

RAMSEY SURVEYING
Professional Land Surveying Services

283 Eby Road
Shiloh, OH 45178
TEL (419) 512-3596 FAX (419) 522-0399
EMAIL nramsey@ramsey-surveying.com

SURVEY MADE AT THE REQUEST OF
KENNETH BOYCE

PART OF THE SOUTHWEST QUARTER OF SECTION 14, WELLER TOWNSHIP, T-22 N, R-18 W RICHLAND COUNTY, OHIO

DRAWN NBR	CHECKED NBR	SCALE 1" = 100'	DATE 07/24/2023
		JOB NO: SM-5858	SHEET 1 OF 1

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
For Ramsey Surveying

07/24/2023 Date

STATE OF OHIO
NATHANIEL B. RAMSEY
S-8396
REGISTERED PROFESSIONAL SURVEYOR

RAMSEY SURVEYING
Professional Land Surveying Services

283 Eby Road
Shiloh, Ohio 44878
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LEGAL DESCRIPTION

Parcel "A"

July 24, 2023

Situated in the Township of Weller, County of Richland, State of Ohio and being part of the Southwest Quarter of Section 14, Township 22-North, Range 18-West and being a portion of a record 31.52-acre parcel conveyed to Kenneth D. Boyce & Sharon A. Boyce by official record volume 219, page 951 and being more particularly described as follows:

Commencing at an iron pin in monument box found and accepted as marking the intersection of the centerline of Franklin Church Road-(C.R. 243) with the centerline of Chesrown Road-(T.R. 231)(Variable R/W);

Thence, **North 87 degrees 01 minute 15 seconds West, 100.26 feet** along the centerline of Chesrown Road to a monument box found, marking a point of curvature;

Thence, along a curve to the right with a **radius of 347.25 feet, a delta angle of 11 degrees 20 minutes 19 seconds, an arc length of 68.72 feet, a chord bearing North 81 degrees 21 minutes 05 seconds West, and a chord distance of 68.61 feet**, continuing along said centerline of Chesrown Road to a monument box found, marking a point of tangency;

Thence, **North 75 degrees 40 minutes 56 seconds West, 336.20 feet** continuing along the centerline of Chesrown Road to a monument box found, marking a point of curvature;

Thence, along a curve to the left with a **radius of 587.65 feet, a delta angle of 12 degrees 01 minute 29 seconds, an arc length of 123.33 feet, a chord bearing North 81 degrees 41 minutes 39 seconds West, and a chord distance of 123.10 feet** continuing along said centerline of Chesrown Road to a monument box found, marking a point of tangency;

Thence, **North 87 degrees 42 minutes 24 seconds West, 194.77 feet** continuing along said centerline of Chesrown Road to an iron pin in monument box found marking a point of deflection, said iron pin also being on the south line of a record 1.000-acre parcel conveyed to Kenneth D. Boyce & Sharon A. Boyce by official record volume 219, page 949;

Thence, **South 84 degrees 04 minutes 01 second East, 26.17 feet** along the south line of said record 1.000-acre Boyce parcel to a railroad spike found in the southeast corner thereof, and being the **Place of Beginning** for the parcel herein described;

Thence, the following **FOUR** courses:


1. **North 01 degree 04 minutes 01 second West, 222.82 feet** along the east line of said record 1.000-acre Boyce parcel to an iron pin set in the northeast corner thereof, passing through an iron pin found for reference at 30.00 feet;
2. **South 84 degrees 04 minutes 01 second East, 104.51 feet** to an iron pin set;
3. **South 02 degrees 17 minutes 30 seconds West, 212.52 feet** to an iron pin set on the south line of the aforementioned record 31.52-acre Boyce parcel, and passing through an iron pin set for reference at 182.52 feet;
4. **North 89 degrees 46 minutes 01 second West, 91.31 feet** along the south line of said record 31.52-acre Boyce parcel to the **Place of Beginning**, containing 0.488 of an acre, 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 July 2023 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

Grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument does not constitute a principal building site under applicable zoning 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.


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
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NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 8-7-23

INITIAL & DATE
PP-207

RAMSEY SURVEYING
Professional Land Surveying Services

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LEGAL DESCRIPTION

Combined Parcel

July 24, 2023

Situated in the Township of Weller, County of Richland, State of Ohio and being part of the Southwest Quarter of Section 14, Township 22-North, Range 18-West and being all of a record 1.000-acre parcel conveyed to Kenneth D. Boyce & Sharon A. Boyce by official record volume 219, page 949 and a portion of a record 31.52-acre parcel conveyed to Kenneth D. Boyce & Sharon A. Boyce by official record volume 219, page 951 and being more particularly described as follows:

Commencing at an iron pin in monument box found and accepted as marking the intersection of the centerline of Franklin Church Road-(C.R. 243) with the centerline of Chesrown Road-(T.R. 231)(Variable R/W);

Thence, **North 87 degrees 01 minute 15 seconds West, 100.26 feet** along the centerline of Chesrown Road to a monument box found, marking a point of curvature;

Thence, along a curve to the right with a **radius of 347.25 feet, a delta angle of 11 degrees 20 minutes 19 seconds, an arc length of 68.72 feet, a chord bearing North 81 degrees 21 minutes 05 seconds West, and a chord distance of 68.61 feet**, continuing along said centerline of Chesrown Road to a monument box found, marking a point of tangency;

Thence, **North 75 degrees 40 minutes 56 seconds West, 336.20 feet** continuing along the centerline of Chesrown Road to a monument box found, marking a point of curvature;

Thence, along a curve to the left with a **radius of 587.65 feet, a delta angle of 12 degrees 01 minute 29 seconds, an arc length of 123.33 feet, a chord bearing North 81 degrees 41 minutes 39 seconds West, and a chord distance of 123.10 feet** continuing along said centerline of Chesrown Road to a monument box found, marking a point of tangency;

Thence, **North 87 degrees 42 minutes 24 seconds West, 194.77 feet** continuing along said centerline of Chesrown Road to an iron pin in monument box found marking a point of deflection, said iron pin also being on the south line of a record 1.000-acre parcel conveyed to Kenneth D. Boyce & Sharon A. Boyce by official record volume 219, page 949 and being the **Place of Beginning** for the parcel herein described;


Thence, the following **SIX** courses:

1. **North 84 degrees 04 minutes 01 second West, 192.26 feet** continuing along said centerline of Chesrown Road to a railroad spike found in the southwest corner of said record 1.000-acre Boyce parcel;
2. **North 10 degrees 00 minutes 59 seconds East, 221.72 feet** along the west line of said record 1.000-acre Boyce parcel to a point in the northwest corner thereof, being referenced by an iron pin found South 18 degrees 27 minutes 42 seconds East, 0.31 feet therefrom, and passing through an iron pin found for reference at 30.00 feet;
3. **South 84 degrees 04 minutes 01 second East, 280.00 feet** along the north line of said record 1.000-acre Boyce parcel and the easterly prolongation thereof, to an iron pin set;
4. **South 02 degree 17 minutes 30 second West, 212.52 feet** to an iron pin set on the south line of the aforementioned record 31.52-acre Boyce parcel, and passing through an iron pin set for reference at 182.52 feet;
5. **North 89 degrees 46 minutes 01 second West, 91.31 feet** along the south line of said record 31.52-acre Boyce parcel to a railroad spike found in the southeast corner of said record 1.000-acre Boyce parcel;
6. Thence, **North 84 degrees 04 minutes 01 second West, 26.17 feet** along the south line of said record 1.000-acre Boyce parcel to the **Place of Beginning**, containing 1.488 acres, 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 July 2023 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.


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Professional Surveyor No. 8396
For Ramsey Surveying
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NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 8-7-23

INITIAL & DATE

PP-207