

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

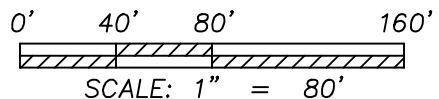
**EAK 7-13-21**

INITIAL DATE

**NN-258**

**LEGEND**

- IRON PIN/PIPE FOUND
- △ RAILROAD SPIKE 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, P.S. #8396 07/02/2021  
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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**PART OF THE NORTHWEST QUARTER OF SECTION 8, MIFFLIN TOWNSHIP T-23 N, R-17 W RICHLAND COUNTY, OHIO**

DRAWN HCG	CHECKED NBR	SCALE 1" = 80'	DATE 07/02/2021
JOB NO: SM-5594			SHEET 1 OF 1

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July 2, 2021

**LEGAL DESCRIPTION**

**Situated** in the Township of Mifflin, County of Richland, State of Ohio; Being a part the Northwest Quarter of Section 8, Township 23 North, Range 17 West, and being a parcel conveyed to Ren L. Vance by official record volume 1885, page 504 of the Richland County Recorder's records, being more particularly described as follows:

**Commencing** at a railroad spike found and accepted as marking the intersection of Fleming Falls Road-(T.H. 270)(30' R/W) and the East line of said Quarter;

Thence, **North 89 degrees 53 minutes 14 seconds West, 894.45 feet** along said centerline of Fleming Falls Road to an iron pin found marking a point of deflection;

Thence, **North 34 degrees 22 minutes 13 seconds West, 340.41 feet** continuing along said centerline of Fleming Falls Road to a point of deflection, referenced by an iron pin found North 05 degrees 00 minutes 33 seconds East, 14.59 feet therefrom;

Thence, **North 55 degrees 31 minutes 14 seconds West, 380.22 feet** continuing along said centerline of Fleming Falls Road to a point referenced by an iron pipe found North 03 degrees 13 minutes 24 seconds West, 38.49 feet, said point also being the **Place of Beginning** of the parcel described herein;

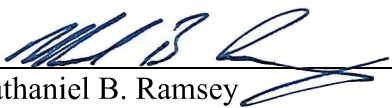
Thence, the following **FIVE** Courses:

1. **North 55 degrees 31 minutes 14 seconds West, 1.33 feet** continuing along said centerline of Fleming Falls Road to a Magnail spike found;
2. **North 55 degrees 22 minutes 00 seconds West, 183.81 feet** continuing along said centerline of Fleming Falls Road to a point in the southeasterly corner of a parcel conveyed to John and Ashley Yoder by official record volume 2521, page 589;
3. **North 28 degrees 01 minute 56 seconds East, 246.77 feet** along the easterly line of said Yoder parcel to a point on the southerly line of a parcel conveyed to Donald Garrett by official record volume 326, page 690, referenced by an iron pipe found North 28 degrees 01 minute 56 seconds East, 0.28 feet, and passing through an iron pipe found for reference at 18.00 feet;

4. **South 66 degrees 55 minutes 19 seconds East, 20.24 feet** along the southerly line of said Garrett parcel to an iron pipe found on the westerly line of a parcel conveyed to Donald Garrett by official record volume 330, page 328;
5. **South 03 degrees 13 minutes 24 seconds East, 315.61 feet** along the westerly line of said Garrett parcel and the west line of a parcel conveyed to John W. Jr. & Betty J. Winger by deed volume 729, page 694 to the **Place of Beginning**, passing through an iron pipe found at 277.12 feet, containing 0.5867 of an acre (25,556.45 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.

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

  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-5594\_Legal.docx

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