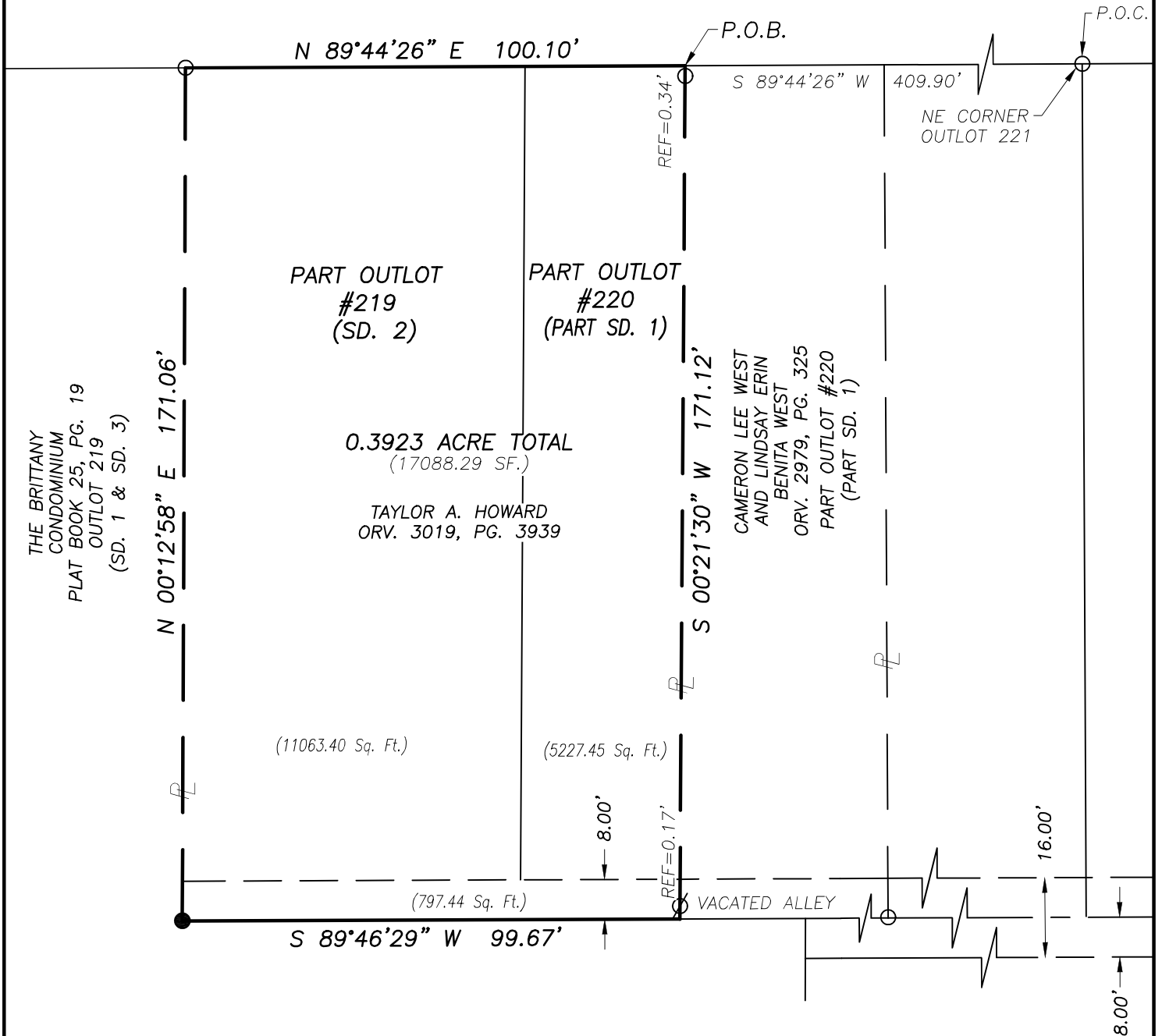


SLOAN AVENUE (50' R/W)



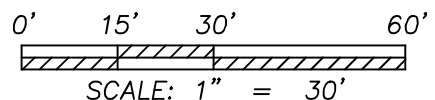
THE BRITANNY  
CONDOMINIUM  
PLAT BOOK 25, PG. 19

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 11-25-24**

INITIAL & DATE  
**QQ-335**

**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* 10/23/2024  
Nathaniel B. Ramsey, P.C. #8396 Date  
For Ramsey Surveying

**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 SD. 2, OUTLOT #219, PART OF SD. 1, OUTLOT #220  
AND PART OF VACATED ALLEY; GRAND VIEW ADDITION TO  
THE CITY OF MANSFIELD (PLAT BOOK 6, PAGE 5)  
CITY OF MANSFIELD, RICHLAND COUNTY, OHIO**

DRAWN TAR	CHECKED NBR	SCALE 1" = 30'	DATE 10/23/2024
JOB NO: SM-6104			SHEET 1 OF 1

**LEGAL DESCRIPTION**

**PART OF OUTLOTS #219 AND #220  
AND PART VACATED ALLEY  
CITY OF MANSFIELD  
RICHLAND COUNTY, OHIO**

October 23, 2024

**Situated** in the City of Mansfield, County of Richland, State of Ohio and being SD. 2, a part of Outlot #219, and a part of SD. 1 of a part of Outlot #220, and part vacated alley, being the lands conveyed to Taylor A. Howard by official record volume 3019, page 3939, being more particularly described as follows:

**Commencing** at an iron pipe found and accepted as marking the northeast corner of Outlot #221 of Grand View Addition to the City of Mansfield, as recorded in Plat volume 6, page 5, said iron pipe also being on the existing south right of way line of Sloan Avenue (50' R/W);


Thence, **South 89 degrees 44 minutes 26 seconds West, 409.90 feet** along the south existing right of way line of said Sloan Avenue to a point in the northwest corner of a parcel conveyed to Cameron Lee West and Lindsay Erin Benita West by official record volume 2979, page 325 and being the **Place of Beginning** of the parcel herein described;

Thence, the following **FOUR** courses:

1. **South 00 degrees 21 minutes 30 seconds West, 171.12 feet** along the west line of said West parcel to a point in the southwest corner thereof, said point also being on the centerline of a vacated Alley-(16' R/W), the north line of The Brittany Condominium as recorded in plat book 25, page 19, and passing through an iron pipes found for reference at 0.34 feet and 170.95 feet, respectively;
2. **South 89 degrees 46 minutes 29 seconds West, 99.67 feet** along the centerline of said vacated Alley, said north line of The Brittany Condominium, to an iron pin found in an interior corner of The Brittany Condominium;
3. **North 00 degrees 12 minutes 58 seconds East, 171.06 feet** along an east line of said Brittany Condominium, to an iron pipe found in the northeast corner thereof, also being on the south existing right of way of the aforementioned Sloan Avenue;
4. **North 89 degrees 44 minutes 26 seconds East, 100.10 feet** along the said south existing right of way line of said Sloan Avenue to the **Place of Beginning**, containing a total of 0.3923 of an acre (17088.29 Sq. Ft.), more or less, of which 11063.40 Sq. Ft. is within said SD. 2, part of Outlot #219, 5227.45 Sq. Ft. is within said part SD. 1, a part of Outlot #220, and 797.44 Sq. Ft. is within said part vacated Alley 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  
SM-6104\_Legal.docx



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 11-25-24**

INITIAL & DATE  
**QQ-335**