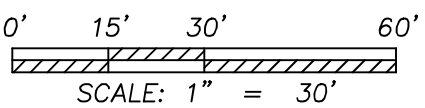


NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 3-11-24
INITIAL & DATE
QQ-69



- LEGEND**
- IRON PIPE FOUND
 - ⊗ IRON PIN 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* 02/20/2024
 Nathaniel B. Ramsey, P.S. #8396 Date
 For Ramsey Surveying

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
BETTY M. JOHNSON

PART OF THE LOT 2151 AND PART OF LOT 2152,
CITY OF SHELBY,
RICHLAND COUNTY, OHIO

DRAWN SDS	CHECKED NBR	SCALE 1" = 30'	DATE 02/20/24
JOB NO: SM-5943			SHEET 1 OF 1

LEGAL DESCRIPTION

February 14, 2024

Situated in the City of Shelby, County of Richland, State of Ohio and being parts of Lots 2151 and 2152 of the consecutively numbered lots in said City, being a parcel conveyed to Betty M. Johnson by official record volume 3009, page 3674, being more particularly described as follows:

Commencing at an iron pipe found and accepted as marking the southeast corner of lot 2151 being on the south line of a parcel conveyed to Cassandra N. Kiser, Lee Ann Kiser and Stephen B. Kiser by official record volume 2500 page 4;

Thence, **North 89 degrees 19 minutes 03 seconds West, 10.00 feet** along the south line of said lot 2151, the south line of said Kiser parcel, to a point in the southwest corner of said Kiser parcel and being referenced by an iron pipe found South 52 degrees 12 minutes 38 seconds East, 0.18 feet therefrom, and being the **Place of Beginning** of the parcel herein described;


Thence, the following **FOUR** courses:

1. **North 89 degrees 19 minutes 3 seconds West, 80.00 feet** continuing along the said south line of lot 2151 and of lot 2152 to a point in the southeast corner of a parcel conveyed to Andrew R. Cirata and Jenifer L. Cirata by official record volume 1465 page 503, being referenced by an iron pin found South 46 degrees 28 minutes 33 seconds West, 1.79 feet therefrom;
2. **North 01 degree 10 minutes 13 seconds East, 162.98 feet** along the east line of said Cirata parcel to an iron pin set in the northeast corner thereof, and being of the southerly existing right of way line of West Main Street (60' R/W);
3. **North 78 degrees 31 minutes 50 seconds East, 81.98 feet** along said southerly line of West Main Street, to an iron pin found in the northwest corner of the aforementioned Kiser parcel;
4. **South 01 degree 10 minutes 13 seconds West, 180.24 feet** along the west line of said Kiser parcel, to the **Place of Beginning**, containing a total of 13728.50 sq. ft., more or less, of which 7036.83 sq. ft. are located within said Part Lot 2151 and 6691.67 sq. ft. are located within said Part Lot 2152, 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 cap stamped "Ramsey S-8396"

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-5943_Legal.docx



NEW SURVEY
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