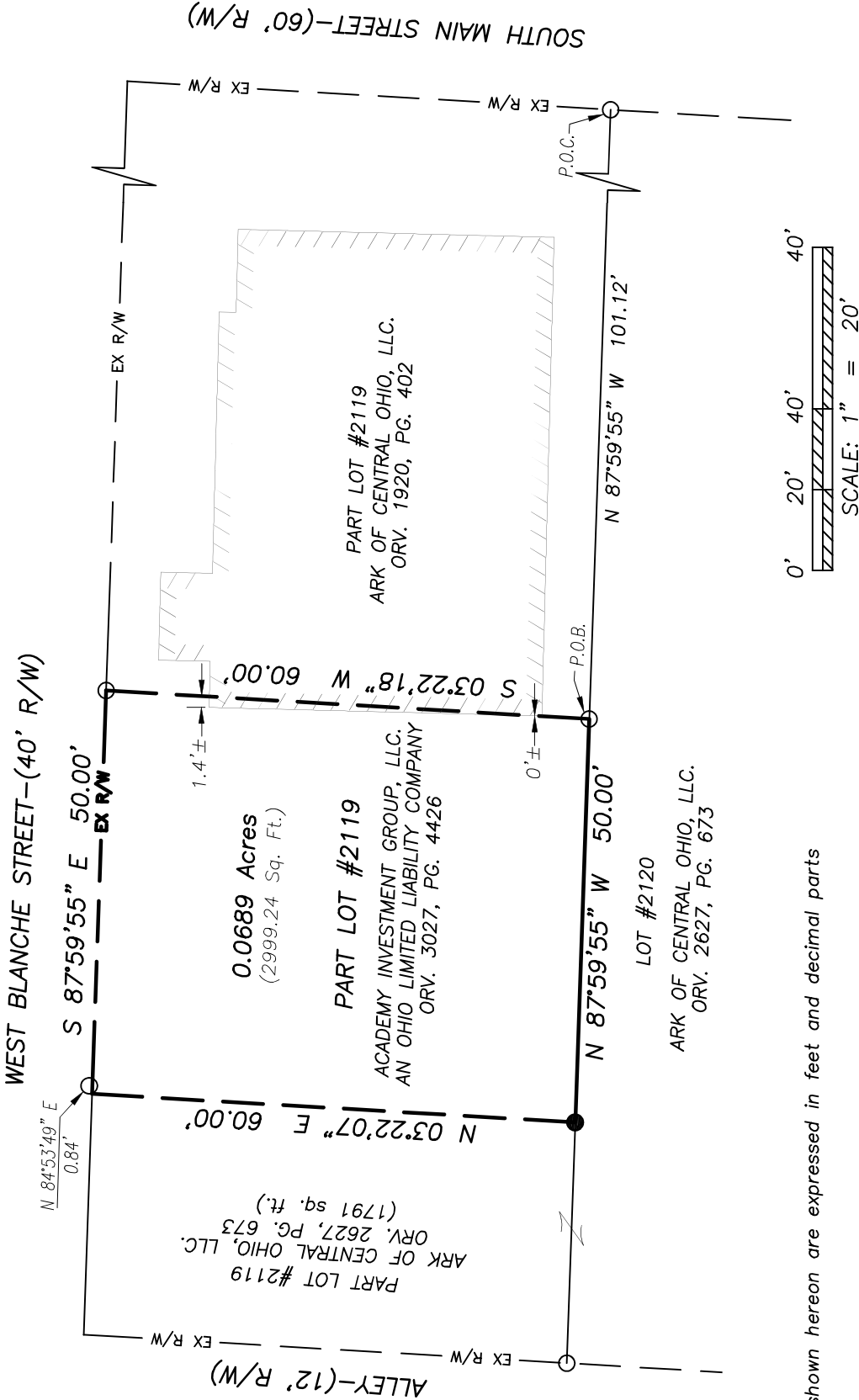




Distances shown hereon are expressed in feet and decimal parts thereof.

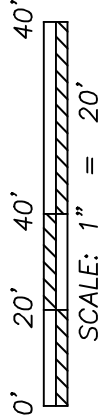
Bearings are to an assumed meridian and are used to express angles only.

CERTIFICATION: I hereby state that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code.

By:  05/12/2026
Nathaniel B. Ramsey, P.S. #8396 Date
For Ramsey Surveying

- REFERENCE DOCUMENTS:
- I-64
 - MM-132
 - AA-233

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



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 5-27-26

INITIAL & DATE
SS-128

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 LOT #2119
CITY OF MANSFIELD
RICHLAND COUNTY, OHIO**

DRAWN JTB	CHECKED	SCALE 1" = 20'	DATE 05/12/2026
JOB NO: SM-6400			SHEET 1 OF 1



RAMSEY

SURVEYING

283 Eby Road
Shiloh, Ohio 44878
TEL (419) 522-0399
EMAIL nramsey@ramsey-surveying.com

LEGAL DESCRIPTION

May 12, 2026

Situated in the City of Mansfield, County of Richland, State of Ohio, being part of lot #2119, conveyed to Academy Investment Group, LLC. An Ohio Limited Liability Company by official record volume 3027, page 4426 and being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the Southeast corner of Lot #2119, said iron pin also marking the southeast corner of a parcel conveyed to Ark of Central Ohio, LLC. by official record volume 1920, page 402, and being on the west existing right of way line of South Main Street-(60' R/W);

Thence, **North 87 degrees 59 minutes 55 seconds West, 101.12 feet** along the south line of said Lot #2119, the south line of said Ark of Central Ohio, LLC parcel to an iron pin found in a southwest corner of said Ark of Central Ohio parcel, and being the **Place of Beginning** of the parcel herein described;

Thence, the following **FOUR** Courses:

1. **North 87 degrees 59 minutes 55 seconds West, 50.00 feet** continuing along said south line of Lot 2119 to an iron pin set in a southeast corner of a record 1791-square-foot parcel conveyed to Ark of Central Ohio, LLC by official record volume 2627, page 673;
2. **North 03 degrees 22 minutes 07 seconds East, 60.00 feet** along the east line of said record 1791-square-foot Ark of Central Ohio, LLC parcel to a point in the northeast corner thereof, said point also being on the north line of the aforementioned Lot #2119, the south existing right of way line of West blanche Street-(40' R/W), and being referenced by an iron pin found for reference North 84 degrees 53 minutes 49 seconds East, 0.84 feet therefrom;
3. **South 87 degrees 59 minutes 55 seconds East, 50.00 feet** along the north line of said Lot #2119, said south existing right of way line of West Blanche Street, to an iron pin found in the Northwest corner of the aforementioned Ark of Central Ohio, LLC parcel (ORV. 1920, pg. 402);
4. **South 03 degrees 22 minutes 18 seconds West, 60.00 feet** along the west line of said Ark of Central Ohio, LLC parcel (ORV. 1920, pg. 402) to the **Place of Beginning**, containing 0.0689 of an acre (2999.24 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 May 2026 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 5-27-26

INITIAL & DATE

SS-128


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-6400_Legal.docx

