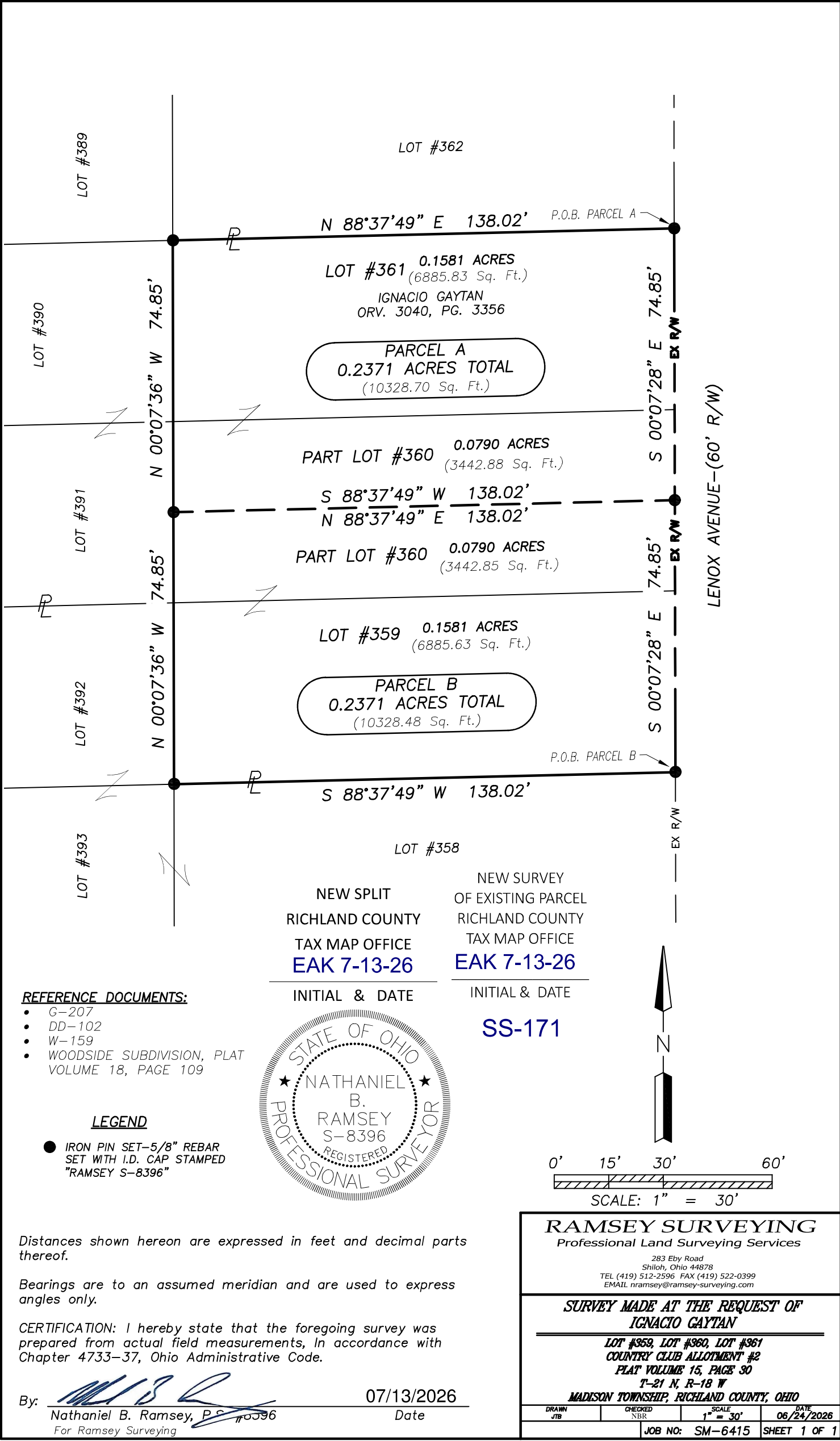






RAMSEY

SURVEYING

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

LEGAL DESCRIPTION

PARCEL A
LOT #361 AND PART OF LOT #360
CITY OF MANSFIELD
RICHLAND COUNTY, OHIO

June 24, 2026

Situated in the Township of Madison, County of Richland, State of Ohio, being Lot #361 and part of Lot #360 of Country Club Allotment #2 as shown in plat volume 15, page 30, being a portion of the land conveyed to Ignacio Gaytan by official record volume 3040, page 3356 and being more particularly described as follows:

Beginning for the same at an iron pin set marking the northeast corner of said Lot #361, said iron pin also being on the west existing right of way line of Lenox Avenue-(60' R/W):

Thence, the following **FOUR** courses:

1. **South 00 degrees 07 minutes 28 seconds East, 74.85 feet** along the east line of said Lot #361 and said part Lot #360, said west existing right of way line of Lenox Avenue to an iron pin set;
2. **South 88 degrees 37 minutes 49 seconds West, 138.02 feet** to an iron pin set;
3. **North 00 degrees 07 minutes 36 seconds West, 74.85 feet** along the west line of said Lot #360 and said Lot #361 to an iron pin set in the northwest corner of said Lot #361;
4. **North 88 degrees 37 minutes 49 seconds East, 138.02 feet** along the north line of said Lot #361 to the **Place of Beginning**, containing a total of 0.2371 of an acre (10328.70 sq. ft.) of which 0.1581 of an acre (6885.83 sq. ft.) is located within said Lot #361 and 0.0790 of an acre (3442.88 sq. ft.) is located within said Part Lot #360 and subject to all legal highways, easements, leases, servitudes, and use restrictions of record.

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

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

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

Nathaniel B. Ramsey
Professional Surveyor No. 8396

For Ramsey Surveying
SM-6415_Parcel A Legal.docx

NEW SURVEY

OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 7-13-26

INITIAL & DATE

NEW SPLIT

RICHLAND COUNTY
TAX MAP OFFICE

EAK 7-13-26

INITIAL & DATE



SS-171



RAMSEY SURVEYING

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

LEGAL DESCRIPTION

PARCEL B LOT #359 AND PART OF LOT #360 CITY OF MANSFIELD RICHLAND COUNTY, OHIO

June 24, 2026

Situated in the township of Madison, County of Richland, State of Ohio, being Lot #359 and part of Lot #360 of Country Club Allotment as shown in plat volume 15, page 30, being a portion of the lands conveyed to Ignacio Gaytan by official record volume 3040, page 3356 and being more particularly described as follows:

Beginning for the same at an iron pin set marking the southeast corner of said Lot #359, said iron pin also being on the west existing right of way line of Lenox Avenue-(60' R/W):

Thence, the following **FOUR** courses:

1. **South 88 degrees 37 minutes 49 seconds West, 138.02 feet** along the south line of said Lot #359 to an iron pin set in the southwest corner thereof;
2. **North 00 degrees 07 minutes 36 seconds West, 74.85 feet** along the west line of said Lot #359 and the west line of said Lot #360 to an iron pin set;
3. **North 88 degrees 37 minutes 49 seconds East, 138.02 feet** to an iron pin set on the east line of said Lot #360, the aforementioned west existing right of way line of Lenox Avenue;
4. **South 00 degrees 07 minutes 28 seconds East, 74.85 feet** along the east line of said Lot #360, the east line of said Lot #359, said west existing right of way line of Lenox Avenue to the **Place of Beginning**, and containing a total of 0.2371 of an acre (10328.48 sq. ft.) of which 0.0790 of an acre (3442.85 sq. ft.) is located within said Part Lot #360, and 0.1581 of an acre (6885.63 sq. ft.) is located within said Lot #359 and subject to all legal highways, easements, leases, servitudes, and use restrictions of record.

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

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

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


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-6415_Parcel B Legal.docx



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 7-13-26

INITIAL & DATE

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