being on the west line of a 20-foot alley;

Thence, the following **NINE** courses:

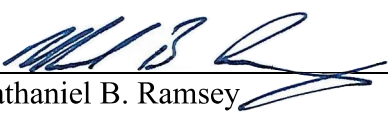
1. **South 02 degrees 43 minutes 07 seconds West, 60.00 feet** along the west line of said 20' alley, the east line of said Lot 458 to an iron pin set in the southeast corner thereof, and being on the north line of a 16-foot alley;
2. **North 86 degrees 53 minutes 23 seconds West, 160.41 feet** along said south line of Lot 458, the north line of said 16' alley, to an iron pin set in a southwesterly corner of said Lot 458, also being on the easterly right of way line of Diamond Street-(60' R/W);
3. **North 21 degrees 22 minutes 47 seconds West, 23.62 feet** along said easterly right of way of Diamond Street, the westerly line of said Lot 458, to an iron pin set marking a point of deflection of said westerly lot line, and being on the east right of way line of South Franklin Avenue-(60' R/W);
4. **North 02 degrees 38 minutes 14 seconds East, 98.50 feet** continuing along the west line of said Lot 458, and the west line of aforementioned Lot 457, also being said east right of way line of South Franklin Avenue to an iron pin set in the northwest corner of said Lot 457, and being on the south right of way line of Home Avenue-(40' R/W);
5. **South 86 degrees 53 minutes 23 seconds East, 74.57 feet** along the north line of said Lot 457, said south right of way line of Home Avenue, to an iron pin found in the northwest corner of a parcel conveyed to Randy F. Kemp by official record volume 2110, page 686 and official record volume 1063, page 6;
6. **South 02 degrees 43 minutes 07 seconds West, 36.41 feet** along the west line of said Kemp parcel to an iron pipe found in the southwest corner thereof;

7. **South 86 degrees 53 minutes 23 seconds East, 35.62 feet** along the south line of said Kemp parcel to an iron pin found on the west line of a parcel conveyed to Christina Boyd by official record volume 1910, page 351;
8. **South 02 degrees 43 minutes 07 seconds West, 23.60 feet** along the west line of said Boyd parcel to an iron pin found in the southwest corner thereof, said iron pin also being on the north line of aforementioned Lot 458;
9. **South 86 degrees 53 minutes 23 seconds East, 60.00 feet** along the south line of said Boyd parcel, the south line of a parcel conveyed to JLM Properties and Holdings LLC by official record volume 2642, page 845, also being the north line of said lot 458, to the **Place of Beginning** and containing a total of 0.3538 of an acre (15,412.66 square feet), more or less, of which 2713.80 square feet are located within said S.D. 1 of Lot 457, 2598.38 square feet are located within said S.D.5 of Lot 457, and 10,100.48 square feet are located within said Lot 458, 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 October, 2022 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.


 Nathaniel B. Ramsey
 Professional Surveyor No. 8396
 For Ramsey Surveying
 SM-5769_LEGAL.docx



NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE

EAK 11-10-22

INITIAL & DATE

OO-379