

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 3-19-25
INITIAL & DATE
RR-70

NOTES & PERTINENT DOCUMENTS:

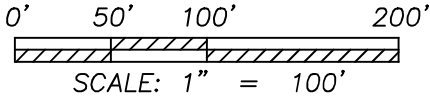
- Logan Road right of way width is per taxmap office records.
- SURVEY F-2-20
- SURVEY F-1-29
- SURVEY PP-102
- SURVEY Q-312

LEGEND

- O. OBSERVED
- D. DEED
- IRON PIPE FOUND
- ⊘ IRON PIN FOUND
- △ RAILROAD SPIKE FOUND
- IRON PIN SET-5/8" REBAR SET WITH I.D. CAP STAMPED "RAMSEY S-8396"



① JENNIFER A. CALLAND AND LINDSAY S. MAVES
ORV. 3022, PG. 4774



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 Date: 03/05/2025
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

PART OF THE NORTHWEST QUARTER OF SECTION 4, CITY OF MANSFIELD T-20 N, R-18 W RICHLAND COUNTY, OHIO

DRAWN SDS	CHECKED NBR	SCALE 1" = 100'	DATE 03/05/2025
JOB NO: SM-6156			SHEET 1 OF 1

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LEGAL DESCRIPTION

**PART OF THE NW QUARTER SECTION 4
T-20 N, R-18 W
CITY OF MANSFIELD
RICHLAND COUNTY, OHIO**

March 5, 2025

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of the Northwest Quarter Section 4, Township 20-North, Range 18-West, being a parcel conveyed to Jennifer A. Calland and Lindsay S. Maves by official record volume 3022, page 4774, being more particularly described as follows:

Commencing at an iron pipe found and accepted as marking the northeast corner of said Quarter, also marking the northeast corner of a parcel conveyed to The Mansfield Christian School by official record volume 2961, page 632 (deed parcel 2);

Thence, **South 88 degrees 44 minutes 05 seconds West, 648.98 feet** along the north line of said Quarter and the north line of said Mansfield Christian School parcel to a point in the northwest corner of said parcel (deed parcel 2), being referenced by an iron pin found North 01 degree 39 minutes 56 seconds West, 0.51 feet therefrom;

Thence, **South 01 degree 39 minutes 56 seconds East, 1458.81 feet** along the west line of said Mansfield Christian School parcel (deed parcel 2) to an iron pin set in a southeast corner of a parcel conveyed to Mansfield Christian School by official record volume 98, page 721, and being the **Place of Beginning** of the parcel herein described;

Thence, the following **FOUR** Courses:


1. **South 01 degree 39 minutes 56 seconds East, 164.50 feet** continuing along the west line of said Mansfield Christian School parcel (deed parcel 2) to a point in the southwest corner thereof, being on the centerline of Logan Road (50' R/W), and passing through an iron pipe found for reference at 144.69 feet;
2. **North 87 degrees 01 minute 17 seconds West, 95.31 feet** along said centerline of Logan Road to a point in a southeast corner of the aforementioned Mansfield Christian School parcel;
3. **North 01 degree 39 minutes 56 seconds West, 156.78 feet** along an east line of said Mansfield Christian School parcel to an iron pin set in an existing interior corner thereof, passing through an iron pin set for reference at 25.08 feet;

4. **North 88 degrees 20 minutes 04 seconds East, 95.00 feet** along a south line of said Mansfield Christian School parcel to the **Place of Beginning**, containing 0.3503 of an acre (15261 SF.), 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.

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

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


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-6156_Legal.docx



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