

DEAN ROAD (50' R/W)

N 00°16'54" W  
1.00'

N 89°34'54" E 50.00'

P.O.B.

PART LOT 18202

KENNETH R. CLINE  
ORV. 3020, PG. 2041

0.1493 Acres  
(6504.30 SF.)

PART LOT 18202

JASON ROSE  
ORV. 3010, PG. 4475

PART LOT 18203

KATHY R. ZICKEFOOSE  
ORV. 3023, PG. 4355

N 00°16'54" W 130.06'

S 00°16'54" E 130.12'

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

**EAK-3-19-25**

INITIAL & DATE

**RR-69**

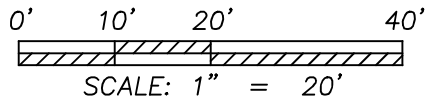
S 89°38'54" W 50.00'

PART LOT 18202

PART LOT 18202

**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

02/26/2025  
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 AT THE REQUEST OF  
JASON ROSE**

**BEING A PART OF LOT 18202  
IN THE CITY OF MANSFIELD  
RICHLAND COUNTY, OHIO**

DRAWN SDS	CHECKED NBR	SCALE 1" = 20'	DATE 02/26/2025
JOB NO: SM-6154			SHEET 1 OF 1

**LEGAL DESCRIPTION**

**PART OF LOT #18202  
CITY OF MANSFIELD  
RICHLAND COUNTY, OHIO**

February 26, 2025

**Situated** in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot #18202, a parcel conveyed to Jason Rose by official record volume 3010, page 4475, and being more particularly described as follows:


**Beginning** for the same at an iron pin found and accepted as marking the northwest corner of Lot #18203, the northwest corner of a parcel conveyed to Kathy R. Zickefoose by official record volume 3023, page 4355, said iron pin also being on the existing south right of way line of Dean Road-(50' R/W);

Thence, the following **FOUR** courses:

1. **South 00 degrees 16 minutes 54 seconds East, 130.12 feet** along the west line of said Lot 18203, the west line of said Zickefoose parcel, to an iron pin found in the southwest corner thereof, also being in a northeast corner of a parcel conveyed to Kenneth R. Cline by official record volume 3020, page 2041;
2. **South 89 degrees 38 minutes 54 seconds West, 50.00 feet** along a north line of said Cline parcel to an iron pin set in an existing interior thereof;
3. **North 00 degrees 16 minutes 54 seconds West, 130.06 feet** along an east line of said Cline parcel to a point in a northeast corner thereof, also being on the south existing right of way line of the aforementioned Dean Road, and being referenced by an iron pin set North 00 degrees 16 minutes 54 seconds West, 1.00 foot therefrom;
4. **North 89 degrees 34 minutes 54 seconds East, 50.00 feet** along said south existing right of way line of Dean Road to the **Place of Beginning**, containing a total of 0.1493 of an acre (6504.30 Sq. Ft.), more or less, 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 February 2025 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-6154\_Legal



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OF EXISTING PARCEL  
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