

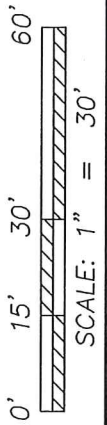
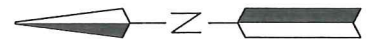
FLEMING FALLS AVENUE-(30')

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK INITIAL
7-7-17 DATE
JJ-223



- LEGEND**
- IRON PIN/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: Date: 6/29/2017

Nathaniel B. Ramsey, P.S. #8396
For Ramsey Surveying

RAMSEY SURVEYING
Professional Land Surveying Services

283 Eby Road
Shiloh, Ohio 44878
TEL (419) 512-2596 FAX (419) 522-0999
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SURVEY MADE FOR PROPERTY TRANSFER

BEING PART OF LOT 2, ALL OF LOT 3, AND PART OF LOT 4, BLOCK 48, GARDEN ACRES ALLOTMENT, MADISON TOWNSHIP, PLAT BOOK 10, PAGE 20, RICHLAND COUNTY, OHIO

DRAWN RBR	CHECKED 	SCALE 1" = 30'	DATE 06/29/2017
JOB NO: SM-5209		SHEET 1 OF 1	

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LEGAL DESCRIPTION

June 29, 2017
Situated in the Township of Madison, County of Richland, State of Ohio and being a part of Lot 2, part of Lot 4 and all of Lot 3, in Block 48, Garden Acres Allotment, as recorded in Plat Book 10, Page 20 of the Richland county recorder's records and being more particularly described as follows:

Commencing for the same at an iron pin found and accepted as marking the northwest corner of said Lot 4;

Thence, **North 88 degrees 38 minutes 31 seconds East, 25.00 feet** along the north line of said Lot 4 to an iron pin found in the northwest corner of a parcel conveyed to William J. Keim and Jenica L. Keim by official record volume 1545, page 553, and being the **Place of Beginning** of the parcel herein described;

Thence, the following **FOUR** courses:

1. **South 01 degree 21 minutes 14 seconds East, 194.00 feet** along the west line of said Keim parcel to an iron pin found in the southwest corner thereof, said iron pin also being on the south line of Lot 4;
2. **South 88 degrees 38 minutes 31 seconds West, 85.00 feet** along the south line of said lot 4, the south line of lot 3 and the south line of lot 2 to an iron pin set in the southeast corner of a parcel conveyed to Edward L. Howard and Pamela J. Howard by official record volume 1522, page 512;
3. **North 01 degree 21 minutes 14 seconds West, 194.00 feet** along the east line of said Howard parcel to an iron pin set in the north line of said lot 2;
4. **North 88 degrees 38 minutes 31 seconds East, 85.00 feet** along said north line of lot 2, the north line of lot 3, and the north line of lot 4 to the **Place of Beginning**, and containing a total of 0.378 of an acre, more or less, of which 0.089 of an acre is located in said part lot 2, 0.178 of an acre is located in said lot 3, 0.111 of an acre is located in said part lot 4, and subject to all legal highways and easements, leases, and use restrictions of record.

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According to a survey made June 2017 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

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

It is the intent of this instrument to describe in greater detail the premises conveyed to Christopher A. Smith and Kelly A. Smith by official record volume 2082, page 794

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Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5209

