

JERROLD L. COON AND NANETTE M. GROSS
ORV. 77 PG. 449

1.054 AC.

MARGARET E. STUDER
ORV. 1291 PG. 0881

PERTINENT DOCUMENTS

- SURVEY BY BRUCE W. BERDANIER, DATED JUNE 27, 1989
- SURVEY BY CHAD F. CRAIG, DATED MAY 8, 2014
- RICHLAND COUNTY ROAD RECORDS INDEX
- TAX MAPS FOR CASS SECTION 35


NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

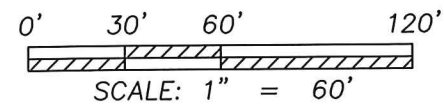
EAK 11-116
INITIAL DATE
II-311

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:  10/25/2016
Nathaniel B. Ramsey, P.S. #8396 Date
For Ramsey Surveying



LEGEND

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

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 JERROLD L. COON & NANETTE M. GROSS			
PART OF THE NORTHWEST QUARTER OF SECTION 35, CASS TOWNSHIP T-23 N, R-19 W RICHLAND COUNTY, OHIO			
DRAWN BRH	CHECKED NJK	SCALE 1" = 60'	DATE 10/25/16
JOB NO: SM-5171		SHEET 1 OF 1	

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

LEGAL DESCRIPTION

PART NW 1/4 SECTION 35 CASS TOWNSHIP RICHLAND COUNTY, OHIO

Situated in the Township of Cass, County of Richland, State of Ohio and being a part of the Northwest Quarter of Section 35, Township 23 North, Range 19 West, being a parcel conveyed to Jerrold L. Coon and Nanette M. Gross by official record volume 77, page 449 and being more particularly described as follows:

October 25, 2016

Beginning for the same at an iron pin found and accepted as marking the northwest corner of said northwest quarter, said iron pin also being the **Place of Beginning** of the parcel herein described;

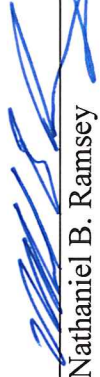
Thence, the following **FOUR** courses:

1. **South 89 degrees 53 minutes 20 seconds East, 185.33 feet** along the north line of said quarter to a point on the centerline of Bowman Road-(C.H. 215)(60'R/W), and passing through an iron pin set for reference at 162.65 feet;
2. **South 25 degrees 23 minutes 54 seconds East, 201.57 feet** along said centerline of Bowman Road to a point in the northeast corner of a parcel conveyed to Margaret E. Studer by official record volume 1291, page 0881;
3. **South 82 degrees 37 minutes 21 seconds West, 269.30 feet** along the north line of said Studer parcel to an iron pin found in the northwest corner thereof, said iron pin found also being on the west line of said Northwest quarter, and passing through an iron pin found for reference at 30.00 feet;
4. **North 01 degree 14 minutes 37 seconds West, 217.08 feet** along the west line of said northwest quarter to **Place of Beginning**, containing 1.054 acres, more or less, and subject to all legal highways and easements, leases and use restrictions of record.

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

Iron pins set are 5/8" diameter rebar, 30" in length with plastic cap stamped "Ramsey S-8396".

According to a survey made October 2016 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5171



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK INITIAL 11-1-16 DATE
II-311