

MICHAEL DRIVE-(60' R/W)

N 88°36'44" E 88.99'

P.O.B.

SURVEY FOR PROPERTY TRANSFER
0.3841 ACRES
16,733.19 SQ. FT

REF=0.40'

LOT 140

N 01°24'24" W 188.02'

LOT 141
(0.3079 Acres)
(13413.90 Sq. Ft.)

S 01°24'24" E 188.05'

PART LOT 142

DENNIS NEZRICK, TRUSTEE OF "THE LANDIS KEYSTONE INHERITANCE TRUST" DATED 03/26/2013 ORV. 2221, PG. 444

PART LOT 142
(0.0762 Acres)
(3319.29 Sq. Ft.)

DONALD A. & CONNIE P. MITCHELL
DV. 751, PG. 512

S 88°37'50" W 88.99'

LOT 130

LOT 129

LOT 128

NEW SURVEY OF EXISTING PARCEL RICHLAND COUNTY TAX MAP OFFICE

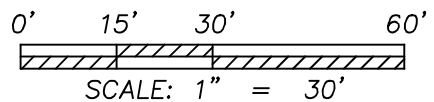
EAK 6-12-23

INITIAL & DATE

PP-140

LEGEND

- ∅ IRON PIPE FOUND
- IRON PIN 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: *NBR* 05/26/2023
 Nathaniel B. Ramsey, P.S. #8396 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 LOT 141 AND PART OF LOT 142
 GREEN RIDGE ALLOTMENT NO. 2
 MADISON TOWNSHIP
 RICHLAND COUNTY, OHIO**

DRAWN HCC	CHECKED NBR	SCALE 1" = 30'	DATE 05/26/2023
JOB NO: SM-5835			SHEET 1 OF 1

LEGAL DESCRIPTION

May 26, 2023

Situated in the Township of Madison, County of Richland, State of Ohio and being Lot 141 and part of Lot 142 of Green Ridge Allotment No. 2 and being the lands conveyed to Dennis Nezrick, Trustee of "The Landis Keystone Inheritance Trust" dated 03/26/2013 by official record volume 2221, page 444 and being more particularly described as follows:

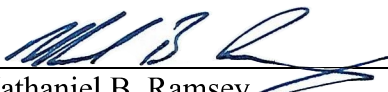
Beginning for the same at an iron pin found and accepted as marking the northeast corner of lot 140 and being on the south right of way line of Michael Drive-(60' R/W);

Thence, the following **FOUR** courses:

1. **North 88 degrees 36 minutes 44 seconds East, 88.99 feet** along said south right of way line of Michael Drive to a point in the northwest corner of a parcel conveyed to Donald A. and Connie P. Mitchell by deed volume 751, page 512;
2. **South 01 degree 24 minutes 24 seconds East, 188.05 feet** along the west line of said Mitchell parcel to an iron pin found in the southwest corner thereof and being on the north line of lot 128, passing through an iron pin found for reference at 0.40 feet;
3. **South 88 degrees 37 minutes 50 seconds West, 88.99 feet** along the north line of said lot 128 and along the north line of lot 129 to an iron pin found in the southeast corner of aforementioned lot 140;
4. **North 01 degree 24 minutes 24 seconds West, 188.02 feet** along the east line of said lot 140 to the **Place of Beginning**, containing 0.3841 of an acre (16,733.19 square feet), of which 0.3079 of an acre (13,413.90 square feet) is located within said lot 141 and 0.0762 of an acre (3,319.29 square feet) is located within said part lot 142, 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.

According to a survey made in May, 2023 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5835_Legal



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 6-12-23

INITIAL & DATE

PP-140