

DAVID L. & SALLY A. STUDER  
DV. 917, PG. 661

Ref.=0.30'  
"7016"

N 89°40'15" E 230.08'

"7016"

**SURVEY FOR PROPERTY  
TRANSFER  
5.002 ACRES**

(1.9544 Acres)

THE ELVIN W. & VERNA L. BURKHOLDER FAMILY TRUST  
ORV. 2930, PG. 671

CHARLES R. BRINER  
ORV. 2846, PG. 459

N 00°48'45" W 370.19'

"Seiler & Craig"  
N 00°48'45" W  
2.97'

P.O.C. N 89°46'31" E 1318.68'

S. Line, SE 1/4, Sec. 27

N. Line, NE 1/4, Sec. 34

P.O.B.

"5/8" Rebar"  
NE Cor.  
NE 1/4  
Sec. 34

NW Cor.  
NE 1/4  
Sec. 34

Q MILLER ROAD-(T.H. 195)(60' R/W)

S 00°49'54" E 959.04'

(3.0466 Acres)

THE ELVIN W. & VERNA L. BURKHOLDER FAMILY TRUST  
ORV. 2930, PG. 671

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

**EAK**      **4-1-22**

INITIAL      DATE

**00-87**

DAVID LEE PUGH & MARY ELLEN BURGESS  
ORV. 2457, PG. 269

R=480.00'  
A=86.26"  
Δ=10°17'46"  
CH. BRG=N 88°55'47" W  
CH. DIST=86.14'

"Stevens"  
REF=30.16'

REF=30.00'

N 83°46'54" W

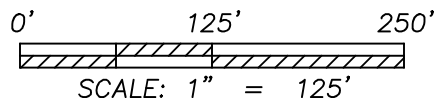
145.08'

Q LONDON EAST ROAD-(C.H. 58)(60')

"Stevens"

**LEGEND**

- △ RAILROAD SPIKE FOUND
- IRON PIN FOUND
- ✕ 2" MAGNAIL SPIKE SET
- 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, P.S. #8396      03/11/2022      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 NORTHEAST QUARTER OF SECTION 34 &  
SOUTHEAST QUARTER OF SECTION 27, CASS TOWNSHIP  
T-23 N, R-19 W  
RICHLAND COUNTY, OHIO**

|                 |         |                    |                    |
|-----------------|---------|--------------------|--------------------|
| DRAWN<br>NBR    | CHECKED | SCALE<br>1" = 100' | DATE<br>03/11/2022 |
| JOB NO: SM-5642 |         | SHEET 1 OF 1       |                    |

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March 11, 2022

**LEGAL DESCRIPTION**

**Situated** in the State of Ohio, County of Richland, Township of Cass; being a part of the Northeast Quarter of Section 34 and a part of the Southeast Quarter of Section 27, Township 23-North, Range 19-West, and being a portion of lands conveyed to The Elvin W. and Verna L. Burkholder Family Trust by official record volume 2930, page 671, being more particularly described as follows:

**Commencing** at a railroad spike found and accepted as marking the southwest corner of said Southeast Quarter, said railroad spike also being the southwest corner of a parcel conveyed to Charles R. Briner by official record volume 2846, page 459 and on the centerline of Miller Road-(T.H. 195)(60' R/W);

Thence, **North 89 degrees 46 minutes 31 seconds East 1318.68 feet** along the South line of said Southeast Quarter, the south line of said Briner parcel, to a point in the southeast corner thereof; being referenced by an iron pin found North 00 degrees 48 minutes 45 seconds West, 2.97 feet therefrom and being the **Place of Beginning** of the parcel herein described;

Thence, the following **SIX** Courses:

1. **North 00 degrees 48 minutes 45 seconds West, 370.19 feet** along the east line of said Briner parcel to a point in the southwest corner of a parcel conveyed to David L. and Sally A. Studer by deed volume 917, page 661;
2. **North 89 degrees 40 minutes 15 seconds East, 230.08 feet** along the south line of said Studer parcel to an iron pin set and passing through an iron pin found for reference at 0.30 feet;
3. **South 00 degrees 49 minutes 54 seconds East, 959.04 feet** traversing aforementioned Burkholder parcel to a 2" Magnail Spike set on the centerline of London East Road-(C.H. 58)(60' R/W), passing through an iron pin set for reference at 929.04 feet;
4. **North 83 degrees 46 minutes 54 seconds West, 145.08 feet** along said centerline of London East Road to an iron pin set marking a point of curvature;

5. Continuing along said centerline of London East Road with a curve to the left having a **radius of 480.00 feet, an arc length of 86.26 feet, a delta angle of 10 degrees 17 minutes 46 seconds, a chord bearing North 88 degrees 55 minutes 47 seconds West and chord distance of 86.14 feet** to a 2" Magnail spike set in the southeast corner of a parcel conveyed to David Lee Pugh and Mary Ellen Burgess by official record volume 2457, page 269;
  
6. **North 00 degrees 50 minutes 38 seconds West, 570.20 feet** along the east line of said Pugh & Burgess parcel to the **Place of Beginning**, containing a total of 5.002 acres, of which 1.9544 acres are located within said Southeast Quarter of Section 27 and 3.0466 acres are located within said Northeast Quarter of Section 34, more or less, 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" rebar with plastic cap stamped "Ramsey S-8396"

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

|                 |               |
|-----------------|---------------|
| NEW SPLIT       |               |
| RICHLAND COUNTY |               |
| TAX MAP OFFICE  |               |
| <b>EAK</b>      | <b>4-1-22</b> |
| INITIAL         | DATE          |
| <b>00-87</b>    |               |



  
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 Nathaniel B. Ramsey  
 Professional Surveyor No. 8396  
 For Ramsey Surveying  
 SM-5642\_LEGAL REVISED 02