

SURVEY FOR: ANDREW & JUDITH MILLER

DATE: 8-15-22

JOB NUMBER: SM-1312

LOCATION: PART OF THE SE. 1/4 OF  
SEC. 6, T-19, R-18,  
JEFFERSON TWP., RICHLAND  
CO., STATE OF OHIO.

MATCH LINE SEE SHEET 2

Distances shown hereon are expressed in feet and decimal parts thereof, bearings are to an assumed meridian and are used to express angles only.

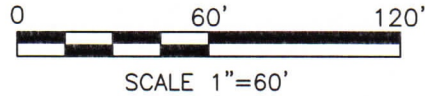
CERTIFICATION: I hereby certify that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code and is correct to the best of my knowledge.



*Roger L. Stevens*  
Roger L. Stevens, P.S. #7052

R=146.91'  
A=140.78'  
 $\Delta=54^{\circ}54'20''$   
C=135.46'  
B=N 20°21'28" E

R=167.37'  
A=137.10'  
 $\Delta=46^{\circ}56'00''$   
C=133.30'  
B=N 24°20'38" E



LEGEND

- IRON PIN FOUND
- RAILROAD SPIKE FOUND
- RAILROAD SPIKE SET
- IRON PIN SET, 5/8" DIA. ROD WITH PLASTIC CAP STAMPED "STEVENS 7052"

℄ RITTER ROAD (T.H. 348)(60')  
N 00°52'38" E 301.35'

P.O.C.

S. LINE SE. 1/4 SEC. 6

℄ BELLVILLE-JOHNSTOWN ROAD (C.H. 31)(60')

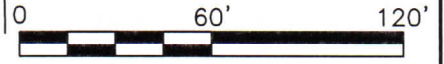
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JEFFERSON TWP., RICHLAND  
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STANLEY N. HOPTRY  
O.R.V.-2290 P.-92



SCALE 1"=60'



**PARCEL B**  
**0.646 Acre**  
TO BE TRANSFERRED TO  
AN ADJOINING OWNER

**PARCEL B**  
P.O.B.

**PARCEL A**  
**0.646 Acre**  
TO BE TRANSFERRED TO  
AN ADJOINING OWNER

**PARCEL A**  
P.O.B.

ANDREW J. & JUDITH W. MILLER  
O.R.V.-154 P.-430

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK** **8-31-22**  
INITIAL DATE

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK** **8-31-22**  
INITIAL DATE

**00-285**

DANIEL R. & CATHERINE E. MAGERS  
O.R.V.-307 P.-452  
1.551 ACRES

60' RITTER ROAD (T.H. 348)(60')

LEGEND

- IRON PIN FOUND
- RAILROAD SPIKE FOUND
- RAILROAD SPIKE SET
- IRON PIN SET, 5/8" DIA. ROD WITH PLASTIC CAP STAMPED "STEVENS 7052"

MATCH LINE SEE SHEET 1



**SURVEYOR'S DESCRIPTION FOR  
ANDREW & JUDITH MILLER**

**PARCEL A**

Situated in the Township of Jefferson, County of Richland, State of Ohio, being part of the Southeast Quarter of Section 6, Township 19, Range 18 and being more particularly described as follows:

**Commencing** at a railroad spike found in the south line of said Southeast Quarter, said railroad spike also being in intersection of the centerline of Ritter Road (T.H. 348)(60') and the centerline of Bellville-Johnsville Road (C.H. 31)(60');

Thence N 00° 52' 38" E, 301.35 feet along said centerline of Ritter Road (T.H. 348)(60') to an iron pin found in a point of curve;

Thence Northeasterly and continuing along said centerline of Ritter Road (T.H. 348)(60') on a curve to the right having a radius of 167.37 feet, an arc length of 137.10 feet, a delta angle of 46° 56' 00", a chord length of 133.30 feet and a chord bearing of N 24° 20' 38" E to a railroad spike found in a point of tangency;

Thence N 47° 48' 38" E, 66.82 feet and continuing along said centerline of Ritter Road (T.H. 348)(60') to a railroad spike found in a point of curve;

Thence Northeasterly and continuing along said centerline of Ritter Road (T.H. 348)(60') on a curve to the left having a radius of 146.91 feet, an arc length of 140.78 feet, a delta angle of 54° 54' 20", a chord length of 135.46 feet and a chord bearing of N 20° 21' 28" E to a railroad spike found in a point of tangency;

Thence N 07° 04' 09" W, 328.82 feet and continuing along said centerline of Ritter Road (T.H. 348)(60') to a point, said point being referenced by an iron pin set S 87° 58' 30" W, 14.99 feet from said point;

Thence N 01° 13' 16" W, 207.09 feet and continuing along said centerline of Ritter Road (T.H. 348)(60') to a point being the northeast corner of a 1.551 acre parcel of land conveyed to Daniel R. and Catherine E. Magers by official records volume 307, page 452, said point being referenced by an iron pin set S 88° 48' 38" W, 25.00 feet from said point and being the **true place of beginning**;

Thence with the following **FOUR** courses:

- 1) **S 88° 48' 38" W, 233.43 feet** along the north line of said land of Daniel R. and Catherine E. Magers to a point being the northwest corner of said land, said point also being in the east line of a parcel of land conveyed to Andrew J. and Judith W. Miller by official records volume 154, page 430 and being referenced by an iron pin found S 01° 17' 23" W, 0.83 feet from said point and passing through previously referenced iron pin set at 25.00 feet;
- 2) **N 01° 17' 23" W, 120.49 feet** along said east line of said land of Andrew J. and Judith W. Miller to an iron pin set;
- 3) **N 88° 48' 38" E, 233.57 feet** to a point being in said centerline of Ritter Road (T.H. 348)(60') and passing through an iron pin set at 208.57 feet;
- 4) **S 01° 13' 16" E, 120.48 feet** along said centerline of Ritter Road (T.H. 348)(60') to the **true place of beginning** and containing **0.646 acre**, more or less, and subject to all legal highways and easements of record.

The grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site.

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

All iron pins set are 5/8" diameter reinforcing rod with plastic cap stamped "STEVENS 7052".

According to a survey made in August 2022 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.

NEW SPLIT  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK**      **8-31-22**  
 INITIAL      DATE  
**00-285**



*Roger L. Stevens*  
 Roger L. Stevens  
 Registered Surveyor No. 7052  
 SM-1312D



**PARCEL B**

Situated in the Township of Jefferson, County of Richland, State of Ohio, being part of the Southeast Quarter of Section 6, Township 19, Range 18 and being more particularly described as follows:

**Commencing** at a railroad spike found in the south line of said Southeast Quarter, said railroad spike also being in intersection of the centerline of Ritter Road (T.H. 348)(60') and the centerline of Bellville-Johnsville Road (C.H. 31)(60');

Thence N 00° 52' 38" E, 301.35 feet along said centerline of Ritter Road (T.H. 348)(60') to an iron pin found in a point of curve;

Thence Northeasterly and continuing along said centerline of Ritter Road (T.H. 348)(60') on a curve to the right having a radius of 167.37 feet, an arc length of 137.10 feet, a delta angle of 46° 56' 00", a chord length of 133.30 feet and a chord bearing of N 24° 20' 38" E to a railroad spike found in a point of tangency;

Thence N 47° 48' 38" E, 66.82 feet and continuing along said centerline of Ritter Road (T.H. 348)(60') to a railroad spike found in a point of curve;

Thence Northeasterly and continuing along said centerline of Ritter Road (T.H. 348)(60') on a curve to the left having a radius of 146.91 feet, an arc length of 140.78 feet, a delta angle of 54° 54' 20", a chord length of 135.46 feet and a chord bearing of N 20° 21' 28" E to a railroad spike found in a point of tangency;

Thence N 07° 04' 09" W, 328.82 feet and continuing along said centerline of Ritter Road (T.H. 348)(60') to a point, said point being referenced by an iron pin set S 87° 58' 30" W, 14.99 feet from said point;

Thence N 01° 13' 16" W, 327.57 feet and continuing along said centerline of Ritter Road (T.H. 348)(60') to a point, said point being referenced by an iron pin set S 88° 48' 38" W, 25.00 feet from said point and being the **true place of beginning**;

Thence with the following **FOUR** courses:

- 1) **S 88° 48' 38" W, 233.57 feet** to an iron pin set in the east line of a parcel of land conveyed to Andrew J. and Judith W. Miller and passing through previously referenced iron pin set at 25.00 feet;
- 2) **N 01° 17' 23" W, 120.49 feet** along said east line of said land of Andrew J. and Judith W. Miller to an iron pin set in the southwest corner of a parcel of land conveyed to Stanley N. Hoptry by official records volume 2290, page 92;
- 3) **N 88° 48' 38" E, 233.72 feet** along the south line of said land of Stanley N. Hoptry to a point being the southeast corner of said land, said point also being in said centerline of Ritter Road (T.H. 348)(60') and being referenced by an iron pin found S 84° 13' 51" W, 11.69 feet from said point;
- 4) **S 01° 13' 16" E, 120.48 feet** along said centerline of Ritter Road (T.H. 348)(60') to the **true place of beginning** and containing **0.646 acre**, more or less, and subject to all legal highways and easements of record.

The grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site.

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 Roger L. Stevens  
 Registered Surveyor No. 7052  
 SM-1312D

NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK**      **8-31-22**  
 INITIAL      DATE