

MAXWALTON GLENS ALLOTMENT NO. 1
PLAT VOL. 19, PG. 38

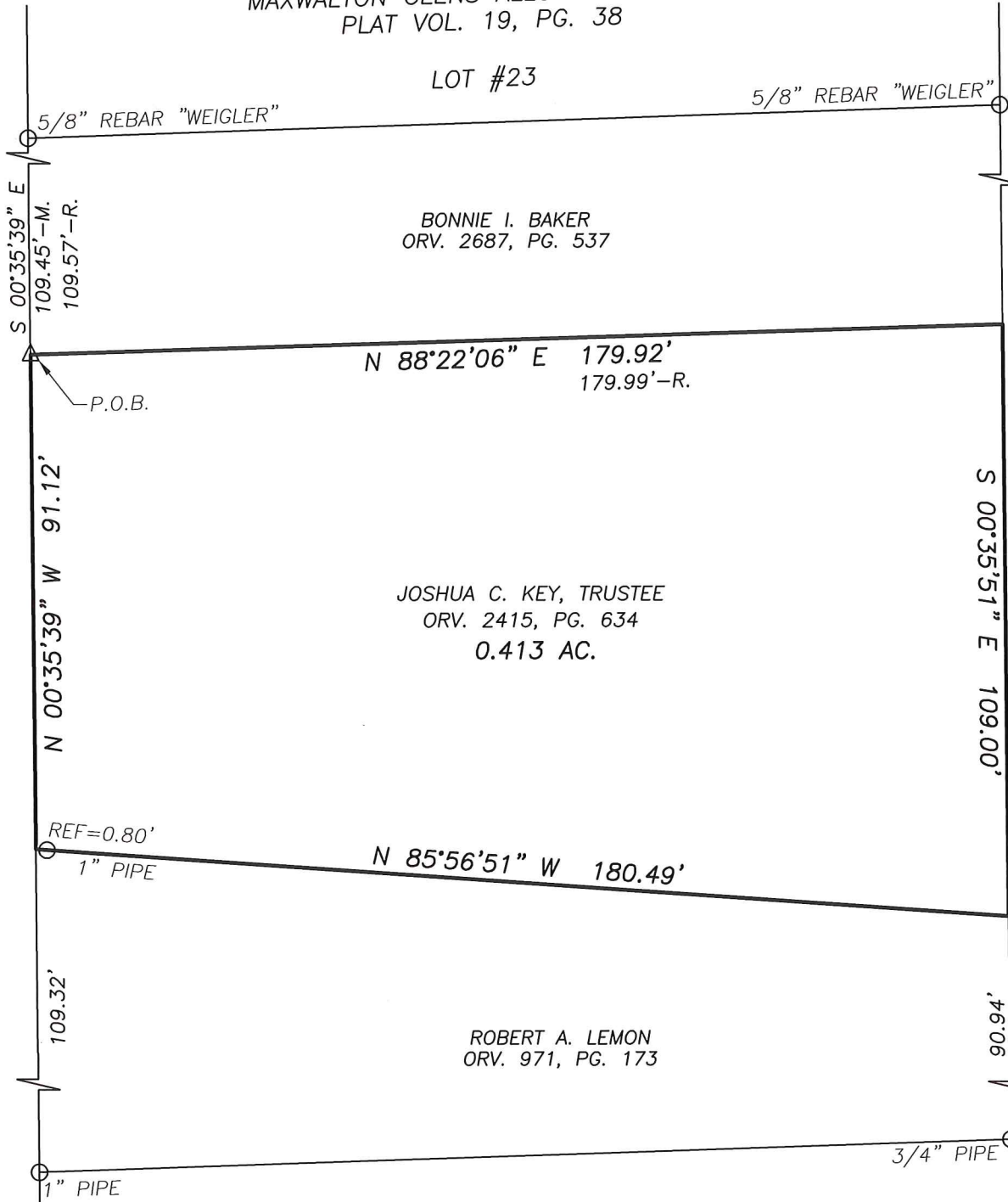
LOT #23

BONNIE I. BAKER
ORV. 2687, PG. 537

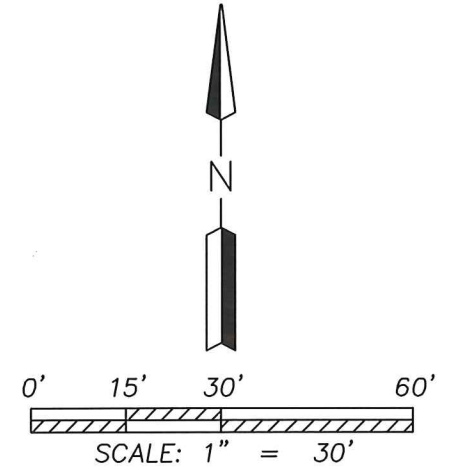
JOSHUA C. KEY, TRUSTEE
ORV. 2415, PG. 634
0.413 AC.

ROBERT A. LEMON
ORV. 971, PG. 173

MARIANNA DRIVE--(60')



- LEGEND**
- IRON PIN/PIPE FOUND
 - △ MAGNAIL SPIKE FOUND



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* 12/16/2019
Nathaniel B. Ramsey, P.S. #8396 Date
For Ramsey Surveying

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 12-18-19
INITIAL DATE
LL-369

RAMSEY SURVEYING Professional Land Surveying Services			
<small>283 Eby Road Shiloh, Ohio 44878 TEL (419) 512-2596 FAX (419) 522-0399 EMAIL nramsey@ramsey-surveying.com</small>			
SURVEY MADE FOR PROPERTY TRANSFER			
PART OF THE SOUTHEAST QUARTER OF SECTION 36, MADISON TOWNSHIP T-21 N, R-18 W RICHLAND COUNTY, OHIO			
<small>DRAWN NBR</small>	<small>CHECKED <i>NBR</i></small>	<small>SCALE 1" = 30'</small>	<small>DATE 12/16/2019</small>
JOB NO: SM-5379			SHEET 1 OF 1

RAMSEY SURVEYING

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LEGAL DESCRIPTION

Situated in the Township of Madison, County of Richland, State of Ohio and being a part of the Southeast Quarter of Section 36, Township 21-North, Range 18-West, being a parcel conveyed to Joshua C. Key, Trustee by official record volume 2415, page 634 and being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the southwest corner of Lot #23 of Maxwellton Glens Allotment, Number 1 as recorded in Plat Volume 19, page 38 of the Richland County Recorder's Records, said rebar also being on the east existing right of way line of Marianna Drive-(60' R/W) and being in the northwest corner of a parcel conveyed to Bonnie I. Baker by official record volume 2687, page 537;

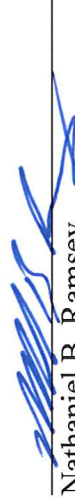
Thence, **South 00 degrees 35 minutes 39 seconds East, 109.45 feet** along the west line of said Baker parcel and the east line of said Marianna Drive to a Magnail spike found in the southwest corner of said Baker parcel and being the **Place of Beginning** of the parcel herein described;

Thence, the following **FOUR** courses:

1. **North 88 degrees 22 minutes 06 seconds East, 179.92 feet** along the south line of said Baker parcel to a point in the southeast corner thereof, said point being referenced by an iron pipe found South 71 degrees 37 minutes 08 seconds East, 3.54 feet therefrom;
2. **South 00 degrees 35 minutes 51 seconds East, 109.00 feet** to a point in the northeast corner of a parcel conveyed to Robert A. Lemon by official record volume 971, page 173, being referenced by an iron pipe found North 88 degrees 21 minutes 27 seconds East, 4.21 feet therefrom;
3. **North 85 degrees 56 minutes 51 seconds West, 180.49 feet** along the north line of said Lemon parcel to a point in the northwest corner thereof, said point also being on the aforementioned east existing right of way line of Marianna Drive, and passing through an iron pipe found for reference at 179.69 feet;
4. **North 00 degrees 35 minutes 39 seconds West, 91.12 feet** along said east existing right of way line of Marianna Drive to the **Place of Beginning**, and containing 0.413 of an acre, more or less, and subject to all legal highways, leases, servitudes, use restrictions, and easements of record.

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

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


Nathaniel B. Ramsey

Professional Surveyor No. 8396
For Ramsey Surveying
SM-5397.docx



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