

BLYMYER AVENUE (50' R/W)

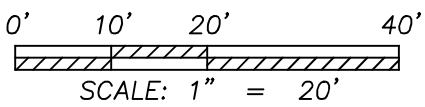
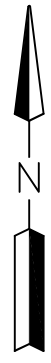
BLYMYER AND BLACK'S ADDITION
(PV. 6, PG 16)

ALLEY-(16')



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 10-28-24

INITIAL & DATE
QQ-307



- LEGEND**
- IRON PIPE FOUND
 - △ RAILROAD SPIKE 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* 10/15/2024
Nathaniel B. Ramsey, P.S. #8396 Date
For Ramsey Surveying

RAMSEY SURVEYING Professional Land Surveying Services			
<small>283 Eby Road Shiloh, Ohio 44878 TEL (419) 512-2596 FAX (419) 522-0399 EMAIL nramsey@ramsey-surveying.com</small>			
SURVEY MADE FOR PROPERTY TRANSFER			
PART OF LOT 4420 AND PART OF LOT 4421 OF THE CONSECUTIVELY NUMBERED LOTS IN THE CITY OF MANSFIELD, RICHLAND COUNTY, OHIO			
<small>DRAWN SDS</small>	<small>CHECKED NBR</small>	<small>SCALE 1" = 20'</small>	<small>DATE 10/15/2024</small>
JOB NO: SM-6087			SHEET 1 OF 1

LEGAL DESCRIPTION

October 15, 2024

Situated in the City of Mansfield, County of Richland, State of Ohio, being part of Lot #4420 and part of Lot #4421 of the consecutively numbered lots in said city, being a part of the Blymyer and Black's Addition as recorded in plat volume 6, page 16, being the lands conveyed to Stronger by Choice by official record volume 2929, page 722, and being more particularly described as follows:

Commencing at the southwest corner of said Lot #4421, also being on the east existing right of way line of Blymyer Avenue-(50' R/W) and being referenced by iron pipe found North 00 degrees 13 minutes 01 second East, 25.00 feet therefrom;

Thence, **North 00 degrees 13 minutes 01 second East, 25.00 feet** along the west line of said Lot #4421, also being said east existing right of way line of Blymyer Avenue, to an iron pipe found in the northwest corner of parcel of land conveyed to Kiley Harris by official record volume 2993, page 5830, said iron pipe being the **Place of Beginning** of the parcel herein described;

Thence, the following **FOUR** courses:

1. **North 00 degrees 13 minutes 01 second East, 49.97 feet** continuing along said west line of Lot 4421 and the west line of the aforementioned Lot 4420, also being said east existing right of way line of Blymyer Avenue, to an iron pin set in the southwest corner of a parcel conveyed to Joyce Ann Weinberger by official record volume 3000, page 2055;
2. **South 89 degrees 11 minutes 03 seconds East, 123.19 feet** along the south line of said Weinberger parcel to an iron pin found in the southeast corner thereof, being on the east line of said Lot 4420, also being the west line of an Alley-(16');
3. **South 00 degrees 36 minutes 26 seconds West, 50.01 feet** along said east line of Lot 4420, the east line of said Lot 4421, also being said west line of the Alley, to a point in the northeast corner of the aforementioned Harris parcel, being referenced by an iron pipe found North 11 degrees 40 minutes 53 seconds East, 0.43 feet therefrom;
4. **North 89 degrees 09 minutes 51 seconds West, 122.85 feet** along the north line of said Harris parcel, to the **Place of Beginning**, and containing a total of 6149.98 square feet, more or less, of which 3074.99 sf are located within said part Lot #4420, and 3074.99 sf are located within said Lot #4421, and subject to all legal highways, leases, servitudes, use restrictions, and easements of record.

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

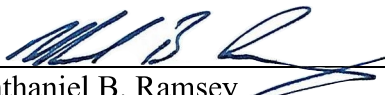
Iron pins set are 5/8" rebar with cap stamped "Ramsey S-8396"

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

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Professional Surveyor No. 8396
For Ramsey Surveying
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