

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

**PART OF LOT 20461 & PART OF LOT 20462
CITY OF MANSFIELD
RICHLAND COUNTY, OHIO**

March 17, 2025

Situated in the City of Mansfield, County of Richland, State of Ohio and being part of Lot 20461 and part of Lot 20462 of the consecutively numbered lots in said City, conveyed to Brian and Amy Glenn by official record volume 1771, page 93, and being more particularly described as follows:

Beginning for the same at an iron pipe found in the northwest corner of Lot 20460, and being on the southerly existing right of way line of Forest Drive-(60' R/W);


Thence, the following **SIX** courses:

1. **South 00 degrees 06 minutes 47 seconds West, 100.00 feet** along the west line of said Lot 20460 to an iron pipe found in the northeast corner of a parcel conveyed to Kathy A. Delozier by official record volume 917, page 620;
2. **North 89 degrees 50 minutes 38 seconds West, 49.87 feet** along the north line of said Delozier parcel to an iron pin found in the northwest corner thereof and being on the west line of aforementioned Lot 20461;
3. **South 00 degrees 06 minutes 04 seconds West, 50.85 feet** along the west line of said Delozier parcel, said west line of Lot 20461 to a point in the southwest corner thereof and being on the north line of Lot 20459, passing through an iron pipe found for reference at 50.08 feet;
4. **South 89 degrees 14 minutes 34 seconds West, 40.31 feet** along said north line of Lot 20459 to a point being the southeast corner of a parcel conveyed to Glenna W. Sheaffer by official record volume 652, page 824;
5. **North 00 degrees 10 minutes 42 seconds East, 152.42 feet** along the east line of said Sheaffer parcel to an iron pipe found in the northeast corner thereof and being on the aforementioned existing southerly right of way line of Forest Drive, passing through an iron pin found for reference at 0.34 feet;

6. **South 89 degrees 15 minutes 07 seconds East, 90.00 feet** along said existing southerly right of way line of Forest Drive to the **Place of Beginning**, containing a total of 11,107.31 square feet, of which 5000.97 square feet is within Lot 20461 and 6106.34 square feet is within Lot 20462, 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.

This description is based on notes from a survey conducted May 2023 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5834_Legal.docx



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 4-1-25

INITIAL & DATE

RR-81