

- LEGEND**
- ◈ CONCRETE MONUMENT FOUND
  - IRON PIN/PIPE FOUND
  - △ AXLE FOUND
  - IRON PIN SET-5/8" REBAR SET WITH I.D. CAP STAMPED "RAMSEY S-8396"
- NEW SURVEY OF EXISTING PARCEL RICHLAND COUNTY TAX MAP OFFICE  
**EAK** 8-24-22  
 INITIAL DATE  
**00-278**




**RAMSEY SURVEYING**  
 Professional Land Surveying Services

383 Edw. Road  
 Sinton, Ohio 44878  
 TEL (419) 512-2399 FAX (419) 522-0399  
 E/MAIL: nramsey@ramsey-surveying.com

**SURVEY MADE FOR PROPERTY TRANSFER**

**PART OF THE NORTHWEST QUARTER OF SECTION 95, MADISON TOWNSHIP, T-21 N, R-18 W RICHLAND COUNTY, OHIO**

By:  **Nathaniel B. Ramsey, P.S. #8396** Date **08/12/2022**  
 For Ramsey Surveying

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.

DRAWN NBR	CHECKED NBR	SCALE	DATE
		1" = 30'	08/12/2022
JOB NO.	SM-5742	SHEET	1 OF 1

**LEGAL DESCRIPTION**

August 12, 2022

**Situated** in the Township of Madison, County of Richland, State of Ohio, and being a part of the Northwest Quarter of Section 35, Township 21-North, Range 18-West and being a parcel conveyed to Jeremiah A. Pocock and Brittany Pocock, by official record volume 1981, page 718 of the Richland County Recorder's records and being more particularly described as follows:

**Commencing** at a concrete monument found in the northwesterly corner of Lot 17 of Maple Hill #1 as recorded in plat volume 16, page 27, said monument also being in the easterly right of way line of Mansfield Lucas Road-(C.H. 300)(60' R/W) and being in the southerly line of a parcel of land conveyed to James W. Miley and Beverly S. Miley by official record volume 2763, page 211;

Thence, **South 49 degrees 32 minutes 22 seconds West, 30.01 feet** along said southerly line of Miley parcel to a point being the southwest corner of said parcel, said point also being in the centerline of said Mansfield Lucas Road and being in the easterly line of a parcel conveyed to Richard N. Bays by official record volume 1788, page 812;


Thence, **North 41 degrees 30 minutes 05 seconds West, 51.16 feet** along said centerline of Mansfield Lucas Road also being along said easterly line of said Bays parcel to a point in the northeast corner thereof, said point being referenced by an iron pipe found South 48 degrees 38 minutes 46 seconds West, 29.55 feet therefrom, and being the **Place of Beginning** of the parcel described herein;

Thence, the following **FOUR** courses:

1. **South 48 degrees 38 minutes 46 seconds West, 209.78 feet** along the northerly line of said Bays parcel to a point in the northwesterly corner thereof, said point also being on the easterly line of a parcel conveyed to Steven L. Davis by official record volume 2298, page 648, passing through an iron pipe found for reference at 29.55 feet and 209.28 feet;
2. **North 41 degrees 43 minutes 59 seconds West, 54.90 feet** along said easterly line of Davis parcel to an axle found in the northeasterly corner thereof, also being on the southerly line of a parcel conveyed to Dellno C. and Brandy A. First by official record volume 2718, page 86;
3. **North 48 degrees 43 minutes 39 seconds East, 210.00 feet** along the southerly line of said First parcel to a point in a southeasterly corner thereof, being on the aforementioned centerline of Mansfield Lucas Road, and passing through an iron pipe found for reference at 179.88 feet;
4. **South 41 degrees 30 minutes 05 seconds East, 54.60 feet** along said centerline of Mansfield Lucas Road to the **Place of Beginning**, containing 0.2638 of an acre (11491.90 square feet), 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.

According to a survey made August 2022 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-5742.docx



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