

LYNNE C. BEECHAM  
ORV. 2902, PG. 710

N 89°41'41" E 412.11'

JAMES A. LUDWIG AND TAMARA R. LUDWIG  
ORV. 317, PG. 786

N 00°03'47" W 437.83'

SURVEY FOR TRANSFER  
7.874 AC.

DAVID STEIN AND SHERRY D. STEIN  
ORV. 2887, PG. 58

(6.397 AC.)

S 00°39'31" E 817.32'

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 11-9-23**

INITIAL & DATE  
**PP-310**

JOHN E. SLOAN  
ORV. 1679, PG. 596

N 01°00'14" W 302.20'

(1.477 AC.)

N 00°16'46" E

20.70'

N 53°58'46" E  
96.95'

S 89°41'41" W 494.24' S. Line, SW 1/4, Section 22

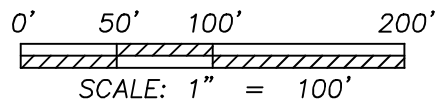
S 89°41'41" W 1328.20'

SE CORNER, SW 1/4  
OF SECTION 22

WAGNER ROAD--(T.H. 394)(60' R/W)

**LEGEND**

- IRON PIN FOUND
- △ 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

08/24/2023  
Date

**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**

**PART OF THE SOUTHWEST QUARTER  
OF SECTION 22, JEFFERSON TOWNSHIP,  
T-19 N, R-18 W  
RICHLAND COUNTY, OHIO**

DRAWN NBR	CHECKED NBR	SCALE 1" = 100'	DATE 08/24/2023
JOB NO: SM-5832			SHEET 1 OF 1

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**LEGAL DESCRIPTION**

August 24, 2023

**Situated** in the Township of Jefferson, County of Richland, State of Ohio, and being a part of the Southwest Quarter of Section 22, Township 19-North, Range 18-West and being a portion of a parcel conveyed to Lynne C. Beecham by official record volume 2902, page 710 of the Richland County Recorder's records and being more particularly described as follows:

**Commencing** at an iron pin found marking the southeast corner of said Quarter, being in the centerline of Wagner Road-(T.H. 394)(60' R/W);

Thence, **South 89 degrees 41 minutes 41 seconds West, 1328.20 feet** along the south line of said Quarter and said centerline to a railroad spike found in the southwest corner of a parcel conveyed to David Stein and Sherrye D. Stein by official record volume 2887, page 58, being the **Place of Beginning** of the parcel herein described;

Thence, the following **SEVEN** courses:

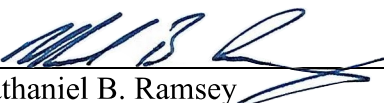
1. **South 89 degrees 41 minutes 41 seconds West, 494.24 feet** continuing along the south line of said Quarter to an iron pin set in the southeast corner of a parcel conveyed to John E. Sloan by official record volume 1679, page 596;
2. **North 00 degrees 16 minutes 46 seconds East, 20.70 feet** along an east line of said Sloan parcel to an iron pin found in an existing interior corner thereof;
3. **North 53 degrees 58 minutes 46 seconds East, 96.95 feet** along a southeasterly line of said Sloan parcel to an iron pin set in a southeasterly corner thereof;
4. **North 01 degree 00 minutes 14 seconds West, 302.20 feet** along an easterly line of said Sloan parcel to an iron pin found in the northeast corner thereof, said iron pin also marking a southeast corner of a parcel conveyed to James A. Ludwig and Tamara R. Ludwig by official record volume 317, page 786;
5. **North 00 degrees 03 minutes 47 seconds West, 437.83 feet** along an east line of said Ludwig parcel to an iron pin found in a northeast corner thereof;
6. **North 89 degrees 41 minutes 41 seconds East, 412.11 feet** traversing the aforementioned Beecham parcel to an iron pin set on the west line of the aforementioned Stein parcel;

7. **South 00 degrees 39 minutes 31 seconds East, 817.32 feet** along the west line of said Stein parcel to the **Place of Beginning**, containing 7.874 acres, more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

Bearings are to 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 August 2023 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-5832.docx



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 11-9-23**

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