

N 89°39'52" E 112.00'
EX R/W

(2803.46 Sq. Ft.)

(2804.82 Sq. Ft.)

LORI S. FEENEY
ORV. 804, PG. 98

S 89°41'22" W 112.00'

CHARLES C. &
BEVERLY J. SKILES
DV. 732, PG. 504

50.10'

50.10'
S 00°05'46" E

—

PART LOT #4353

PART LOT #4353

WEIGLER 1141

WESTWOOD AVENUE-(40' R/W)

N 00°05'46" W

 $R-\Delta$

EX R/W

LOT #4348

LOT #4349

LOT #4350

EX R/W

EXOR/W -

HIGHLAND AVENUE-(60' R/W)

EAK 4-2-25

INITIAL & DATE

RR-86

○ IRON PIPE FOUND

Δ IRON PIN FOUND

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



0' 15' 30' 60'

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, P.S. #8396
For Ramsey Surveying

03/19/2025

Date

LINE	BEARING	DISTANCE
R-1	S 89°41'22" W	0.07'
R-2	N 63°03'29" E	0.40'

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
LORI S. FEENEY*

**PART OF LOT 4348 AND PART OF LOT 4349 OF THE
CONSECUTIVELY NUMBERED LOTS IN THE CITY OF
MANSFIELD, RICHLAND COUNTY, OHIO**

DRAWN NBR	CHECKED NBR	SCALE 1" = 30'	DATE 03/19/2025
		JOB NO: SM-6165	SHEET 1 OF 1

LEGAL DESCRIPTION

**PART OF LOT #4348
PART OF LOT #4349
CITY OF MANSFIELD
RICHLAND COUNTY, OHIO**

March 19, 2025

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot #4348 and a part of Lot 4349 as recorded in plat volume 6, page 2, and being a parcel conveyed to Lori S. Feeney by official record volume 804, page 98, and being more particularly described as follows:


Beginning for the same at an iron pin set in the northwest corner of said Lot #4348, said iron pin also marking the intersection of the east existing right of way line of Westwood Avenue with the south existing right of way line of a 16'-wide alley;

Thence, the following **FOUR** courses:

1. **North 89 degrees 39 minutes 52 seconds East, 112.00 feet** along the south line of said Alley, to a point in the northeast corner of said Lot 4349, being referenced by an iron pin found North 63 degrees 03 minutes 29 seconds East, 0.40 feet therefrom;
2. **South 00 degrees 05 minutes 46 seconds East, 50.10 feet** along the east line of said Lot 4349 to an iron pin found in the northeast corner of a parcel conveyed to Charles C. & Beverly J. Skiles by deed volume 732, page 504;
3. **South 89 degrees 41 minutes 22 seconds West, 112.00 feet** along the north line of said Skiles parcel to a point in the northwest corner thereof, said point also being on the aforementioned east existing right of way line of Westwood Avenue, and being referenced by an iron pin found South 89 degrees 41 minutes 22 seconds West, 0.07 feet therefrom;
4. **North 00 degrees 05 minutes 46 seconds West, 50.05 feet** along said east existing right of way line of Westwood Avenue to the **Place of Beginning**, containing a total of 5608.28 Sq. Ft., more or less, of which 2803.46 sq. ft are located within said part of Lot 4348, and 2804.82 sq. ft. are located within said part of Lot 4349, 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 March 2025 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.


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



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 4-20-25

INITIAL & DATE

RR-90