

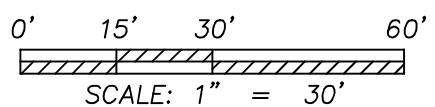
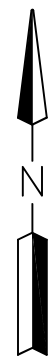
BROOKWOOD WAY-(60' R/W)

BROOKWOOD SUBDIVISION
PV 16, PG. 20



- LEGEND**
- IRON PIPE FOUND
 - △ MAGNAIL SPIKE FOUND
 - ⊙ IRON PIN FOUND

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 10-28-24
INITIAL & DATE
QQ-309



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: *NBR* 10/14/2024
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			
BEING PART OF LOT #16225 AND PART OF LOT #16226 OF THE CONSECUTIVELY NUMBERED LOTS IN THE CITY OF MANSFIELD, RICHLAND COUNTY, OHIO			
<small>DRAWN TAR</small>	<small>CHECKED NBR</small>	<small>SCALE 1" = 30'</small>	<small>DATE 10/14/24</small>
JOB NO: SM-6073			SHEET 1 OF 1

LEGAL DESCRIPTION

October 14, 2024

Situated in the City of Mansfield, County of Richland, State of Ohio, being part of Lot #16226 and part of Lot #16225, formerly Lot #95 and Lot #94 in Brookwood Subdivision as recorded in plat volume 16 page 20, and being the lands conveyed to Thomas and Esther Farley by official record volume 1338, page 0892, being more particularly described as follows:


Beginning for the same at an iron pipe found and accepting as marking the southwest corner of Lot #17318, a parcel conveyed to Gaynelle Hildebrand by official record volume 2789, page 352, also being on the east existing right of way line of Brookwood Way-(60' R/W);

Thence, the following **FOUR** courses:

1. **North 88 degrees 45 minutes 30 seconds East, 139.71 feet** along south line of said Lot #17318, to an iron pin found in the northwest corner of a parcel conveyed to 84 LaSalle, LLC. by official record volume 2888, page 360;
2. **South 00 degrees 10 minutes 57 seconds West, 91.76 feet** along the west line of said 84 LaSalle LLC. parcel to an iron pin found in the northeast corner of a parcel conveyed to Daniel and Brittany Johnson by official record volume 3003, page 5163;
3. **South 88 degrees 47 minutes 14 seconds West, 139.73 feet** along the north line of said Johnson parcel to an Magnail spike found in the northwest corner thereof, also being on the aforementioned east existing right of way line of Brookwood Way;
4. **North 00 degrees 11 minutes 58 seconds East, 91.69 feet** along the said east existing right of way line of Brookwood Way, to the **Place of Beginning**, and containing a total of 12811.57 square feet more or less, of which 8498.03 square feet are located within said part Lot #16226, and 4313.54 square feet are located within said part Lot #16225, 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.

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


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
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