

LEGAL DESCRIPTION

January 9, 2024

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, being a portion of lands conveyed to Huston Nolen and Lana A. Nolen by official record volume 1439, page 630 and being more particularly described as follows:

Commencing at a Magnail spike found and accepted as marking the intersection of the east line of said Northeast Quarter with the centerline of Shiloh-Newville Road-(State Route 603)(60' R/W), being referenced by an iron pin found, North 01 degree 24 minutes 34 seconds West, 30.00 feet therefrom;

Thence, **North 64 degrees 41 minutes 13 seconds West, 204.05 feet** along said centerline to a point referenced by an iron pin set North 20 degrees 44 minutes 52 seconds East, 30.09 feet therefrom, said point being the **Place of Beginning** of the parcel herein described:

Thence, the following **FOUR** courses:

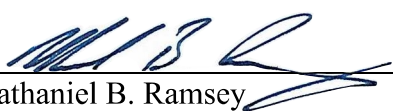
1. **North 64 degrees 41 minutes 13 seconds West, 154.99 feet** continuing along said centerline to a point in the southeast corner of a parcel conveyed to Terry Allen Rogers and Tara Lynn Rogers by official record volume 1439, page 628;
2. **North 23 degrees 05 minutes 16 seconds East, 254.71 feet** along the east line of said Rogers parcel to an iron pin found in the northeast corner thereof, said iron pin also being on a southerly line of a parcel conveyed to David W. Oswalt and Nancy O. Oswalt by official record volume 2732, page 411, and passing through an iron pin found for reference at 30.03 feet;
3. **South 65 degrees 01 minute 26 seconds East, 144.49 feet** along said southerly line of said Oswalt parcel to an iron pin set;
4. **South 20 degrees 44 minutes 52 seconds West, 256.18 feet** traversing the aforementioned Nolen parcel to the **Place of Beginning**, containing 0.8765 of an acre, 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"

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.

According to a survey made in December 2023 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5919_Legal.docx



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 1-24-24

INITIAL & DATE

QQ-20