

# SURVEY for DANIEL & MELISSA NELSON

## SE QUARTER OF SECTION 23, T-21-N, R-18-W, MADISON TOWNSHIP, RICHLAND COUNTY, OHIO

North Line of Southeast Quarter of Section 23

N 89°25'59" E 549.76'

23 24

5/8" Bent Rebar with Orange Plastic Cap Fd. and Used

Melissa R. Nelson & Daniel A. Nelson

ORV 2847-831  
0.869 Ac. Rec.  
0.870 Ac. by Survey

S 85°27'56" W 25.27'

N 00°43'57" W 69.10'

S 89°25'59" W 547.59'

30.00'

Could not find record offset pin after thorough search with homeowner



John Michael Gottfried & Gladys Leah Gottfried  
Trustees of The Gottfried Family Revocable Living Trust  
ORV 1200-439  
2.881 Ac. Rec.

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 11-29-21**  
INITIAL DATE  
**NN-435**

Jonathan D. Keller, PS #8590  
Survey Completed November 2021  
Plat Completed November 11, 2021  
Kellersurvey.com | 567-238-9090

The bearings relate to Grid North of the State Plane Coordinate System, Ohio North Zone, NAD 83 (2011), and were derived from GNSS observations using the ODOT RTN in November, 2021.

### LEGEND

- 5/8" Rebar with Yellow Plastic Cap Stamped "STEVENS 7052" Fd. Unless Otherwise Indicated
- 5/8" Rebar with Yellow Plastic Cap Stamped "KELLER 8590" Set
- ⊙ 1" Iron Pipe Fd.
- △ 3" MAG Spike Set
- ⦿ 2" MAG Nail Fd.



### REFERENCES

- Survey by J. Keller dated 8/30/2021
- Survey by J. Lingenfelter dated 6/12/2015
- Survey by R. Stevens dated 5/22/2015
- Survey by C. Craig dated 7/28/2011
- Survey by R. Little dated 9/3/1991
- Survey by L. Blunk dated 9/28/1988
- Survey by P. Marcus dated 3/3/1967
- Survey by J. Sellar dated October 1959

Bruner Land Co., Inc.  
ORV 2185-124, 22.28 Ac. Rec.

East Line of Section 23  
Stewart Road / Twp. Hwy. 267 (60')

2609.02'

S 01°03'35" W

23 24  
26 25

POB



Description of a 0.870 Acre Parcel

Situated in the Southeast Quarter of Section 23, Township 21-North, Range 18-West, Madison Township, Richland County, Ohio and being all of a record 0.869 acre parcel conveyed to Melissa R. Nelson and Daniel A. Nelson by Official Record Volume 2847, Page 831 and bounded and described as follows:

Beginning at a 3-inch MAG Spike set at the northeast corner of the Southeast Quarter of Section 23 and in the center of Stewart Road (Township Highway 267), said point being referenced by a 5/8-inch rebar found at a bearing of South 85 Degrees 27 Minutes 56 Seconds West at a distance of 25.27 feet;

Thence South 01 Degree 03 Minutes 35 Seconds West along the easterly line of the Southeast Quarter of Section 23 and the center of Stewart Road a distance of 69.13 feet to a 3-inch MAG Spike set at the northeast corner of a record 2.881 acre parcel conveyed to John Michael Gottfried and Gladys Leah Gottfried, Trustees, The Gottfried Family Revocable Trust by Official Record Volume 1200, Page 439;

Thence South 89 Degrees 25 Minutes 59 Seconds West along the northerly line of said 2.881 acre parcel and passing a 5/8-inch rebar with yellow cap stamped "KELLER 8590" set at a distance of 30.00 feet for a total distance of 547.59 feet to a 5/8-inch rebar with yellow plastic cap stamped "STEVENS 7052" found on an easterly line of a record 22.28 acre parcel conveyed to the Bruner Land Co., Inc. by Official Record Volume 2185, Page 124;

Thence North 00 Degrees 43 Minutes 57 Seconds West along an easterly line of said Bruner Land Co. parcel a distance of 69.10 feet to a 5/8-inch rebar with orange plastic cap found on the north line of the Southeast Quarter of Section 23;

Thence North 89 Degrees 25 Minutes 59 Seconds East along the northerly line of the Southeast Quarter of Section 23 a distance of 549.76 feet to a 3-inch MAG Spike set, being the point of beginning, having an area of 0.870 acres, more or less, but subject to legal highways, restrictions or easements, if any, of record. This description was prepared from a field survey by Jonathan D. Keller, P.S. as represented in a Survey Plat dated November 11, 2021.

The grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof exceeds the 3 1/2:1 frontage to depth ratio and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.

The bearings relate to Grid North of the State Plane Coordinate System, Ohio North Zone, NAD 83 (2011), and were derived from GNSS observations using the ODOT RTN in November, 2021.

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

**EAK** 11-29-21

INITIAL DATE

**NN-435**

Jonathan D. Keller, P.S. 8590 • November 11, 2021

