

JENNIFER L. ROBERTS, TRUSTEE OR HER SUCCESSOR(S) AS TRUSTEE OF THE ADKINS FAMILY PRESERVATION TRUST, DATED MAY 23, 2019 ORV. 2706, PG. 840

NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 8-1-24
 INITIAL & DATE
QQ-218

DIRK A. ROBERTS AND
 JENNIFER L. ROBERTS
 ORV. 1106, PG. 196

LINE	BEARING	DISTANCE
L-1	N 40°23'11" E	24.65'
L-2	N 17°33'54" E	104.13'
L-3	N 15°58'36" E	178.90'
L-4	N 12°44'42" E	59.98'
L-5	N 26°39'52" E	53.95'
L-6	N 36°39'04" E	103.29'
L-7	S 54°19'37" E	30.10'
L-8	S 88°56'34" W	60.00'

0.6196 AC.
 (26990.39 Sq. Ft.)

S 19°09'50" W 488.01'

W. LINE, SE. 1/4 SEC. 18

S. LINE, SE. 1/4 SEC. 18

P.O.B.
 THE SW CORNER
 OF THE SE 1/4
 OF SECTION 18

REFERENCE DOCUMENTS:

- SURVEY O-252
- SURVEY Q-34

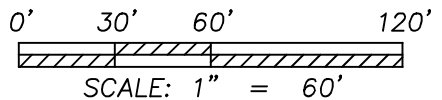
NOTE:

THIS PARCEL IS BEING CREATED PURSUANT TO OHIO REVISED CODE SECTION 711.001, WHEREIN IT IS A TRANSFER BETWEEN ADJOINING LANDOWNERS AND DOES NOT CREATE AN ADDITIONAL BUILDING SITE. IT IS NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE.



LEGEND

- IRON PIN 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: 
 Nathaniel B. Ramsey, P.S. #8396
 For Ramsey Surveying

07/16/2024
 Date

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 AT THE REQUEST OF
 JENNIFER L. ROBERTS**

**PART OF THE SOUTHEAST QUARTER
 OF SECTION 18, BLOOMINGGROVE TOWNSHIP,
 T-23 N, R-18 W
 RICHLAND COUNTY, OHIO**

DRAWN NBR	CHECKED NBR	SCALE 1" = 60'	DATE 07/16/2024
JOB NO: SM-6013		SHEET 1 OF 1	

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LEGAL DESCRIPTION

**PART SE 1/4 SECTION 18
T-23 N, R-18 W
BLOOMINGGROVE TOWNSHIP
RICHLAND COUNTY, OHIO**

July 16, 2024

Situated in the Township of Bloominggrove, County of Richland, State of Ohio and being a part of the Southeast Quarter of Section 18, Township 23-North, Range 18-West, being a portion of the lands conveyed to Jennifer L. Roberts, Trustee or her successor(s) as Trustee of The Adkins Family Preservation Trust, Dated May 23, 2019 by official record volume 2706, page 840, being more particularly described as follows:

Beginning for the same at an iron pin set marking the southwest corner of said Southeast Quarter;

Thence, the following **NINE** courses:

1. **North 40 degrees 23 minutes 11 seconds East, 24.65 feet** traversing said Adkins Family Trust parcel to an iron pin set;
2. **North 17 degrees 33 minutes 54 seconds East, 104.13 feet** traversing said Adkins Family Trust parcel to an iron pin set;
3. **North 15 degrees 58 minutes 36 seconds East, 178.90 feet** traversing said Adkins Family Trust parcel to an iron pin set;
4. **North 12 degrees 44 minutes 42 seconds East, 59.98 feet** traversing said Adkins Family Trust parcel to an iron pin set;
5. **North 26 degrees 39 minutes 52 seconds East, 53.95 feet** traversing said Adkins Family Trust parcel to an iron pin set;
6. **North 36 degrees 39 minutes 04 seconds East, 103.29 feet** traversing said Adkins Family Trust parcel to a point on the centerline of Shiloh-Newville Road-(St. Rt. 603)(60' R/W), and passing through an iron pin set for reference at 73.27 feet;
7. **South 54 degrees 19 minutes 37 seconds East, 30.10 feet** along said centerline to a point in a northwesterly corner of a parcel conveyed to Dirk A. Roberts and Jennifer L. Roberts by official record volume 1106, page 196;


8. **South 19 degrees 09 minutes 50 seconds West, 488.01 feet** along the westerly line of said Roberts parcel to an iron pin found in the southwesterly corner thereof, said iron pin also being on the south line of said Southeast Quarter, and passing through an iron pin found for reference at 30.00 feet;
9. **South 88 degrees 56 minutes 34 seconds West, 60.00 feet** along the south line of said Quarter to the **Place of Beginning**, containing 0.6196 of an acre (26990.39 Sq. Ft.), more or less, and subject to all legal highways, leases, servitudes, use restrictions, and easements of record.

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

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

Grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument does not constitute a principal building site under applicable zoning and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.

According to a survey made in July 2024 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.



Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-6013_Legal.docx



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RICHLAND COUNTY
TAX MAP OFFICE
EAK 8-1-24

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