

**SURVEY FOR
PROPERTY TRANSFER
0.3254 ACRES
14,174.59 SQ. FT.**
(13,934.66 SQ. FT.)

PART VACATED ALLEY
(18.00 SQ. FT.)

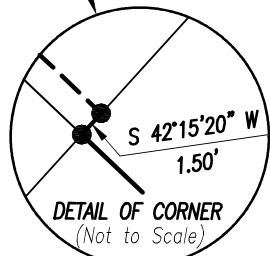
DENNIS A. & TRACY A. HIGNITE
ORV. 1489, PG. 458

DENIECE M. JEFFRIES
ORV. 2394, PG. 299

PART LOT 58

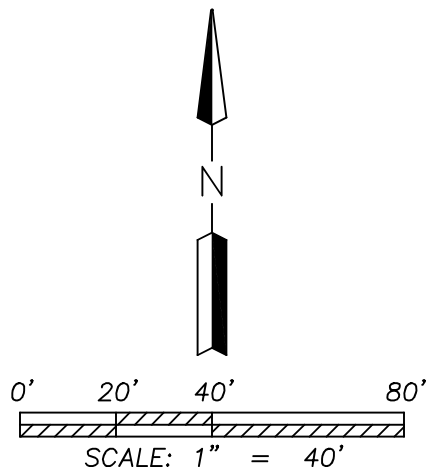
PART LOT 58
(221.93 SQ. FT.)

BRUCE A. & BRENDA D. DEHAAN
ORV. 1747, PG. 3



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 10-8-21
INITIAL DATE
NN-380

- LEGEND**
- IRON PIN/PIPE FOUND
 - △ CONCRETE MONUMENT
 - IRON PIN SET-5/8" REBAR SET WITH I.D. CAP STAMPED "RAMSEY S-8396"
 - ✕ SURVEY SPIKE SET



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 09/27/2021
For Ramsey Surveying Date

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 FOR PROPERTY TRANSFER

PART OF THE SOUTHEAST QUARTER OF SECTION 6, MIFFLIN TOWNSHIP T-23 N, R-17 W AND PART OF LOT 58 & PART OF A VACATED ALLEY IN THE VILLAGE OF WINDSOR, RICHLAND COUNTY, OHIO

DRAWN HCG	CHECKED NBR	SCALE 1" = 40'	DATE 09/27/2021
JOB NO: SM-5628			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

LEGAL DESCRIPTION

September 27, 2021

Situated in the State of Ohio, County of Richland, Township of Mifflin and being a part of Lot 58 and part of a vacated alley in Village of Windsor and part of the Southeast Quarter of Section 6, Township 23 North, Range 17 West and being the lands conveyed to Deniece M. Jeffries by official record volume 2394, page 299 of the Richland County Recorder's records and being more particularly described as follows:

Beginning for the same at an iron pin set in the southwest corner of said Lot 58, on the north right of way line of Windsor Road-(C.H. 148)(60' R/W);


Thence, the following **SIX** courses:

1. **South 46 degrees 22 minutes 06 seconds East, 30.01 feet** along a prolongation of the east line of said Lot 58 to a 2" Magnail spike set on the centerline of said Windsor Road;
2. **South 42 degrees 15 minutes 20 seconds West, 73.36 feet** along said centerline of Windsor Road to a 2" Magnail spike set in a southeast corner of a parcel conveyed to Bruce A. and Brenda D. Dehaan by official record volume 1747, page 3;
3. **North 46 degrees 22 minutes 06 seconds West, 190.01 feet** along an east line of said Dehaan parcel to a concrete monument found in an interior corner thereof, passing through an iron pin set for reference at 30.00 feet;
4. **North 42 degrees 15 minutes 20 seconds East, 74.86 feet** along a south line of said Dehaan parcel and along the north line of aforementioned vacated alley to an iron pin set in the northwest corner of a parcel conveyed to Dennis A. and Tracy A. Hignite by official record volume 1489, page 458;
5. **South 46 degrees 22 minutes 06 seconds East, 160.00 feet** along the west line of said Hignite parcel to an iron pin set on the north right of way line of aforementioned Windsor Road;

6. **South 42 degrees 15 minutes 20 seconds West, 1.50 feet** along said north right of way line of Windsor Road to the **Place of Beginning**, containing a total of 0.3254 acres, 14,174.59 square feet, of which 221.93 square feet is located within said part Lot 58, 18.00 square feet is located within said vacated alley and 13,934.66 square feet is located within said Southeast Quarter, more or less, and subject to all legal highways, 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 September 2021 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5628 Legal.docx



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK **10-8-21**
INITIAL DATE

NN-380