

POPLAR AVENUE-(50')  
CURVE "A"

LOT #3643

LOT #3405

MATTHEW J. TRIDICO  
ORV. 2560, PAGE 577

PART LOT #3642  
0.2455 ACRE  
10693.65 SQ. FT.

LOT #3406

N 86°27'31" W 142.80'

LOT #3641

LOT #3407

LOT #3408

**CURVE "A"**  
A=72.00'  
R=1935.08'  
Δ=2°07'55"  
T=36.00'  
CH. BRG.=N 02°28'33" E  
CH. DIST.=72.00'  
Dc=2°57'39"

**LEGEND**

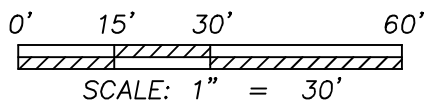
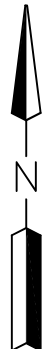
- IRON PIN/PIPE FOUND
- IRON PIN SET-5/8" REBAR  
SET WITH I.D. CAP STAMPED  
"RAMSEY S-8396"

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.

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 6-9-21**  
INITIAL DATE  
**NN-212**



By: Nathaniel B. Ramsey, P.S. #8396 05/24/2021 Date  
For Ramsey Surveying

**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

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**SURVEY MADE FOR  
PROPERTY TRANSFER**

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**BEING PART OF LOT #3642,  
PLAT VOLUME 23, PAGE 85,  
CITY OF SHELBY  
RICHLAND COUNTY, OHIO**

DRAWN MDD	CHECKED NBR	SCALE 1" = 30'	DATE 05/24/2021
JOB NO: SM-5590			SHEET 1 OF 1

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May 20, 2021

**LEGAL DESCRIPTION**

**Situated** in the State of Ohio, County of Richland, City of Shelby; being a part of Lot #3642 of the consecutively numbered lots in said City as recorded in plat volume 23, page 85, and being a parcel conveyed to Matthew J. Tridico by official record volume 2560, page 577 being more particularly described as follows:

**Beginning** for the same at an iron pipe found and accepted as marking the Southeast corner of Lot #3642;

Thence, the following **FIVE** Courses:


1. **North 86 degrees 27 minutes 31 seconds West, 142.80 feet** along the south line of said lot to a point on the east existing right of way line of Poplar Avenue-(50' R/W), passing through an iron pipe found for reference at 141.90 feet;
2. Along said east existing right of way line along a curve to the left, having a **radius of 1935.08 feet, a delta angle of 2 degrees 07 minutes 55 seconds, an arc length of 72.00 feet, a chord bearing North 02 degrees 28 minutes 33 seconds East, with a chord distance of 72.00 feet** to a point;
3. **South 88 degrees 38 minutes 59 seconds East, 142.03 feet** to an iron pin set on the east line of said Lot #3642, and passing through an iron pin found for reference at 0.35 feet;
4. **South 00 degrees 00 minutes 27 seconds West, 54.90 feet** along said east line to an iron pipe found marking a point of deflection;
5. **South 06 degrees 30 minutes 54 seconds West, 22.65 feet** continuing along the east line of said lot to the **Place of Beginning**, and containing 0.2455 of an acre (10,693.65 square feet), more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

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

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

According to a survey made in May 2021 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396

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Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-5590 legal.docx

