

CITY VIEW DRIVE--(60')

N 09°51'55" W
1.71'

N 89°24'09" E

50.00'

P.O.B.

N 89°24'09" E 50.00'

P.O.C.

PARRY AVENUE EXTENSION--(60')
(EXISTING RIGHT OF WAY EASEMENT--UNIMPROVED)

WALLEN G. & ALFREDA S. RISNER
ORV. 634, PG. 563

N 00°27'52" W

150.00'

ANDREA J. TAYLOR
ORV. 2705, PG. 548

0.172 AC.

S 00°27'52" E

150.00'

WALLEN DENVER LEE RISNER
ORV. 1158, PG. 75

50.00'

S 89°24'09" W

CHRISTINA SIMPKINS
ORV. 2367, PG. 831

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 10-10-19
INITIAL DATE
LL-294



LEGEND

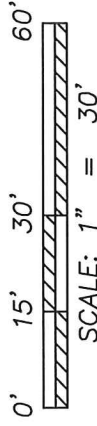
- IRON PIN/PIPE FOUND
- △ MAGNAIL SPIKE FOUND
- IRON PIN SET--5/8" REBAR SET WITH I.D. CAP STAMPED "RAMSEY S--8396"

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



RAMSEY SURVEYING
Professional Land Surveying Services

283 Eby Road
Shiloh, Ohio 44878
TEL (419) 512-2596 FAX (419) 522-0399
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SURVEY MADE FOR PROPERTY TRANSFER

**PART OF THE NORTHEAST QUARTER
OF SECTION 23, MADISON TOWNSHIP
T-21 N, R-18 W
RICHLAND COUNTY, OHIO**

DRAWN NBR	CHECKED NBR	SCALE 1" = 30'	DATE 10/07/2019
JOB NO: SM-5359			SHEET 1 OF 1

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LEGAL DESCRIPTION

Situated in the Township of Madison, County of Richland, State of Ohio, being part of the Northeast Quarter of Section 23, Township 21 North, Range 18 West, and being the lands conveyed to Andrea J. Taylor as recorded in official record volume 2705, page 548 of the Richland County Recorder's records and being more particularly described as follows:

October 7, 2019

Commencing for the same at an iron pin found and accepted as marking the intersection of the south existing right of way line of City View Drive-(60') with the east line of Parry Avenue Extension-(60'), said iron pin also being in the northwest corner of a parcel conveyed to Wallen G. & Alfreda S. Risner by official record volume 634, page 563;

Thence, **North 89 degrees 24 minutes 09 seconds East, 50.00 feet** along the north line of said Risner parcel to an iron pin set in the northeast corner thereof, and being the **Place of Beginning** of the parcel herein described;

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

1. **North 89 degrees 24 minutes 09 seconds East, 50.00 feet** continuing along said City View Drive to a point in the northwest corner of a parcel conveyed to Wallen Denver Lee Risner by official record volume 1158, page 75, and being referenced by an iron pipe found North 09 degrees 51 minutes 55 seconds West, 1.71 feet therefrom;
2. **South 00 degrees 27 minutes 52 seconds East, 150.00 feet** along the west line of said parcel to an iron pin set in the southwest corner thereof, said iron pin also being on a north line of a parcel conveyed to Christina Simpkins by official record volume 2367, page 831;
3. **South 89 degrees 24 minutes 09 seconds West, 50.00 feet** along said north line to an iron pin set in the southeast corner of the aforementioned Wallen & Alfreda Risner parcel;
4. **North 00 degrees 27 minutes 52 seconds West, 150.00 feet** along the east line of said parcel to the **Place of Beginning** and containing 0.172 of an **acre**, more or less, and subject to all legal highways, easements, and use restrictions of record.

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

According to a survey made October, 2019 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

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

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OF EXISTING PARCEL
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Professional Surveyor No. 8396
For Ramsey Surveying
SM-5359.docx

