



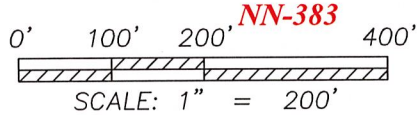
LAURA M. HENDRICKSON
ORV. 1388, PG. 816

LOT 1

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 10-13-21
INITIAL DATE

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 10-13-21
INITIAL DATE

**VERBAL APPROVAL BY MARK
HARVEY BLOOMINGGROVE
ZONING INSPECTOR 10-12-21
NN-383**



N 89°12'16" E 587.54'

**PARCEL 1
11.3653 ACRES**

LESTER Z. & NAOMI M. NEWSWANGER
ORV. 1957, PG. 345

N 89°12'16" E 1101.47'

**PARCEL 2
17.0777 ACRES**
(11.1279 ACRES)
PART LOT 2

DAVID O. & LYDIA W. ZIMMERMAN
ORV. 107, PG. 728 & ORV. 2801, PG. 311

P.O.B. PARCEL 2

N 00°50'42" W 841.36'

S. Line, NW 1/4, Sec. 18
N. Line, SW 1/4, Sec. 18

THOMAS J. & SANDRA A. COLE
ORV. 160, PG. 221

(9.8960 ACRES)
PART LOT 2

340.00'
S 88°52'16" W

PART LOT 3

GLENN & RACHEL NEWSWANGER
ORV. 2274, PG. 675

PART LOT 3
(1.4693 ACRES)
N 01°07'44" W 837.93'

PART LOT 2

N 01°07'44" W 430.80'

PART LOT 4

PART LOT 4

E. Line, NW 1/4, Sec. 18
W. Line, NE 1/4, Sec. 18

E. Line, SW 1/4, Sec. 18
W. Line, SE 1/4, Sec. 18

368.92'
S 01°18'05" E

S. Line, NE 1/4, Sec. 18
N. Line, SE 1/4, Sec. 18

SE Cor.
NE 1/4
Sec. 18

NE Cor.
SE 1/4
Sec. 18

S 06°21'43" E 310.38'

PART LOT 2

S 88°52'16" W 562.22'

L3

L4

PRIVATE DRIVE--(LOT 6)(60' R/W)

S 88°52'16" W 591.70'

P.O.B. PARCEL 1

LINE	BEARING	DISTANCE
L1	N 89°36'26" E	116.79'
L2	S 01°06'32" E	132.02'
L3	S 88°52'16" W	269.90'
L4	S 01°07'44" E	20.00'
L5	N 00°58'06" W	208.73'
L6	S 89°13'41" W	76.07'

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 09/13/2021
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

SURVEY MADE FOR PROPERTY TRANSFER

BEING PART OF LOTS 2, 3 & 4 OF ALFRE'S ALLOTMENT AS RECORDED IN PLAT 24, PAGE 40 OF SECTION 18, BLOOMINGGROVE TOWNSHIP T-23 N, R-18 W RICHLAND COUNTY, OHIO

DRAWN HCC	CHECKED NBR	SCALE 1" = 200'	DATE 09/13/2021
JOB NO: SM-5612			SHEET 1 OF 1

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LEGAL DESCRIPTION

Parcel 1

Situated in the Township of Bloominggrove, County of Richland, State of Ohio, being part of Lots 2 and 3 of Alfre Allotment as recorded in plat volume 24, page 40, also being a part of the Southwest and Northwest Quarters of Section 18, Township 23-North, Range 18-West, and being part of a parcel conveyed to Thomas J. and Sandra A. Cole by official record volume 160, Page 221 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 Southeast Corner of Lot 1, said iron pin also being on the north line of Lot 6;

Thence, the following **FOUR** courses:

1. **North 00 degrees 50 minutes 42 seconds West, 841.36 feet** along the east line of said Lot 1, a west line of said Lot 2, to an iron pin set in a northwest corner of said Lot 2;
2. **North 89 degrees 12 minutes 16 seconds East, 587.54 feet** along the north line of said Lot 2 to an iron pin set;
3. **South 01 degree 07 minutes 44 seconds East, 837.93 feet** traversing said Lot 2 and along the west line of a parcel conveyed to Glenn and Rachel Newschwager by official record volume 2274, page 675, to an iron pin set in the southwest corner thereof and being on the north line of aforementioned Lot 6, passing through an iron pin set in the northwest corner of said Newschwager parcel at 197.93 feet;
4. **South 88 degrees 52 minutes 16 second West, 591.70 feet** along said north line of Lot 6 to the **Place of Beginning**, containing a total of 11.3653 acres of which 9.8960 acres are within part of Lot 2 and 1.4693 acres are within part of Lot 3, 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.

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

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



Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5612 Parcel 1 Legal.docx



NEW SPLIT	NEW SURVEY
RICHLAND COUNTY	OF EXISTING PARCEL
TAX MAP OFFICE	RICHLAND COUNTY
EAK <u>10-13-21</u>	TAX MAP OFFICE
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FAX (419) 522-0399
EMAIL ramsey@ramsey-surveying.com

LEGAL DESCRIPTION

Parcel 2

Situated in the Township of Bloominggrove, County of Richland, State of Ohio, being part of Lots 2 and 4 of Alfre Allotment as recorded in plat volume 24, page 40, also being a part of the Northeast, Southeast, Southwest and Northwest Quarters of Section 18, Township 23-North, Range 18-West, and being part of a parcel conveyed to Thomas J. and Sandra A. Cole by official record volume 160, Page 221 of the Richland County Recorder's records and being more particularly described as follows:

Beginning for the same at a wood post found in a northeast corner of Lot 2, an interior corner of a parcel conveyed to David O. and Lydia W. Zimmerman by official record volume 107, page 728 and official record volume 2801, page 311;

Thence, the following **THIRTEEN** courses:

1. **South 01 degree 18 minutes 05 seconds East, 368.92 feet** along an east line of said Lot 2, a west line of said Zimmerman parcel, to a wood post found in a southwest corner thereof, and being an interior corner of said Lot 2;
2. **North 89 degrees 36 minutes 26 seconds East, 116.79 feet** along a north line of said Lot 2, a south line of said Zimmerman parcel, to an iron pin set;
3. **South 06 degrees 21 minutes 43 seconds East, 310.38 feet** traversing said Lot 2 to an iron pin set;
4. **South 01 degree 06 minutes 32 seconds East, 132.02 feet** traversing said Lot 2 to an iron pin set;
5. **South 88 degrees 52 minutes 16 seconds West, 269.90 feet** traversing said Lot 2 and continuing along a north line of Lot 6, a south line of Lot 4, to an iron pin set in an interior corner thereof;
6. **South 01 degrees 07 minutes 44 seconds East, 20.00 feet** along a west line of said Lot 6, an east line of said Lot 4, to an iron pin set in an interior corner thereof;

7. **South 88 degrees 52 minutes 16 seconds West, 562.22 feet** along a north line of said Lot 6, a south line of said lot 4, to an iron pin set in the southeast corner of a parcel conveyed to Glenn and Rachel Newswanger by official record volume 2274, page 675;
8. **North 00 degrees 58 minutes 06 seconds West, 208.73 feet** along an east line of said Newswanger parcel to an iron pin found in a northeast corner thereof;
9. **South 89 degrees 13 minutes 41 seconds West, 76.07 feet** along a north line of said Newswanger parcel to an iron pin set in an interior corner thereof;
10. **North 01 degree 07 minutes 44 seconds West, 430.80 feet** along an east line of said Newswanger parcel to an iron pin set in a northeast corner thereof;
11. **South 88 degrees 52 minutes 16 seconds West, 340.00 feet** along a north line of said Newswanger parcel to an iron pin set in the northwest corner thereof;
12. **North 01 degree 07 minutes 44 seconds West, 197.93 feet** traversing aforementioned Lot 2, to an iron pin set on a north line of said Lot 2;
13. **North 89 degrees 12 minutes 16 second East, 1101.47 feet** along said north line of Lot 2 to the **Place of Beginning**, containing a total of 17.0777 acres of which 11.1279 acres are within part of Lot 2, and 5.9498 acres are within part of Lot 4, 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.

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Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5612 Parcel 2 Legal



NEW SPLIT	NEW SURVEY
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