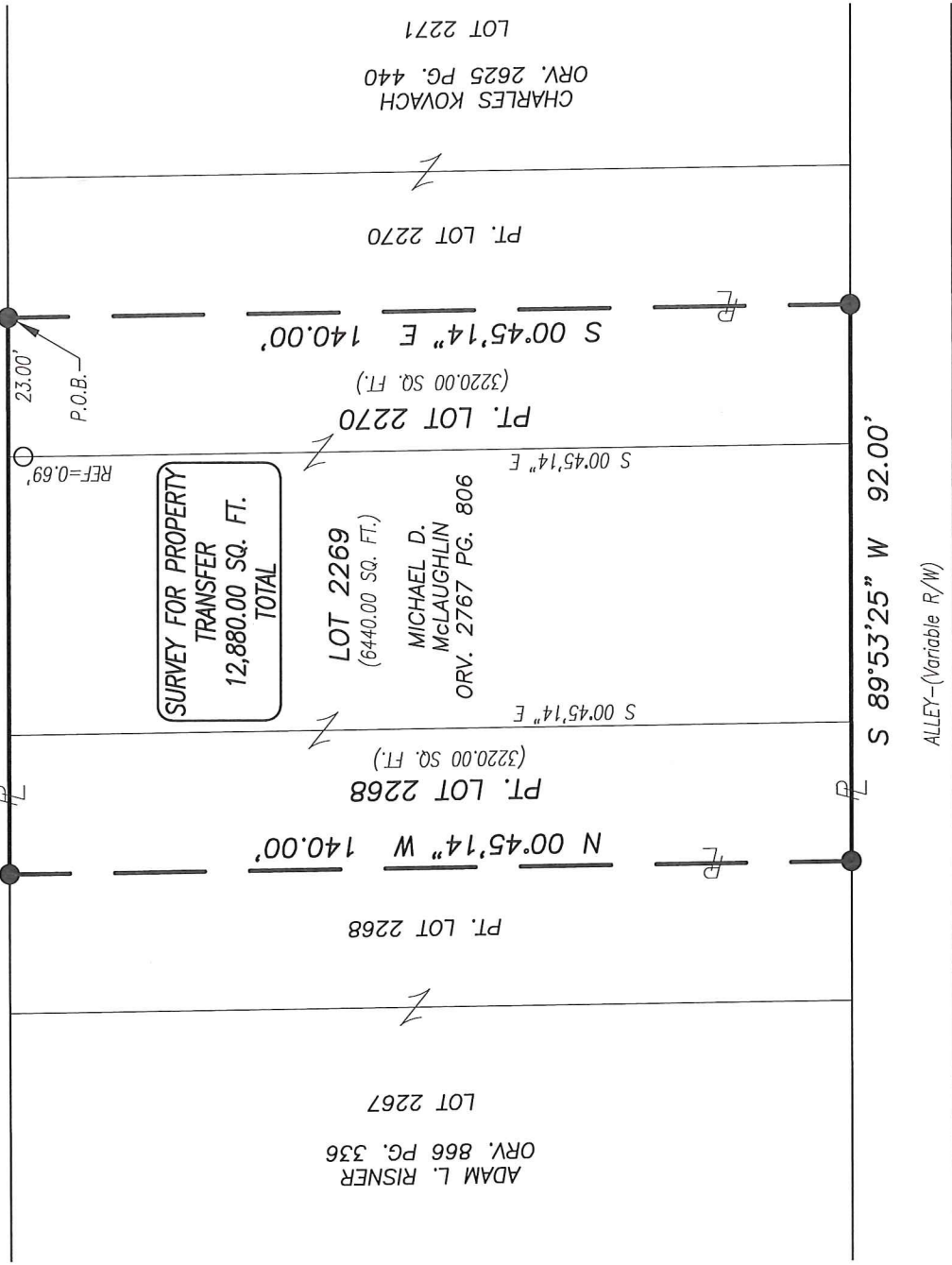


AUBURN AVE. - (50'R/W)

N 89°53'25" E 92.00'

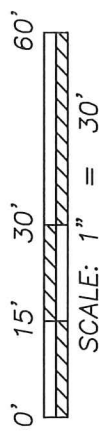
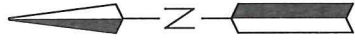


NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 11-24-20
INITIAL DATE
MM-318



- LEGEND**
- IRON PIN/PIPE FOUND
 - △ MAGNAIL SPIKE 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:  11/16/2020
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

BEING A PART OF LOT 2269, PART OF LOT 2270 AND ALL OF LOT 2269, CITY OF SHEELEY, RICHLAND COUNTY, OHIO

DRAWN HCS	CHECKED NBR	SCALE 1" = 30'	DATE 11/16/2020
JOB NO: SM-5486			SHEET 1 OF 1

RAMSEY SURVEYING

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283 Eby Road
Shiloh, Ohio 44878
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FAX (419) 522-0399
EMAIL nramsey@ramsey-surveying.com

November 16, 2020

LEGAL DESCRIPTION

Situated in the City of Shelby, County of Richland, State of Ohio; being a part of Lot #2268, part of Lot #2270, and all of Lot #2269 of the consecutively numbered lots in said city, being a parcel conveyed to Michael D. McLaughlin by official record volume 2767, page 806 of the Richland County Recorder's records, and being more particularly described as follows:

Commencing at a point in the northwest corner of Lot 2270, said point being on the south existing right of way line of Auburn Avenue-(50' R/W), being referenced by an iron pipe found South 00 degrees 45 minutes 14 seconds East, 0.69 of a foot therefrom;

Thence, **North 89 degrees 53 minutes 25 seconds East, 23.00 feet** along the north line of said Part Lot #2270 and the south line of said Auburn Avenue to an iron pin set in the northwest corner of a parcel conveyed to Charles Kovach by official record volume 2625, page 440 and being the **Place of Beginning** of the parcel herein described;

Thence, the following **FOUR** Courses:

1. **South 00 degrees 45 minutes 14 seconds East, 140.00 feet** along the west line of said Kovach parcel to an iron pin set on the southwest corner thereof also being on the south line of Lot 2270;
2. **South 89 degrees 53 minutes 25 seconds West, 92.00 feet** along the south line of said lot 2270, the south line of Lot 2269 and the south line of Lot 2268 to an iron pin set on the southeast corner of a parcel conveyed to Adam L. Risner by official record volume 866, page 336;
3. **North 00 degrees 45 minutes 14 seconds West, 140.00 feet** along the east line of said Risner parcel to an iron pin set on the northeast corner thereof, also being on the north line of Lot 2268;
4. **North 89 degrees 53 minutes 25 seconds East, 92.00 feet** along the south line of aforementioned Auburn Avenue, also the north line of Lot 2268 and the north line of Lot 2269 and the north line of Lot 2270 to the **Place of Beginning**, and containing a total of 12,880.00 square feet, more or less, of which 3220.00 square feet are located in said Part Lot 2268, 6440.00 square feet are located in said Lot 2269, and 3220.00 square feet are located in said Part Lot 2270, and subject to all legal highways, easements, leases, and use restrictions of record.

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 November 2020 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

INITIAL DATE
EAK 11-24-20
MM-378


Nathaniel B. Ramsey

Professional Surveyor No. 8396
For Ramsey Surveying
SM-5486

