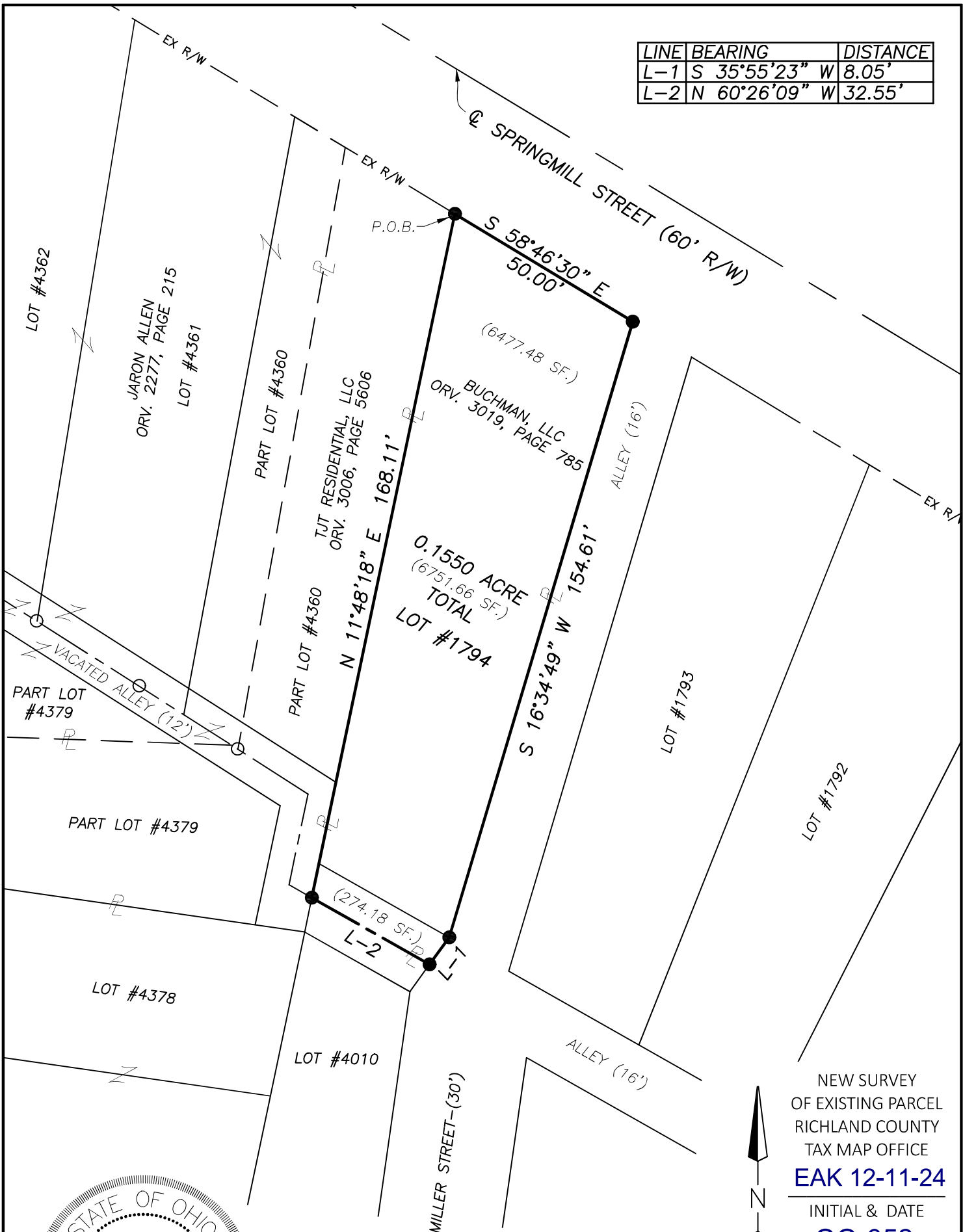


| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L-1 | S 35°55'23" W | 8.05' |
| L-2 | N 60°26'09" W | 32.55' |



- LEGEND**
- IRON PIN FOUND
 - IRON PIN SET-5/8" REBAR SET WITH I.D. CAP STAMPED "RAMSEY S-8396"

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 12-11-24
INITIAL & DATE
QQ-352

SCALE: 1" = 30'

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* 11/11/2024
Nathaniel B. Ramsey, P.S. #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 LOT #1794 OF SMITH AND KING'S SUBDIVISION AND PART OF VACATED ALLEY, PLAT BOOK 2-3, PG. 27, CITY OF MANSFIELD, RICHLAND COUNTY, OHIO

| | | | |
|-----------------|-------------|----------------|-----------------|
| DRAWN SDS | CHECKED NBR | SCALE 1" = 30' | DATE 11/11/2024 |
| JOB NO: SM-6106 | | | SHEET 1 OF 1 |

LEGAL DESCRIPTION

November 14, 2024

Situated in the City of Mansfield, County of Richland, State of Ohio and being known as Lot 1794 and part of a vacated alley in Smith and King's Subdivision as recorded in plat book volume 2-3, page 27, conveyed to Buchman, LLC, by official record volume 3019, page 785, and being more particularly described as follows:

Beginning for the same at an iron pin set in the northwest corner of said Lot 1794, said iron pin also being on the southerly existing right of way line of Springmill Street-(60' R/W);

Thence, the following **FIVE** courses:


1. **South 58 degrees 46 minutes 30 seconds East, 50.00 feet** along the north line of said Lot 1794, said southerly existing right of way line of Springmill Street, to an iron pin set in the northeast corner thereof;
2. **South 16 degree 34 minutes 49 seconds West, 154.61 feet** along the easterly line of said Lot 1794 to an iron pin set in the southeast corner thereof;
3. **South 35 degrees 55 minutes 23 seconds West, 8.05 feet** traversing a vacated 16'-wide alley, to an iron pin set on the centerline thereof;
4. **North 60 degrees 26 minutes 09 seconds West, 32.55 feet** along the centerline of said 16'-wide vacated alley to an iron pin set on the westerly line of the aforementioned Smith and King's Subdivision;
5. **North 11 degree 48 minutes 18 seconds East, 168.11 feet** along the west line of said Smith and King's Subdivision, also a portion of said line being the west line of Lot 1794, to the **Place of Beginning**, and containing a total of 0.1550 of an acre (6751.66 square feet) more or less, of which 6477.48 square feet is located within said Lot #1794, and 274.18 square feet is located within said 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.

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

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

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 12-11-24
INITIAL & DATE


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-6106_Legal.docx



QQ- 352