

N 86°13'27" E 163.09'

ILLINOIS AVENUE APOSTOLIC  
CHRISTIAN CHURCH  
ORV. 836, PG. 493

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK -3-5-24**

INITIAL & DATE  
**QQ-66**

N 11°22'24" E 200.00'

0.7228 AC.

S 11°22'24" W 200.00'

The Place of  
Beginning

S 86°13'27" W 163.09'

CARMEN G. BATTEN  
AND KELSON D. BATTEN  
ORV.2998, PG. 963

MICHAEL A. GIESS  
AND ALICIA S. GIESS  
ORV. 17, PG. 217

N 03°02'29" W 234.69'  
REF=29.63'

S 81°36'52" W 343.11'  
55.09'

S 17°49'21" E 94.86'  
27.56' STATE ROUTE 39

STATE ROUTE 430-(65' R/W)

**LEGEND**

- IRON PIN FOUND
- MONUMENT BOX FOUND WITH 1" IRON PIN
- IRON PIN SET-5/8" REBAR SET WITH I.D. CAP STAMPED "RAMSEY S-8396"

**PERTINENT RECORDS**

Deeds as shown hereon  
Surveys & highway plans  
on file at the Richland County  
Tax Map Office

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 02/20/2024  
For Ramsey Surveying 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 AT THE REQUEST OF  
THE APOSTOLIC CHRISTIAN CHURCH**

**PART OF THE SOUTHEAST QUARTER  
OF SECTION 23, MADISON TOWNSHIP,  
T-21 N, R-18 W  
RICHLAND COUNTY, OHIO**

DRAWN JDM	CHECKED NBR	SCALE 1" = 30'	DATE 02/20/2024
DWG NO: SM-4993-24	JOB NO: SM-4993	SHEET 1 OF 1	

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**LEGAL DESCRIPTION**

**PART SE QUARTER  
SECTION 23, T-21 N, R-18 W  
MADISON TOWNSHIP  
RICHLAND COUNTY, OHIO**

Situated in the Township of Madison, County of Richland, State of Ohio; Being a part of the Southeast Quarter of Section 23, Township 21 North, Range 18 West, and being a part of lands conveyed to Illinois Avenue Apostolic Christian Church by official record volume 836, page 493, and being more particularly described as follows:

**Commencing** at the intersection of the centerline of State Route 39 with the centerline of State Route 430, being referenced by a monument box found with 1-inch diameter iron pin found South 17 degrees 49 minutes 21 seconds East, 27.56 feet from said point of intersection;

Thence, **South 81 degrees 36 minutes 52 seconds West, 343.11 feet** along said centerline of State Route 430 to a point in the southwest corner of a parcel conveyed to Carmen G. Batten and Kelson D. Batten by official record volume 2998, page 963;

Thence, **North 03 degrees 02 minutes 29 seconds West, 234.69 feet** along the west line of said Batten parcel, passing through an iron pin found for reference at 29.63 feet, to an iron pin set in the northwest corner thereof, and being the **Place of Beginning** of the parcel herein described;

Thence, the following **FOUR** courses:

1. **North 11 degrees 22 minutes 24 seconds East, 200.00 feet** traversing the aforementioned Illinois Avenue Apostolic Christian Church lands, to an iron pin set;
2. **North 86 degrees 13 minutes 27 seconds East, 163.09 feet** traversing the aforementioned Illinois Avenue Apostolic Christian Church lands, to an iron pin set on a westerly line of a parcel conveyed to Michael A. Giess and Alicia S. Giess by official record volume 17, page 217;
3. **South 11 degrees 22 minutes 24 seconds West, 200.00 feet** along said westerly line to an iron pin found in an existing interior corner thereof;

4. **South 86 degrees 13 minutes 27 seconds West, 163.09 feet** along a northerly line of said Giess parcel and a northerly line of the aforementioned Batten parcel, to the **Place of Beginning**, containing 0.7228 of an acre, more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

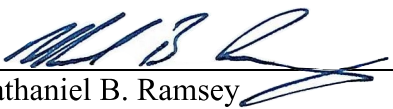
Bearings are to an assumed meridian and are used to express angles only.

Iron pins set are 5/8" diameter rod with I.D. 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 February 2024 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.



  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-4993-24\_Legal.docx

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