

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 11-13-23

INITIAL & DATE

PP-313

LOHR RD.-(T.H. 45)

N 88°45'08" E 767.00' P.O.C.

N 86°43'34" E 497.62' P.O.B.

N 85°32'02" E 301.14'

MILLSBORO ROAD-(C.H. 48)(60' R/W)

**SURVEY FOR TRANSFER
1.7233 AC.
TOTAL**

(0.8398 AC.)

S. Line, NW 1/4 Sec. 31
N. Line, SW 1/4 Sec. 31

RICHARD D. STERLING
ORV. 2944, PG. 579

(0.8835 AC.)

N 89°03'07" W 299.88'

N 00°46'53" E 236.12'

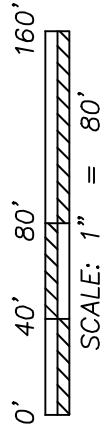
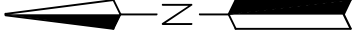
S 00°46'53" W 264.53'

S 00°46'53" W 288.74'

DAVID R. HARRIGER
ORV. 2160, PG. 399

89°50'0"

200.00'




LEGEND

- IRON PIPE FOUND
- ⊗ IRON PIN FOUND
- △ ANGLE IRON 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

10/23/2023 Date

RAMSEY SURVEYING
Professional Land Surveying Services
283 Eby Road
Shiloh, Ohio 44678
TEL (419) 512-2596 FAX (419) 522-0399
EMAIL: nr Ramsey@ramsey-surveying.com

SURVEY MADE FOR PROPERTY TRANSFER

PART OF THE NORTHWEST & SOUTHWEST QUARTERS OF SECTION 31, SPRINGFIELD TOWNSHIP, T-21 N, R-19 W RICHLAND COUNTY, OHIO

DRAWN NBR	CHECKED NBR	SCALE	DATE
		1" = 80'	10/23/2023
JOB NO: SM-5901			SHEET 1 OF 1

JAMES A. ROHDE AND NANCY ROHDE, TRUSTEES OF THE ROHDE FAMILY REVOCABLE LIVING TRUST DATED JAN 11, 2005 ORV. 1772, PG. 385

LINE	BEARING	DISTANCE
R1	N 00°46'53" E	25.30'
R2	S 00°46'53" W	26.87'
R3	S 00°46'53" W	34.27'
R4	N 10°48'07" E	9.30'
R5	S 17°07'01" E	1.86'
R6	S 76°35'29" E	0.38'

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LEGAL DESCRIPTION

October 23, 2023

Situated in the Township of Springfield, County of Richland, State of Ohio and being part of the Northwest and Southwest Quarters of Section 31, Township 21-North, Range 19-West and being a parcel conveyed to Richard D. Sterling by official record volume 2944, page 579 and being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the intersection of the centerline of Lohr Road-(T.H. 45), with the centerline of Millsboro Road-(C. H.48)(60' R/W);

Thence, **North 88 degrees 45 minutes 08 seconds East, 767.00 feet** along said centerline of Millsboro Road to an iron pin set marking a point of deflection;

Thence, **North 86 degrees 43 minutes 34 seconds East, 497.62 feet** continuing along said centerline of Millsboro Road to a point in a northeast corner of a parcel conveyed to James A. Rohde and Nancy Rohde, Trustees of the Rohde Family Revocable Living Trust dated Jan 11, 2005 by official record volume 1772, page 385, being referenced by an iron pipe found South 00 degrees 46 minutes 53 seconds West, 25.30 feet therefrom, and being the **Place of Beginning** of the parcel herein described:

Thence, the following **FOUR** courses:


1. **North 85 degrees 32 minutes 02 seconds East, 301.14 feet** continuing along said centerline of Millsboro Road, to a point in the northwest corner of a parcel conveyed to David R. Harriger by official record volume 2160, page 399;
2. **South 00 degrees 46 minutes 53 seconds West, 264.53 feet** along the west line of said Harriger parcel to a point in the southwest corner thereof, said point also being on a north line of the aforementioned Rohde Trust parcel, being referenced by an iron pin found South 76 degrees 35 minutes 29 seconds East, 0.38 feet therefrom, and passing through an angle iron found for reference at 26.87 feet;
3. **North 89 degrees 03 minutes 07 seconds West, 299.88 feet** along said north line of said Rohde Trust parcel to a point in an interior corner thereof, said point being referenced by iron pins found North 10 degrees 48 minutes 07 seconds East, 9.30 feet therefrom and South 17 degrees 07 minutes 01 second East, 1.86 feet therefrom;

4. **North 00 degrees 46 minutes 53 seconds East, 236.12 feet** along an east line of said Rohde Trust parcel to the **Place of Beginning**, containing a total of 1.7233 acres, more or less, of which 0.8398 of an acre is located within said Northwest Quarter, 0.8835 of an acre is located within said Southwest Quarter, and passing through an iron pipe found for reference at 210.82 feet, 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 October 2023 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
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