

PARK AVENUE WEST-(60')

SHERMAN AVENUE-(60')

S 89°02'46" E

62.85' P.O.B.

PAUL E. MCLAUGHLIN
ORV. 4, PG. 463

ALLIE L. NICOLAS &
LAUREN T. LINDHOUT
ORV. 2994, PG. 3444

SURVEY FOR
TRANSFER
9516.75 Sq. Feet

LOT #4115

PART LOT
#4117

PART LOT
#4116

N 00°50'14" E 170.30'

S 00°50'14" W 126.61'

L-1

S 56°43'02" E
0.32'

L-2

PART LOT
#4116

PART LOT
#4117

ERIC D. DESCHNER &
RENEE L.W. DESCHNER
ORV. 310, PG. 704

L-3

LOT #4118

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 9-16-24

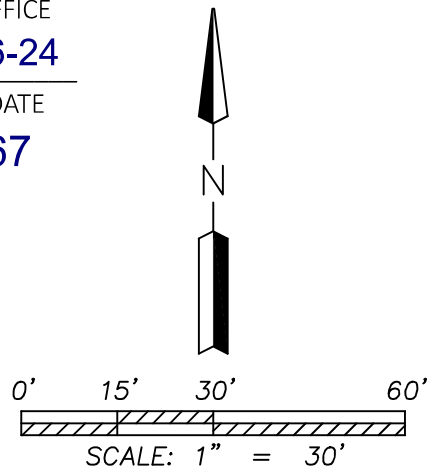
INITIAL & DATE

QQ-267

LINE	BEARING	DISTANCE
L-1	S 89°24'50" W	27.00'
L-2	S 00°50'14" W	42.00'
L-3	S 89°24'50" W	35.87'

LEGEND

- ⊗ FENCE POST FOUND
- ⊗ 5/8" IRON PIN FOUND WITH I.D. CAP STAMPED "STEVENS-7052"
- IRON PIN/PIPE 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
For Ramsey Surveying

08/30/2024
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 FOR PROPERTY
TRANSFER**

**BEING PART OF LOT #4116, AS RECORDED IN PLAT BOOK
5, PAGE 13, IN THE CITY OF MANSFIELD,
RICHLAND COUNTY, OHIO**

DRAWN TAR	CHECKED NBR	SCALE 1" = 30'	DATE 08/30/2024
JOB NO: SM-6048			SHEET 1 OF 1

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LEGAL DESCRIPTION

August 30, 2024

Situated in the State of Ohio, County of Richland, City of Mansfield; being a part of Lot 4116 of the consecutively numbered lots in said city, as recorded in plat book 5, page 13, and being a parcel conveyed to Paul E. McLaughlin by official record volume 4, page 463 of the Richland County Recorder's records, and being more particularly described as follows:

Beginning for the same at an iron pipe found and accepted as marking the northeast corner of said Lot 4116, also being on the south existing right of way line of Park Avenue West-(60' R/W);

Thence, the following **SIX** Courses:


1. **South 00 degrees 50 minutes 14 seconds West, 126.61 feet** along the east line of said Lot 4116, the west line of Lot 4117, to a point on the north line of a parcel conveyed to Eric D. Deschner and Renee L.W. Deschner by official record volume 310, page 704, said point being referenced by a fence post found South 56 degrees 43 minutes 02 seconds East, 0.32 feet therefrom;
2. **South 89 degrees 24 minutes 50 seconds West, 27.00 feet** along the north line of said Deschner parcel to an iron pin set in the northwest corner thereof;
3. **South 00 degrees 50 minutes 14 seconds West, 42.00 feet** along the west line of said Deschner parcel to an iron pin set in the southwest corner thereof, also being on the north line of Lot 4118;
4. **South 89 degrees 24 minutes 50 seconds West, 35.87 feet** along said north line of Lot 4118 to an iron pin set in the southeast corner of Lot 4115;
5. **North 00 degrees 50 minutes 14 seconds East, 170.30 feet** along the east line of said lot 4115 to an iron pipe found in the northeast corner, said iron pipe also being on the aforementioned south existing right of way line of Park Avenue West.
6. **South 89 degrees 02 minutes 46 seconds East, 62.85 feet** along said south existing right of way line, the north line of Lot 4116, to the **Place of Beginning**, and containing 9516.75 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"

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 9-16-24


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-6048 Legal.docx



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