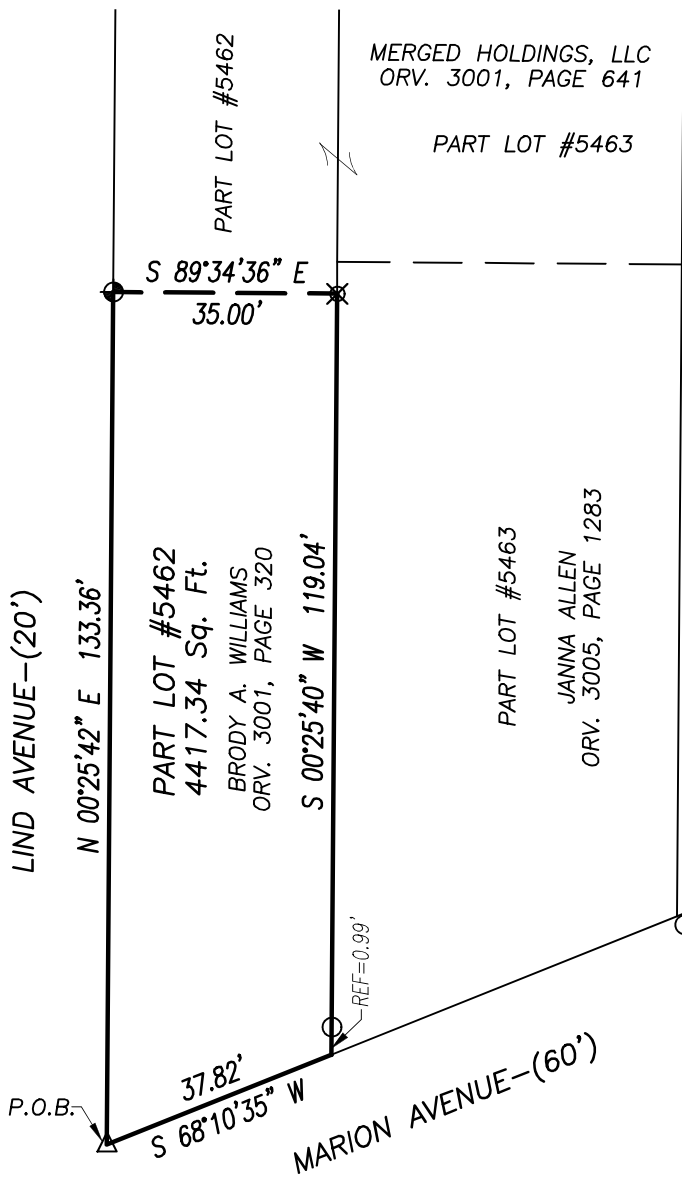


NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

**EAK 8-29-24**

INITIAL & DATE

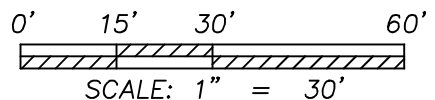
**QQ-237**



**REFERENCE DOCUMENTS:**  
PLAT BOOK 5, PAGE 24  
PLAT BOOK 7, PAGE 6

**LEGEND**

- ⊗ 5/8" IRON PIN FOUND WITH I.D. CAP STAMPED "CRAIG 8195"
- ⊕ SURVEY SPIKE FOUND
- IRON PIPE FOUND
- △ MAGNAIL SPIKE SET-(2" IN LENGTH)
- 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

08/20/2024  
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 AT THE REQUEST OF  
FOR PROPERTY TRANSFER**

**PART OF LOT #5462  
OF THE CONSECUTIVELY NUMBERED  
LOTS IN THE CITY OF MANSFIELD,  
RICHLAND COUNTY, OHIO**

DRAWN NBR	CHECKED NBR	SCALE 1" = 30'	DATE 08/20/2024
JOB NO: SM-6045			SHEET 1 OF 1

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**LEGAL DESCRIPTION**

August 20, 2024

**Situated** in the State of Ohio, County of Richland, City of Mansfield; being a part of Lot 5462 of the consecutively numbered lots in said city, and being a parcel conveyed to Brody A. Williams by official record volume 3001, page 320 of the Richland County Recorder's records, and being more particularly described as follows:

**Beginning** for the same at a Magnail spikes set marking the southwest corner of said Lot 5462, also marking the intersection of the north existing right of way line of Marion Avenue-(60' R/W) with the east existing right of way line of Lind Avenue-(20' R/W);

Thence, the following **FOUR** Courses:

1. **North 00 degrees 25 minutes 42 seconds East, 133.36 feet** along the east line of Lind Avenue to a survey spike found in the southwest corner of a parcel conveyed to Merged Holdings, LLC by official record volume 3001, page 641;
2. **South 89 degrees 34 minutes 36 seconds East, 35.00 feet**, along a south line of said Merged Holdings parcel to an iron pin found in a southeast corner thereof, said iron pin also being on the west line of a part of Lot 5463, a parcel conveyed to Janna Allen b official record volume 3005, page 1283;
3. **South 00 degrees 25 minutes 40 seconds West, 119.04 feet** along said west line of Lot 5463 to a point in the southwest corner thereof, also being on the aforementioned north existing right of way line of Marion Avenue, and passing through an iron pipe found for reference at 118.05 feet;
4. **South 68 degrees 10 minutes 35 seconds West, 37.82 feet**, along said north existing right of way line of Marion Avenue to the **Place of Beginning**, and containing 4417.34 square feet, 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", Magnail spikes set are 2" in length.

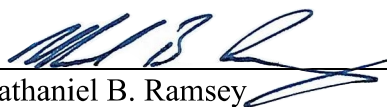
According to a survey made in August 2024 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

**EAK 8-29-24**

INITIAL & DATE

**QQ-237**

  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-6045 Legal.docx

