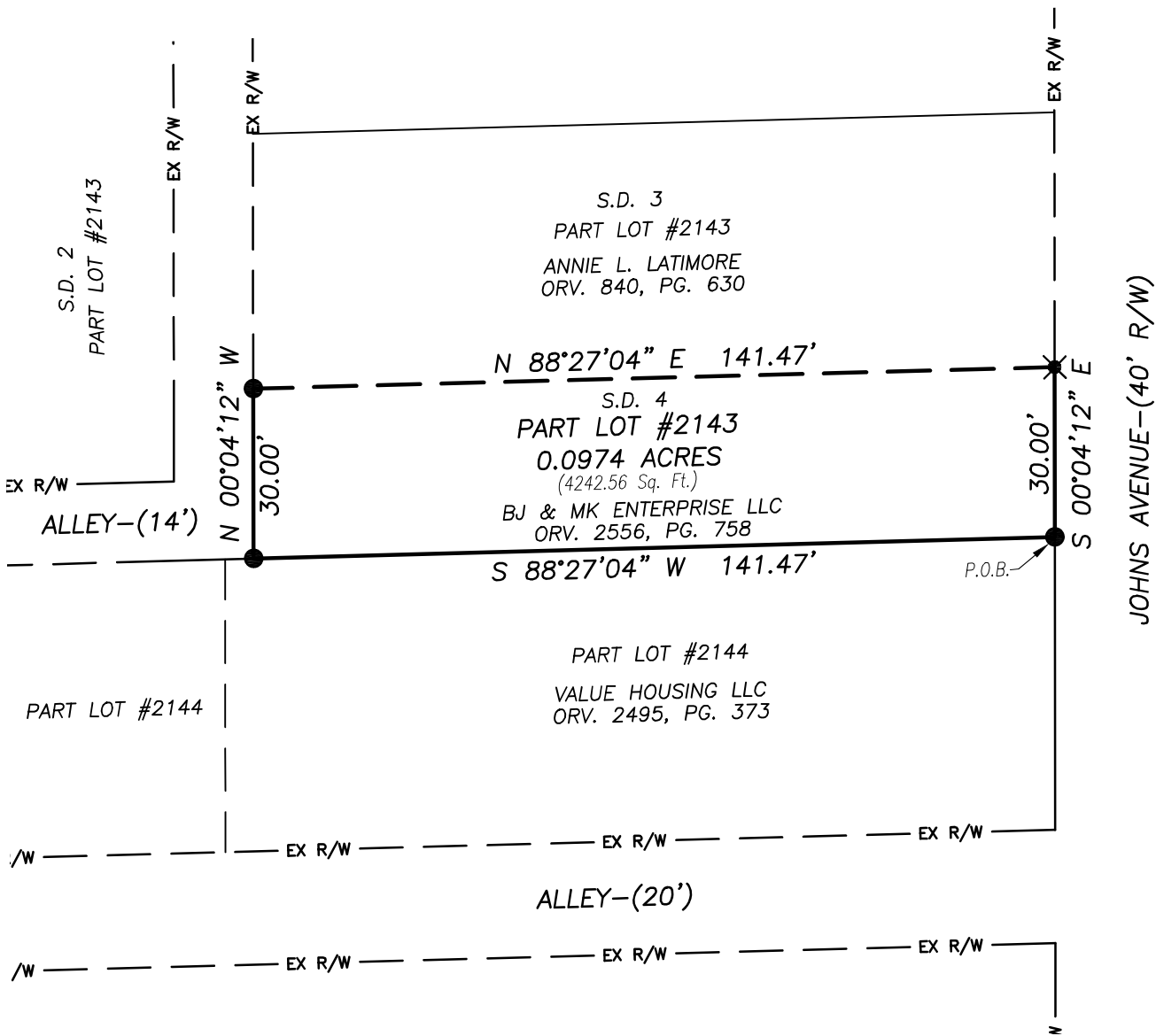




LEGEND

- ✕ MAGNAIL SPIKE SET IN CONCRETE
- IRON PIN SET-5/8" REBAR
SET WITH I.D. CAP STAMPED
"RAMSEY S-8396"

REFERENCE DOCUMENTS:

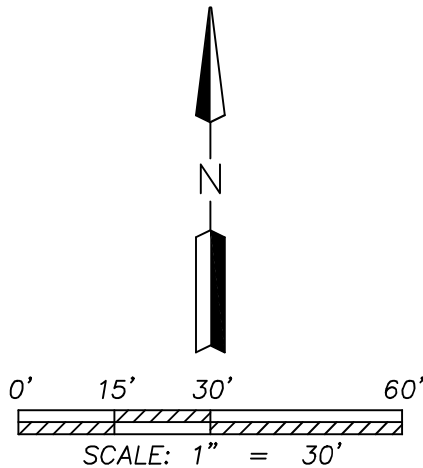
- PLAT VOLUME 5, PAGE 4
- I-374
- M-112
- Q-90
- AA-162
- JJ-273
- SS-168

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 8-17-26

INITIAL & DATE

SS-214



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

07/23/2026
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 S.D. 4, A PART OF LOT #2143 OF THE
CONSECUTIVELY NUMBERED LOTS IN THE
CITY OF MANSFIELD,
RICHLAND COUNTY, OHIO

DRAWN JTB	CHECKED	SCALE 1" = 30'	DATE 07/23/2026
JOB NO: SM-6445			SHEET 1 OF 1



RAMSEY

SURVEYING

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

LEGAL DESCRIPTION

**S.D. 4 OF LOT #2143
CITY OF MANSFIELD
RICHLAND COUNTY, OHIO**

July 23, 2026

Situated in the City of Mansfield, County of Richland, State of Ohio, being S.D. 4 of Lot #2143 of the consecutively numbered lots in said city, as conveyed to BJ & MK Enterprise, LLC. by official record volume 2556, page 758, and being more particularly described as follows:

Beginning for the same at an iron pin set in the southeast corner of said Lot #2143, said iron pin also being on the west existing right of way line of Johns Avenue-(40' R/W);

Thence, the following **FOUR** Courses:

1. **South 88 degrees 27 minutes 04 seconds West, 141.47 feet** along the south line of said Lot #2143 to an iron pin set in a southwest corner thereof, said iron pin also being in a southeast corner of an Alley-(14');
2. **North 00 degrees 04 minutes 12 seconds West, 30.00 feet** along the east line of said alley, a west line of said Lot #2143, to an iron pin set in the southwest corner of a parcel conveyed to Annie L. Latimore by official record volume 840, page 630;
3. **North 88 degrees 27 minutes 04 seconds East, 141.47 feet** along the south line of said Latimore parcel to a Magnail spike set in concrete marking the southeast corner thereof, said spike also being on the aforementioned west existing right of way line of Johns Avenue;
4. **South 00 degrees 04 minutes 12 seconds East, 30.00 feet** along said west existing right of way line of Johns Avenue to the **Place of Beginning**, containing 0.0974 of an acre (4242.56 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 I.D. cap stamped "Ramsey S-8396"

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


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-6445_Legal.docx



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 8-17-26

INITIAL & DATE

SS-214