

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

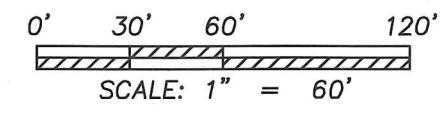
Bearings are to an assumed meridian and are used to express angles only.

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

By: [Signature] Nathaniel B. Ramsey, P.S. #8396 For Ramsey Surveying



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



NEW SPLIT RICHLAND COUNTY TAX MAP OFFICE EAK 12-28-18 INITIAL DATE
NEW SURVEY OF EXISTING PARCEL RICHLAND COUNTY TAX MAP OFFICE EAK 12-28-18 INITIAL DATE
PARCEL B+C MUST TRANSFER BEFORE PARCEL A KK-371

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 AT THE REQUEST OF PHIL & TERRY PERRY
PART OF THE NORTHWEST QUARTER OF SECTION 17, MIFFLIN TOWNSHIP T-23 N, R-17 W RICHLAND COUNTY, OHIO
JOB NO: SM-5243 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](mailto:nramsey@ramsey-surveying.com)

## **LEGAL DESCRIPTION**

### **PARCEL "A"**

Situated in the Township of Mifflin, County of Richland, State of Ohio and being a part of the Northwest Quarter of Section 17, Township 23 North, Range 17 West, and being a portion of a parcel conveyed to Phillip Neal & Terry L. Perry by official record volume 2144, page 814 of the Richland County Recorder's records and being more particularly described as follows:

December 21, 2018

**Commencing** at an iron pin found and accepted as marking the southwest corner of Lot 9 of Lakeview Hills as recorded in Plat Volume 19, page 43 of the Richland County Recorder's Records;

Thence, **South 02 degrees 16 minutes 52 seconds East, 50.00 feet** to an iron pipe found marking the Southwest corner of Lakecrest Road as recorded in Plat Volume 19 page 43;

Thence, **North 85 degrees 00 minutes 17 seconds West, 88.05 feet** continuing along the south line of Lakecrest Road as recorded in Plat Volume 19, page 231 to a drill hole set in concrete;

Thence, **South 89 degrees 28 minutes 43 seconds West 214.60 feet** continuing along the south line of Lakecrest Road to an iron pin found in the northwest corner of a parcel conveyed to Doris A. Brown by official record volume 2148 page 642, said iron pin also being the **Place of Beginning** of the parcel herein described:

Thence, the following **SIX** courses:

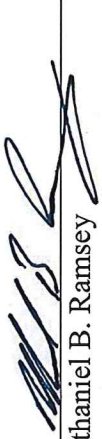
1. **South 00 degrees 28 minutes 19 seconds East, 226.50 feet** along the west line of said Brown parcel to an iron pipe found in the southwest corner thereof;
2. **South 89 degrees 28 minutes 37 seconds East, 12.30 feet** along the south line of said Brown parcel to an iron pin set in the northwest corner of a parcel conveyed to Brian D. and Christy J. Constance by official record volume 2320, page 72;
3. **South 00 degrees 21 minutes 37 seconds West, 113.69 feet** along the west line of said Constance parcel to an iron pin set in a northeast corner of a parcel conveyed to Arian C. and Nancy Hess by official record volume 567, page 989;

4. **North 89 degrees 36 minutes 59 seconds West, 187.30 feet** along the north line of said Hess parcel to an iron pin set;
5. **North 00 degrees 06 minutes 59 seconds West, 337.45 feet** traversing the aforementioned Phillip Neal and Terry L. Perry parcel, and the east line of a parcel conveyed to Joel Kirk Perry by official record volume 2144, page 822 to an iron pin set on the south right of way line of Lakecrest Road (50' R/W);
6. **North 89 degrees 28 minutes 43 seconds East, 174.54 feet** along the south right line of said Lakecrest Road to the **Place of Beginning**, and containing 1.396 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.

According to a survey made December, 2018 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

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



Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-5243\_Parcel A.docx



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

EAK 12-28-18  
INITIAL DATE

**PARCEL B+C MUST TRANSFER  
BEFORE THIS PARCEL**

**KK-371**



# **RAMSEY SURVEYING**

*Professional Land Surveying Services*

283 Eby Road  
Shiloh, Ohio 44878  
TEL (419) 512-2596  
FAX (419) 522-0399  
EMAIL [ramsey@ramsey-surveying.com](mailto:ramsey@ramsey-surveying.com)

## **LEGAL DESCRIPTION**

### **PARCEL "B"**

Situated in the Township of Mifflin, County of Richland, State of Ohio and being a part of the Northwest Quarter of Section 17, Township 23 North, Range 17 West, and being a portion of a parcel conveyed to Phillip Neal & Terry L. Perry by official record volume 2144, page 814 of the Richland County Recorder's records and being more particularly described as follows:

December 21, 2018

**Commencing** at an iron pin found and accepted as marking the southwest corner of Lot 9 of Lakeview Hills as recorded in Plat Volume 19, page 43 of the Richland County Recorder's Records;

**Thence, South 02 degrees 16 minutes 52 seconds East, 50.00 feet** to an iron pipe found marking the Southwest corner of Lakecrest Road as recorded in Plat Volume 19 page 43;

**Thence, North 85 degrees 00 minutes 17 seconds West, 88.05 feet** continuing along the south line of Lakecrest Road as recorded in Plat Volume 19, page 231 to a drill hole set in concrete;

**Thence, South 89 degrees 28 minutes 43 seconds West 214.60 feet** continuing along the south line of Lakecrest Road to an iron pin found in the northwest corner of a parcel conveyed to Doris A. Brown by official record volume 2148 page 642;

**Thence, South 00 degrees 28 minutes 19 seconds East, 226.50 feet** along the west line of said Brown parcel to an iron pipe found in the southwest corner thereof;

**Thence, South 89 degrees 28 minutes 37 seconds East, 12.30 feet** along the south line of said Brown parcel to an iron pin set in the northwest corner of a parcel conveyed to Brian D. and Christy J. Constance by official record volume 2320, page 72;

**Thence, South 00 degrees 21 minutes 37 seconds West, 113.69 feet** along the west line of said Constance parcel to an iron pin set in a northeast corner of a parcel conveyed to Arlan C. and Nancy Hess by official record volume 567, page 989;

**Thence, North 89 degrees 36 minutes 59 seconds West, 187.30 feet** along the north line of said Hess parcel to an iron pin set, being the **Place of Beginning** of the parcel herein described;

**Thence**, the following **FOUR** courses:

1. **North 89 degrees 36 minutes 59 seconds West, 110.00 feet** continuing along said north line to an iron pin set;
2. **North 00 degrees 06 minutes 59 seconds West, 145.00 feet** traversing the aforementioned Phillip Neal and Terry L. Perry parcel to an iron pin set in the southwest corner of a parcel conveyed to Joel Kirk Perry by official record volume 2144, page 822;
3. **South 89 degrees 36 minutes 59 seconds East, 110.00 feet** along the south line of said Joel Kirk Perry parcel to an iron pin set in the southeast corner thereof;
4. **South 00 degrees 06 minutes 59 seconds East, 145.00 feet to the Place of Beginning**, and containing 0.366 of an acre, 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.

According to a survey made December 2018 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

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

The grantees, his heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument does not constitute a principal building site and will not be conveyed by said grantees, heir and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.



Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-5243\_Parcel B.docx



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

EAK 12-28-18  
INITIAL DATE  
KK-371

**RAMSEY SURVEYING**  
*Professional Land Surveying Services*

283 Eby Road  
Shiloh, Ohio 44878  
TEL (419) 512-2596  
FAX (419) 522-0399  
EMAIL rramsey@ramsey-surveying.com

**LEGAL DESCRIPTION**

**PARCEL "C"**

Situated in the Township of Mifflin, County of Richland, State of Ohio and being a part of the Northwest Quarter of Section 17, Township 23 North, Range 17 West, and being a portion of a parcel conveyed to Phillip Neal & Terry L. Perry by official record volume 2144, page 814 of the Richland County Recorder's records and being more particularly described as follows:

December 21, 2018

**Commencing** at an iron pin found and accepted as marking the southwest corner of Lot 9 of Lakeview Hills as recorded in Plat Volume 19, page 43 of the Richland County Recorder's Records;

**Thence, South 02 degrees 16 minutes 52 seconds East, 50.00 feet** to an iron pipe found marking the Southwest corner of Lakecrest Road as recorded in Plat Volume 19 page 43;

**Thence, North 85 degrees 00 minutes 17 seconds West, 88.05 feet** continuing along the south line of Lakecrest Road as recorded in Plat Volume 19, page 231 to a drill hole set in concrete;

**Thence, South 89 degrees 28 minutes 43 seconds West 214.60 feet** continuing along the south line of Lakecrest Road to an iron pin found in the northwest corner of a parcel conveyed to Doris A. Brown by official record volume 2148 page 642;

**Thence, South 00 degrees 28 minutes 19 seconds East, 226.50 feet** along the west line of said Brown parcel to an iron pipe found in the southwest corner thereof;

**Thence, South 89 degrees 28 minutes 37 seconds East, 12.30 feet** along the south line of said Brown parcel to an iron pin set in the northwest corner of a parcel conveyed to Brian D. and Christy J. Constance by official record volume 2320, page 72;

**Thence, South 00 degrees 21 minutes 37 seconds West, 113.69 feet** along the west line of said Constance parcel to an iron pin set in a northeast corner of a parcel conveyed to Arlan C. and Nancy Hess by official record volume 567, page 989;

**Thence, North 89 degrees 36 minutes 59 seconds West, 297.30 feet** along the north line of said Hess parcel to an iron pin set, being the **Place of Beginning** of the parcel herein described;

**Thence**, the following **FOUR** courses:



1. **North 89 degrees 36 minutes 59 seconds West, 115.00 feet** continuing along said north line to an iron pin set in an existing interior corner thereof;
2. **North 00 degrees 06 minutes 59 seconds West, 145.00 feet** along an east line of said Hess parcel to an iron pin found in the southwest corner of a parcel conveyed to Stephen M. & Linda Perry by official record volume 2144, page 819;
3. **South 89 degrees 36 minutes 59 seconds East, 115.00 feet** along the south line of said Stephen M. & Linda Perry parcel to an iron pin set in the southeast corner thereof;
4. **South 00 degrees 06 minutes 59 seconds East, 145.00 feet** to the **Place of Beginning**, and containing 0.383 of an acre, 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.

According to a survey made December 2018 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

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

The grantees, his heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument does not constitute a principal building site and will not be conveyed by said grantees, heir and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.



Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-5243\_Parcel C.docx



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

EAK INITIAL    12-28-18 DATE

KK-371