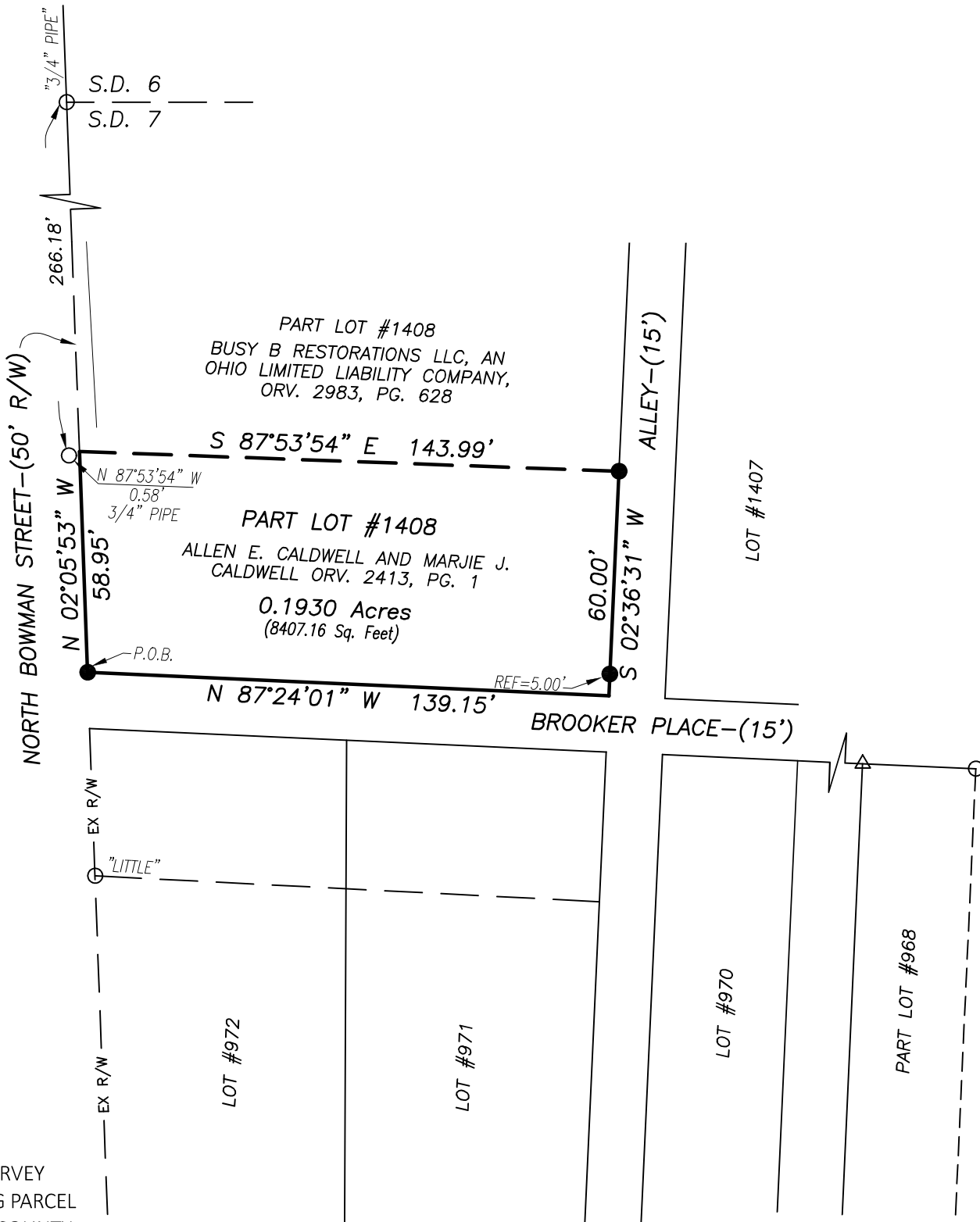




NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 4-10-26

INITIAL & DATE

SS-80

LEGEND

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

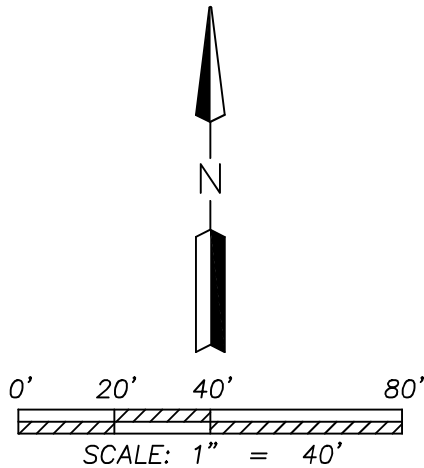
Distances shown hereon are expressed in feet and decimal parts thereof.

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

03/20/2026
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 A PART OF LOT #1408
PLAT VOLUME 2-3, PG. 4
CITY OF MANSFIELD,
RICHLAND COUNTY, OHIO**

DRAWN JTB	CHECKED	SCALE 1" = 40'	DATE 03/20/2026
JOB NO: SM-6370			SHEET 1 OF 1



RAMSEY SURVEYING

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Shiloh, Ohio 44878
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LEGAL DESCRIPTION

PART LOT #1408 CITY OF MANSFIELD RICHLAND COUNTY, OHIO

March 20, 2026

Situated in the City of Mansfield, County of Richland, State of Ohio, being a part of Lot #1408 as recorded in plat volume 2-3, page 4, and being a parcel conveyed to Allen E. Caldwell and Marjie J. Caldwell by official record volume 2413, page 1 and being more particularly described as follows:

Beginning for the same at an iron pin set marking the southwest corner of Lot #1408, also marking the intersection of the east existing right of way line of North Bowman Street-(50'R/W) with the north existing right of way line of Brooker Place-(15'R/W);

Thence, the following **FOUR** Courses:

1. **North 02 degree 05 minutes 53 seconds West, 58.95 feet** along the west line of said Lot #1408, said east existing right of way line of North Bowman Street, to a point in the southwest corner of a parcel conveyed to Busy B Restorations LLC, by official record volume 2983, page 628, being referenced by a 3/4" iron pipe found north 87 degrees 53 minutes 54 seconds West, 0.58 feet therefrom;
2. **South 87 degrees 53 minutes 54 seconds East, 143.99 feet** along the south line of said Busy B Restorations LLC parcel to an iron pin set in the southeast corner thereof, said iron pin also being on the east line of the aforementioned Lot #1408, and the west existing right of way line of an unnamed 15-foot wide alley;
3. **South 02 degrees 36 minutes 31 seconds West, 60.00 feet** along the east line of said Lot #1408, the west existing right of way line of said unnamed 15-foot wide alley to a point in the southeast corner of said Lot #1408, said point also being the intersection of said west existing right of way line with the aforementioned north existing right of way line of Brooker Place, and passing through an iron pin set for reference at 55.00 feet;
4. **North 87 degrees 24 minutes 01 second West, 139.15 feet** along the south line of said Lot #1408, said north existing right of way line of Brooker Place, to the **Place of Beginning**, containing a total of 0.1930 of an acre (8407.16 Sq. Ft.), more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

Bearings are based on an assumed meridian and are used to express angles only.

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

According to a survey made in March 2026 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
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EAK 4-10-26

INITIAL & DATE

SS-80


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-6370_Legal.docx

