

LEGEND

○ IRON PIN/PIPE FOUND



NEW SURVEY OF EXISTING PARCEL RICHLAND COUNTY TAX MAP OFFICE

EAK 12-9-14 INITIAL DATE

GG-335

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 12/8/2014 Date

Nathaniel B. Ramsey, P.S. 8396 For Ramsey Surveying

RAMSEY SURVEYING
Professional Land Surveying Services
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SURVEY MADE FOR PROPERTY TRANSFER

PART OF THE NORTHWEST & SOUTHWEST QUARTERS OF SECTION 30, T-21 N, R-19 W SPRINGFIELD TOWNSHIP, RICHLAND COUNTY, OHIO

DRAWN	DATE	SCALE	JOB NO.
NRB	12/8/2014	1" = 100'	SM-5094

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LEGAL DESCRIPTION

PART NW & SW QUARTERS SECTION 30 SPRINGFIELD TOWNSHIP RICHLAND COUNTY, OHIO

December 08, 2014

Situated in the Township of Springfield, County of Richland, State of Ohio and being a part of the Northwest and Southwest Quarters of Section 30 and being all of the lands conveyed to Federal National Mortgage Association by official record volume 2326, page 250 of the Richland County Recorder's Records and being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the southeast quarter of said northwest quarter of section 30, said iron pin also being on the centerline of Flowers Road-(T.H. 158);

Thence, North 89 degrees 00 minutes 58 seconds West, 2148.11 feet along said centerline of Flowers Road to an iron pin found marking a point of deflection;

Thence, North 58 degrees 32 minutes 55 seconds West, 399.62 feet continuing along said centerline of Flowers Road to a point in the northerly corner of a parcel conveyed to Dana A. Messer by official record volume 1964, page 798, and being the **Place of Beginning** of the parcel herein described;

Thence, the following **FOUR** courses:


1. **South 31 degrees 48 minutes 17 seconds West, 599.55 feet** along the northwesterly line of said Messer parcel to an iron pipe found in the westerly corner thereof, said iron pin also being on a northerly line of a parcel conveyed to Carolyn L. Lucas, Patricia L. Partin, and Melanie Griffin by official record volume 2083, page 110, and passing through an iron pipe found for reference at 23.20 feet;
2. **North 58 degrees 13 minutes 52 seconds West, 149.85 feet** along the northerly line of said Lucas, Partin and Griffin parcel to an iron pipe found in the southerly corner of a parcel conveyed to Jane M. Eggeman by official record volume 1976, page 237;
3. **North 31 degrees 48 minutes 17 seconds East, 598.72 feet** along the southeasterly line of said Eggeman parcel to a point in the easterly corner thereof, said point also being on the centerline of Flowers Road, and passing through an iron pin found for reference at 576.02 feet;

4. **South 58 degrees 32 minutes 55 seconds East, 149.85 feet** along said centerline to the **Place of Beginning** and containing a total of 2.061 acres, more or less, of which 1.136 acres, more or less, are located within said southwest quarter and 0.925 of an acre, more or less, is located within said northwest quarter, and subject to all legal highways, leases, servitudes, use restrictions, and easements of record.

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

Iron pins set are 5/8" diameter rod with plastic cap stamped "Ramsey S-8396".
Survey spikes set are 3" in length.

According to a survey made November 2014 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5094.docx



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