

RUSSELL ROAD-(60' R/W)

P.O.B.

N 89°08'24" E
75.19'

PART LOT #9796

0.310 AC.
13504.98 Sq. Ft.

N 00°33'58" W 179.56'
S 00°33'58" E 179.66'

PART LOT #9797

LYNN P. JONES
ORV. 1991, PG. 261

PART LOT #9796

JAMES M. DIEHL, JR. &
KIMBERLY E. TAYLOR DIEHL
ORV. 2944, PG. 154

MATTHEW BOLIN
ORV. 3010, PG. 5349

S 89°12'46" W
75.19'

PART LOT #9800

PART LOT #9801

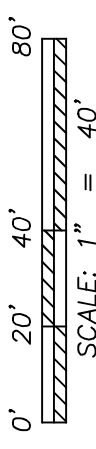
PART LOT #9801

PART LOT #9800



LEGEND

- IRON PIPE FOUND
- ⊗ IRON PIN 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

05/09/2024 Date

RAMSEY SURVEYING
Professional Land Surveying Services

283 Eby Road
Shiloh, Ohio 44678
TEL (419) 512-2396 FAX (419) 512-0399
EMAIL: nramsey@ramsey-surveying.com

SURVEY MADE FOR PROPERTY TRANSFER

**PART OF LOT #9796
PLAT BOOK 11, PAGE 8,
CITY OF MANSFIELD,
RICHLAND COUNTY, OHIO**

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 5-24-24

INITIAL & DATE

QQ-142

DRAWN SOS	CHECKED NR	SCALE 1" = 40'	DATE 05/09/2024
JOB NO: SM-5981		SHEET 1 OF 1	

RAMSEY SURVEYING
Professional Land Surveying Services

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LEGAL DESCRIPTION

May 9, 2024

Situated in the State of Ohio, County of Richland, City of Mansfield; being a part of Lot 9796 as recorded in plat book 11, page 8, being the lands conveyed to Matthew Bolin by official record volume 3010, page 5349 of the Richland County Recorder's records, and being more particularly described as follows:

Beginning for the same at an iron pin set in the northwest corner of said Lot 9796, also being on the south existing right of way line of Russell Road-(60' R/W);


Thence, the following **FOUR** Courses:

1. **North 89 degrees 08 minutes 24 seconds East, 75.19 feet** along the north line of said Lot, and said south right of way line, to an iron pipe found in the northwest corner of a parcel conveyed to James M. Diehl, Jr. & Kimberly E. Taylor Diehl by official record volume 2944, page 154;
2. **South 00 degrees 33 minutes 58 seconds East, 179.66 feet**, along the west line of said Diehl parcel to an iron pipe found in the southwest corner thereof, said iron pipe also being on the south line of the aforementioned Lot 9796;
3. **South 89 degrees 12 minutes 46 seconds West, 75.19 feet** along the south line of said Lot to an iron pin set in the southwest corner thereof;
4. **North 00 degrees 33 minutes 58 seconds West, 179.56 feet**, along the west line of said Lot to the **Place of Beginning**, and containing a total of 0.310 of an acre (13504.98 Sq. Ft.), more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

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

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

According to a survey made in May 2024 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.



Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5981_Legal.docx



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 5-24-24

INITIAL & DATE

QQ-142