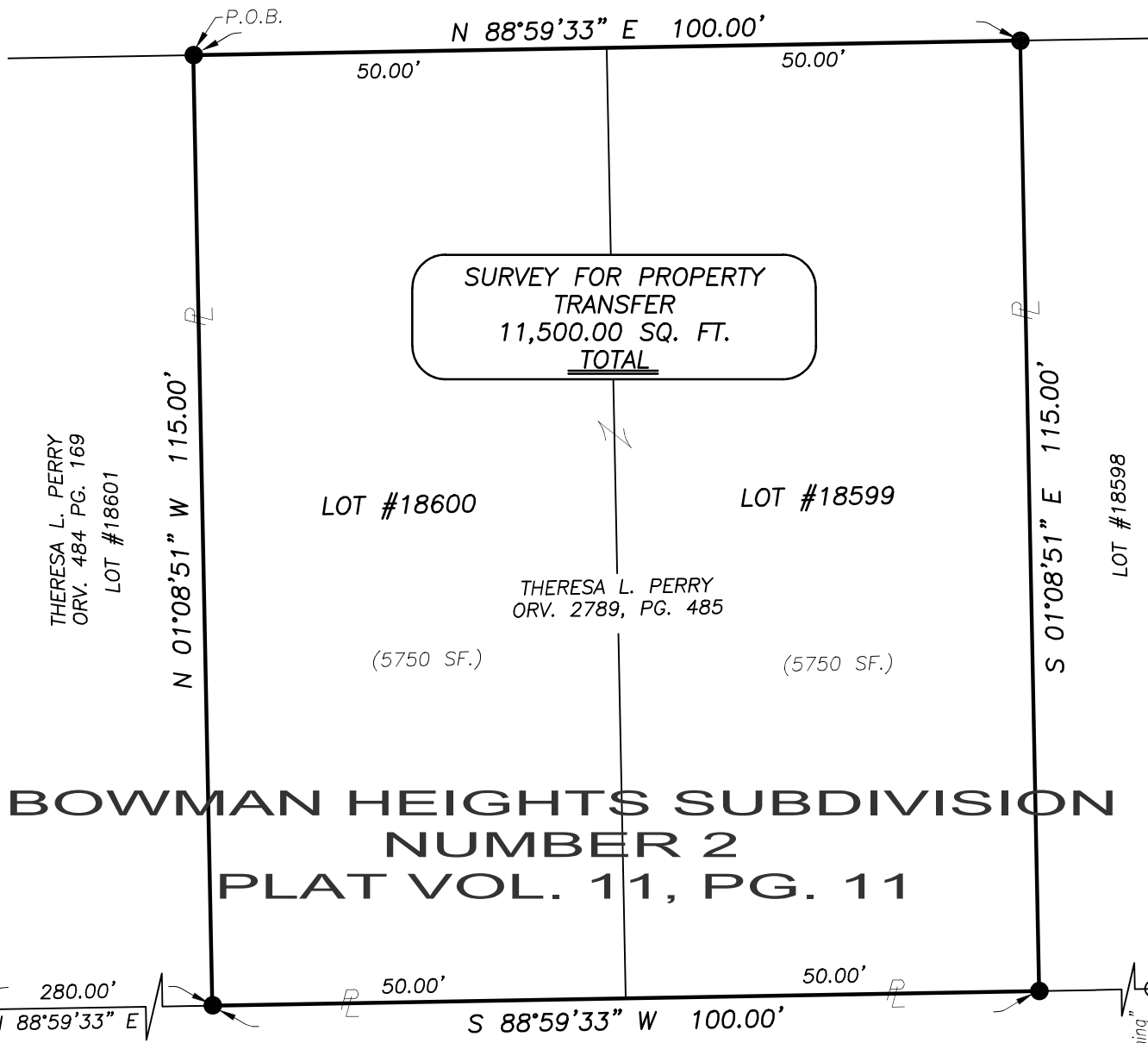


POMERENE ROAD (60' R/W)



SURVEY FOR PROPERTY
TRANSFER
11,500.00 SQ. FT.
TOTAL

LOT #18600

LOT #18599

THERESA L. PERRY
ORV. 2789, PG. 485

(5750 SF.)

(5750 SF.)

**BOWMAN HEIGHTS SUBDIVISION
NUMBER 2
PLAT VOL. 11, PG. 11**

W. Line of SW Corner Sec. 9

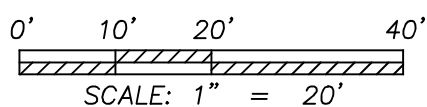
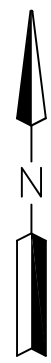
THERESA L. PERRY
ORV. 484 PG. 169
LOT #18601

LOT #18598

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 2-25-25

DOUGLAS FINNEGAN AND
STEPHANIE FINNEGAN
ORV. 2460, PG. 373

INITIAL & DATE
**SEE ATTACHED FOR
CITY APPROVAL
RR-39**



- LEGEND**
- 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, P.S. #8396
For Ramsey Surveying

01/29/2025
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 LOT #18600 AND LOT #18599
OF THE CONSECUTIVELY NUMBERED LOTS IN THE CITY
OF MANSFIELD, RICHLAND COUNTY, OHIO**

DRAWN SDS	CHECKED NBR	SCALE 1" = 20'	DATE 01/29/2025
JOB NO: SM-6134			SHEET 1 OF 1

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

LEGAL DESCRIPTION

January 29, 2025

Situated in the City of Mansfield, County of Richland, State of Ohio and being Lot #18600 and Lot #18599 as conveyed to Theresa L. Perry by official record volume 2789, page 485, and being more particularly described as follows:

Beginning for the same at an iron pin set, marking the northeast corner of Lot #18601, the same also being on the south existing right of way line of Pomerene Road-(60' R/W);

Thence, the following **FOUR** courses:

1. **North 88 degrees 59 minutes 33 seconds East, 100.00 feet** along said south existing right of way line of Pomerene Road to an iron pin set in the northwest corner of Lot #18598;
2. **South 01 degree 08 minutes 51 seconds East, 115.00 feet** along the west line of said Lot #18598 to an iron pin set in the southwest corner thereof, also being on the north line of a parcel conveyed to Douglas Finnegan and Stephanie Finnegan by official record volume 2460, page 373;
3. **South 88 degrees 59 minutes 33 seconds West, 100.00 feet** along the north line of said Finnegan parcel to an iron pin set in the southeast corner of the aforementioned Lot #18601;
4. **North 01 degree 08 minutes 51 seconds West, 115.00 feet** along the east line of said Lot #18601 to the **Place of Beginning**, containing a total of 11,500 square feet, more or less, of which 5750 square feet are located within said Lot 18600, and 5750 square feet are located within said Lot 18599, 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 plastic cap stamped "Ramsey S-8396"

According to a survey made in January 2025 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.



Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-6134_Legal.docx



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 2-25-25
INITIAL & DATE
RR-39