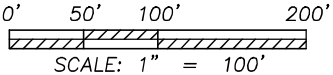


SURVEY FOR TRANSFER
13.9733 AC.

LINE	BEARING	DISTANCE
L1	S 01°36'23" W	75.00'
L2	S 82°41'45" E	120.78'
L3	N 89°27'54" W	118.55'

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 3-29-24
INITIAL & DATE
QQ-96

- LEGEND**
- "X" IN CONCRETE POST FOUND
 - ⊗ IRON PIN FOUND
 - IRON PIPE FOUND ("VANCE")
 - 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* 03/19/2024
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 FOR PROPERTY TRANSFER

PART OF THE SOUTHEAST QUARTER OF SECTION 30, WELLER TOWNSHIP, T-24 N, R-17 W, RICHLAND COUNTY, OHIO

DRAWN NBR	CHECKED NBR	SCALE 1" = 100'	DATE 03/19/2024
JOB NO: SM-5952			SHEET 1 OF 1

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March 19, 2024

LEGAL DESCRIPTION

**PART SE 1/4 SECTION 30
T-24 N, R-17 W
WELLER TOWNSHIP
RICHLAND COUNTY, OHIO**

Situated in the Township of Weller, County of Richland, State of Ohio; being a part of the Southeast Quarter of Section 30, Township 24 North, Range 17 West, and being a portion of a parcel conveyed to Rodney A. Rust and Sara J. Rust by official record volume 2758, page 137 and being more particularly described as follows:

Beginning for the same at an iron pipe found and accepted as marking the southwest corner of said Quarter;

Thence, the following **NINE** Courses:

1. **North 00 degrees 13 minutes 33 seconds East, 865.02 feet** along the west line of said Quarter to an iron pipe found in the southwest corner of a parcel conveyed to Charles T. Robinson and Shirley J. Robinson by official record volume 2635, page 543;
2. **North 89 degrees 00 minutes 33 seconds East, 363.23 feet** along the south line of said Robinson parcel to an iron pipe found in the southeast corner thereof, said iron pipe also being in the southwest corner of a parcel conveyed to Nathan R. Manges by official record volume 2201, page 730;
3. **South 88 degrees 53 minutes 27 seconds East, 292.41 feet** along a south line of said Manges parcel to an iron pin found in a southeast corner thereof, said iron pin also marking a northwest corner of a parcel conveyed to Antonio G. Manocchio, Sr. and Mary Jo Manocchio Co-Trustees or their Successors in Trust under The Manocchio Family Trust dated October 18, 2016 by official record volume 2508, page 242;
4. **South 01 degree 36 minutes 23 seconds West, 75.00 feet** along a west line of said Manocchio Trust parcel to an iron pin found in a southwest corner thereof;
5. **South 82 degrees 41 minutes 45 seconds East, 120.78 feet** along a south line of said Manocchio parcel to an iron pin set;

6. **South 00 degrees 13 minutes 20 seconds West, 336.47 feet** traversing the aforementioned Rust parcel to an iron pin set on the north line of a parcel conveyed to Douglas A. Gault & Kimberly K. Bedocs by official record volume 485, page 556;
7. **North 89 degrees 27 minutes 54 seconds West, 118.55 feet** along the north line of said Gault/Bedocs parcel to an iron pipe found in the northwest corner thereof;
8. **South 00 degrees 13 minutes 20 seconds West, 437.55 feet** along the west line of said Gault/Bedocs parcel and the west line of a parcel conveyed to Edward S. Sandvik, Jr. and Molly A. Sandvik by official record volume 1984, page 733 to an iron pin set in the southwest corner of said Sandvik parcel, said iron pin also being on the south line of said Southeast Quarter;
9. **South 89 degrees 47 minutes 23 seconds West, 655.09 feet** along the south line of said Quarter to the **Place of Beginning**, and containing 13.9733 acres, more or less and subject to all legal highways, easements, leases, and use restrictions of record.

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.

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

Iron pins set are 5/8" diameter rod with plastic cap stamped "Ramsey S-8396".

According to a survey made in March 2024 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.



A handwritten signature in blue ink, appearing to read "NBR", written over a horizontal line.

Nathaniel B. Ramsey
 Professional Surveyor No. 8396
 For Ramsey Surveying
 SM-5952.docx

NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 3-29-24

INITIAL & DATE
QQ-96