

SHANGRI-LA SUBDIVISION
BLOCK #1
PLAT VOL. 27, PG. 1

LOT #2697

BOBBY J. & MARILYN K. MINARD
ORV. 1728, PG. 44

JUSTIN A. JULIAN
ORV. 2762, PG. 562

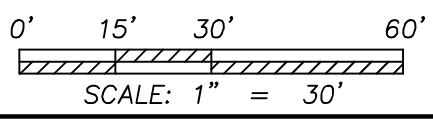
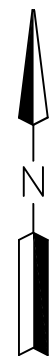
LOT #2698

THOMAS DURBIN AND SAMANTHA DURBIN
ORV. 2162, PG. 884

LOT #2699

THOMAS L. DURBIN & SAMANTHA G. DURBIN
ORV. 1797, PG. 413

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 9-25-23
INITIAL & DATE
PP-268



- 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* 09/07/2023
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 AT THE REQUEST OF SAMANTHA DURBIN

PART OF THE SOUTHEAST QUARTER OF SECTION 20, T-21 N, R-19 W, FORMERLY SPRINGFIELD TOWNSHIP, CITY OF ONTARIO, RICHLAND COUNTY, OHIO

DRAWN NBR	CHECKED NBR	SCALE 1" = 30'	DATE 09/07/2023
JOB NO: SM-5876			SHEET 1 OF 1

LEGAL DESCRIPTION

September 07, 2023

Situated in the City of Ontario, formerly Township of Springfield, County of Richland, State of Ohio and being part of the Southeast Quarter of Section 20, Township 21-North, Range 19-West and being a portion of a parcel conveyed to Thomas L. Durbin & Samantha G. Durbin by official record volume 1797, page 413 and being more particularly described as follows:

Commencing at an iron pipe found and accepted as marking the northeast corner of Lot 2698, Shangri-La Subdivision, Block #1 as recorded in plat volume 27, page 1, said iron pipe also marking the northwest corner of said Durbin parcel;

Thence, **South 85 degrees 59 minutes 37 seconds East, 170.31 feet** along the north line of said Durbin parcel to an iron pin set, being the **Place of Beginning** of the parcel herein described:

Thence, the following **FOUR** courses:

1. **South 85 degrees 59 minutes 37 seconds East, 31.90 feet** continuing along the north line of said Durbin parcel to an iron pipe found in a northeast corner thereof, said iron pipe also marking the northwest corner a parcel conveyed to Thomas Durbin and Samantha Durbin by official record volume 2162, page 884;
2. **South 01 degree 41 minutes 37 seconds East, 121.00 feet** along a line common to the aforementioned Durbin's to an iron pin found in a common corner;
3. **North 85 degrees 58 minutes 04 seconds West, 40.69 feet** to an iron pin set;
4. **North 02 degrees 28 minutes 26 seconds East, 120.43 feet** to the **Place of Beginning**, containing 0.1003 of an acre, (4369.45 square feet), 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 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.

NEW SPLIT
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Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5876_Legal.docx

