

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 9-10-24
 INITIAL & DATE
QQ-254



LEGEND

- IRON PIN/PIPE FOUND
- △ RAILROAD SPIKE FOUND
- IRON PIN SET-5/8" REBAR SET WITH I.D. CAP STAMPED "RAMSEY S-8396"
- ⊗ MAGNAIL FOUND
- MAGNAIL SET
- WOOD POST FOUND IN POOR CONDITION

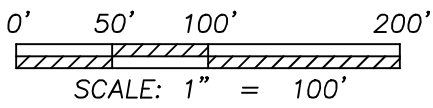
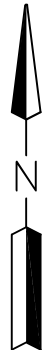
Distances shown hereon are expressed in feet and decimal parts thereof.

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* 08/19/2024
 Nathaniel B. Ramsey, P.S. #8396 Date
 For Ramsey Surveying

SE Corner of NE 1/4 Sec. 17



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 17, MONROE TOWNSHIP T-22 N, R-17 W RICHLAND COUNTY, OHIO			
DRAWN SDS	CHECKED NBR	SCALE 1" = 100'	DATE 08/19/2024
JOB NO: SM-6027			SHEET 1 OF 1

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LEGAL DESCRIPTION

**PART NE 1/4 SECTION 17
T-22 N, R-17 W
MONROE TOWNSHIP
RICHLAND COUNTY, OHIO**

August 19, 2024

Situated in the Township of Monroe, County of Richland, State of Ohio and being a part of the Northeast Quarter of Section 17, Township 22-North, Range 17-West, being a parcel conveyed to Michael G. and Peggy A. Annis by official record volume 2435, page 618, being more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the intersection of the east line of said Quarter, also being the centerline of Moffet Road-(C.R. 371) with the centerline of Berry Road-(T.R. 139)(30' R/W);

Thence, **South 65 degrees 54 minutes 35 seconds West, 486.76 feet** along the centerline of Berry Road to a railroad spike found marking a point of deflection ;

Thence, **South 69 degrees 54 minutes 05 seconds West, 144.50 feet** continuing along said centerline of Berry Road to a railroad spike found in the northwest corner of a parcel conveyed to Robert J. McBride and Annette A. Bartik by official record volume 2650, page 340, being the **Place of Beginning** for the parcel herein described;

Thence, the following **FOUR** courses:


1. **South 01 degree 55 minutes 01 second East, 578.52 feet** along the west line of said McBride/Bartik parcel to an iron pin found in the southwest corner thereof, said iron pin also being on a northerly line of a parcel conveyed to Aaron A. Trumpower and Jodi P. Trumpower by official record volume 2620, page 36, and passing through an iron pin found for reference at 30.00 feet;
2. **South 85 degrees 09 minutes 48 seconds West, 159.91 feet** along said northerly line to a wood post found in a northwesterly corner thereof, also being on the east line of a parcel conveyed to Heather M. Krupa and Michael R. Annis by official record volume 3017, page 5030;

3. **North 01 degree 32 minutes 48 seconds West, 535.36 feet** along the east line of said Krupa/Annis parcel and the east line of a parcel conveyed to Cole Barrett and Hayley Henderson by official record volume 2970, page 169 to a Magnail spike set in the northeast corner of said Barrett/Henderson parcel, also being the aforementioned centerline of Berry Road, and passing through iron pins set for reference at 20.00 feet and 505.36 feet, respectively;
4. **North 69 degrees 54 minutes 05 seconds East, 164.45 feet** along said centerline of Berry Road to the **Place of Beginning**, and containing 2.0186 acres, 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"

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


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-6027.docx



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