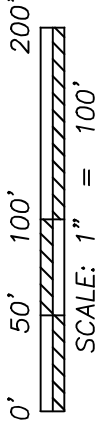
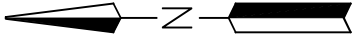
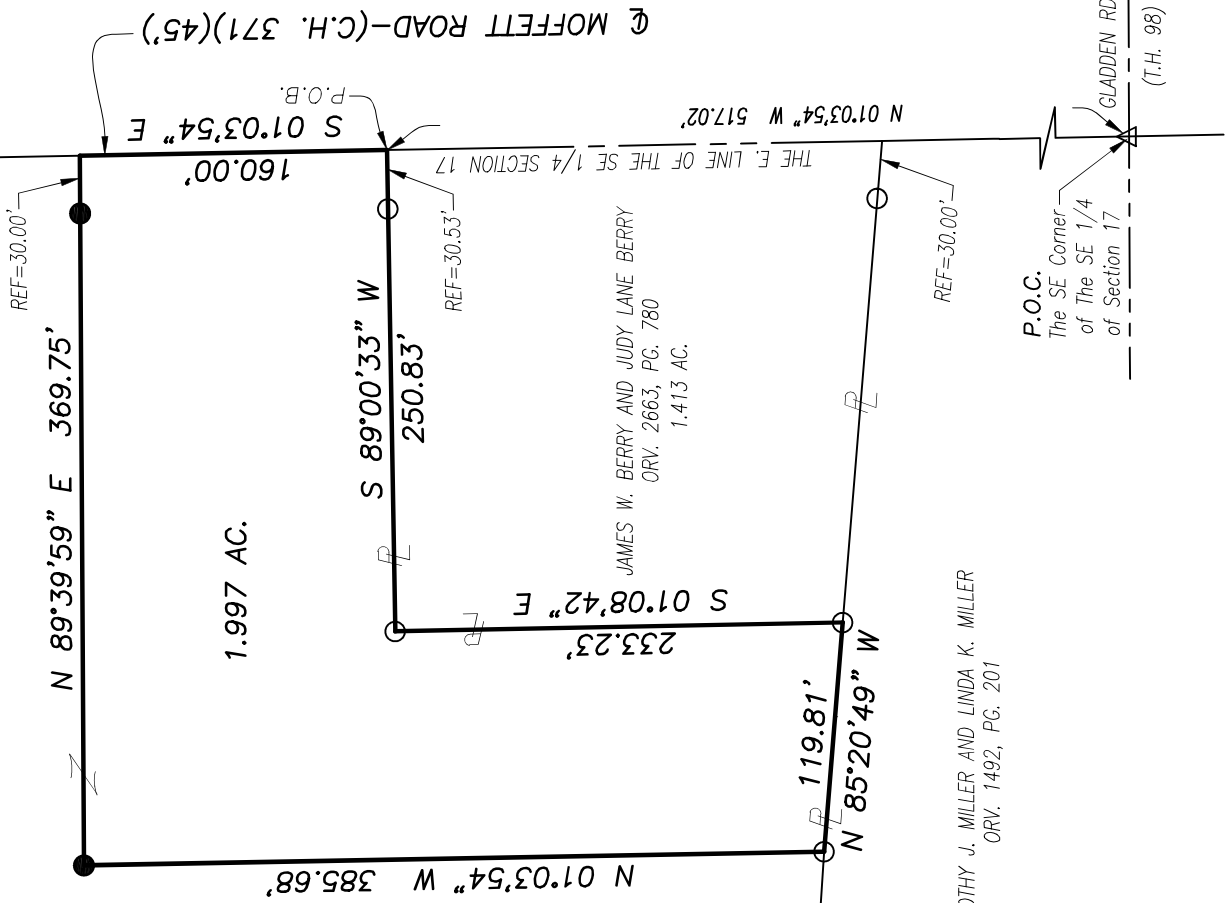


JAMES W. BERRY AND JUDY LANE BERRY
ORV. 2663, PG. 783




- LEGEND**
- IRON PIN/PIPE FOUND
 - △ MAGNAIL SPIKE SET OVER RAILROAD 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
For Ramsey Surveying Date 08/07/2023

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 9-8-23
INITIAL & DATE
PP-243

RAMSEY SURVEYING
Professional Land Surveying Services
263 Eby Road
Shiloh, Ohio 44787
TEL (419) 512-2596 FAX (419) 522-0399
EMAIL nr Ramsey@ramsey-surveying.com

SURVEY MADE FOR AND AT THE REQUEST OF JAMES W. BERRY
PART OF THE SOUTHEAST QUARTER OF SECTION 17, MONROE TOWNSHIP T-22 N, R-17 W RICHLAND COUNTY, OHIO

DRAWN HCC	CHECKED NBR	SCALE 1" = 100'	DATE 08/07/2023
DWG NO: SM-5272-A	JOB NO: SM-5272	SHEET 1 OF 1	

TIMOTHY J. MILLER AND LINDA K. MILLER
ORV. 1492, PG. 201

P.O.C.
The SE Corner
of The SE 1/4
of Section 17
GLADDEN RD.
(T.H. 98)

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

August 7, 2023

Situated in the Township of Monroe, County of Richland, State of Ohio and being a part of the Southeast Quarter of Section 17, Township 22 North, Range 17 West, and being a portion of a parcel conveyed to James W. Berry and Judy Lane Berry by official record volume 2663, page 783 and being more particularly described as follows:

Commencing at a Magnail spike set over a railroad spike found and accepted as marking the southeast corner of said quarter, said spike also marking the intersection of the centerline of Moffett Road-(C.H. 371) with the centerline of Gladden Road-(T.H. 98);

Thence, **North 01 degree 03 minutes 54 seconds West, 517.02 feet** Along the east line of said Quarter to a point in the northeast corner of a record 1.413 acre parcel conveyed to James W. Berry and Judy Lane Berry by official record volume 2663 page 780, and being the **Place of Beginning** of the parcel herein described;

Thence, the following **SIX** courses:


1. **South 89 degrees 00 minutes 33 seconds West, 250.83 feet** along the north line of said record 1.413-acre Berry parcel to an iron pin found in the northwest corner thereof, and passing through an iron pin found for reference at 30.53 feet;
2. **South 01 degree 08 minutes 42 seconds East, 233.23 feet** along the west line of said record 1.413 acre Berry parcel to an iron pin found on the north line of a parcel conveyed to Timothy J. Miller and Linda K. Miller by official record volume 1492, page 201;
3. **North 85 degrees 20 minutes 49 seconds West, 119.81 feet** along the north line of said Miller parcel to an iron pin found;
4. **North 01 degree 03 minutes 54 seconds West, 385.68 feet** to an iron pin set;
5. **North 89 degrees 39 minutes 59 seconds East, 369.75 feet** to a point on the aforementioned east line of said Quarter, the aforementioned centerline of Moffett Road, and passing through an iron pin set for reference at 339.75 feet;
6. **South 01 degree 03 minutes 54 seconds East, 160.00 feet** along said east line and said centerline to the **Place of Beginning**, containing 1.997 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" diameter rebar with plastic cap stamped "Ramsey S-8396".
Magnail spikes set are 2" min. length.

According to a survey made in August 2018 and August 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
SM-5272-A.docx



NEW SPLIT
RICHLAND COUNTY
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EAK 9-8-23

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