

WANDA L. WINTERS
ORV. 199, PG. 184

MARLIN W. ZIMMERMAN &
EDITH E. ZIMMERMAN
ORV. 2398, PG. 134

NELSON ZIMMERMAN
ORV. 2969, PG. 733
0.4808 AC.

(0.4578 AC.)

KEVIN A. ZEIGLER
ORV. 2671, PG. 138

VILLAGE OF SHENANDOAH
PLAT VOL. 2-2, PG. 2

PART LOT #12

PART LOT #8

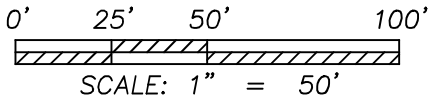
PART LOT #8

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 12-4-23

INITIAL & DATE
PP-337



NOTE: THIS SURVEY IS INTENDED TO RETRACE THE BOUNDARY DESCRIBED IN ORV. 2969, PG. 733 AND RECONCILE WITH THE EXISTING DEED BOUNDARIES AS FIXED BY SURVEY U-111 ON FILE AT THE RICHLAND COUNTY TAX MAP OFFICE AND THE ADJOINING DEED BOUNDARY DESCRIBED IN OFFICIAL RECORD VOLUME 199, PAGE 184. ADDITIONALLY, THE DEED FOR THE SUBJECT PARCEL INCLUDES HALF OF THE ALLEY ON THE WESTERN PORTION OF THE VILLAGE OF SHENANDOAH, HOWEVER NO DOCUMENTATION COULD BE FOUND REGARDING THE VACATION OF SAID ALLEY.



LINE	BEARING	DISTANCE
L1	N 65°07'19" W	8.28'
L2	S 20°04'37" W	30.12'
L3	S 67°48'25" E	41.25'
L4	S 64°55'23" E	8.28'
R1	N 35°44'43" E	30.55'
R2	N 09°51'35" E	31.41'



LEGEND

- △ IRON PIN FOUND
- IRON PIPE 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

11/14/2023
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 NORTHEAST QUARTER OF SECTION 34,
BLOOMINGGROVE TOWNSHIP, T-23 N, R-18 W, AND
PART VACATED ALLEY, VILLAGE OF SHENANDOAH,
RICHLAND COUNTY, OHIO**

DRAWN NBR	CHECKED NBR	SCALE 1" = 50'	DATE 11/14/2023
JOB NO: SM-5905		SHEET 1 OF 1	

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

November 14, 2023

Situated in the Township of Bloominggrove, County of Richland, State of Ohio and being part of the Northeast Quarter of Section 34, Township 23-North, Range 18-West and part vacated alley in the Village of Shenandoah, being a parcel conveyed to Nelson Zimmerman by official record volume 2969, page 733 and being more particularly described as follows:

Commencing at an iron pin set in the southwest corner of Lot 12 of Shenandoah as recorded in plat volume 2-2, page 2, said iron pin also being on the northerly existing right of way line of State Route 603-(Rome-Shenandoah Road-(60' R/W));

Thence, **North 65 degrees 07 minutes 19 seconds West, 8.28 feet** along said northerly existing right of way line of State Route 603-(Rome-Shenandoah Road)(60' R/W) to an iron pin found marking the intersection of said northerly existing right of way line and the centerline of a vacated 16.5'-Alley, being the **Place of Beginning** for the parcel herein described:

Thence, the following **SEVEN** courses:


1. **South 20 degrees 04 minutes 37 seconds West, 30.12 feet** along the southerly extension of said 16.5' vacated alley, to a point on the centerline of State Route 603-(Rome-Shenandoah Road)(60' R/W), and being referenced by an iron pin set North 35 degrees 44 minutes 43 seconds East, 30.55 feet therefrom;
2. **North 62 degrees 54 minutes 02 seconds West, 141.75 feet** along said centerline of State Route 603-(Rome-Shenandoah Road)(60' R/W) to a point in a southeasterly corner of a parcel conveyed to Wanda L. Winters by official record volume 199, page 184;
3. **North 09 degrees 51 minutes 35 seconds East, 119.00 feet** along an easterly line of said Winters parcel to an iron pin set in an existing interior corner thereof, passing through an iron pin set for reference at 31.41 feet;
4. **South 79 degrees 45 minutes 33 seconds East, 114.00 feet** along a south line of said Winters parcel to an iron pin found in the southeast corner thereof, said iron pin also being in the southwest corner of a parcel conveyed to Marlin W. Zimmerman & Edith E. Zimmerman by official record volume 2398, page 134;
5. **South 67 degrees 48 minutes 25 seconds East, 41.25 feet** along the south line of said Zimmerman parcel to an iron pin found on the west line of the aforementioned 16.5' vacated alley;

6. **South 64 degrees 55 minutes 23 seconds East, 8.28 feet**, traversing said 16.5'-Alley to an iron pin found on the centerline thereof;
7. **South 20 degrees 04 minutes 37 seconds West, 121.55 feet** along the centerline of said 16.5' Alley to the **Place of Beginning**, containing 0.4808 of an acre, more or less, of which 0.0230 of an acre is located within the vacated alley in said Village, 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 November 2023 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5905_Legal.docx



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 12-4-23

INITIAL & DATE

PP-337