

LINE	BEARING	DISTANCE
L-1	N 89°33'43" E	1.21'

**RAMSEY SURVEYING**  
 Professional Land Surveying Services

283 Eby Road  
 Shiloh, Ohio 44678  
 TEL (419) 512-2596 FAX (419) 522-0399  
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**SURVEY MADE FOR PROPERTY TRANSFER**

**PART OF LOT #46 OF THE CONSECUTIVELY NUMBERED LOTS OF THE VILLAGE OF BELLEVILLE, RICHLAND COUNTY, OHIO**

DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_ DATE: 09/10/2024  
 SCALE: 1" = 10'  
 JOB NO: SM-6055 SHEET 1 OF 1

**REFERENCE DOCUMENTS:**

- SURVEY HH-343
- SURVEY PP-87
- PLAT BOOK 6, PAGE 7

**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**

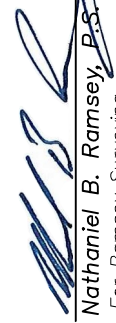
- SURVEY SPIKE FOUND
- IRON PIN FOUND
- △ MAGNAIL SPIKE FOUND
- IRON PIN SET-5/8" REBAR SET WITH I.D. CAP STAMPED "RAMSEY S-8396"

PART LOT #46  
 GORDON PETERS & KATE LYNN PETERS  
 ORV. 3002, PG. 4120

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

09/10/2024 Date

**RAMSEY SURVEYING**  
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**LEGAL DESCRIPTION**

August 20, 2024

**Situated** in the State of Ohio, County of Richland, Village of Bellville; being a part of Lot 46 of the consecutively numbered lots in said village, and being a portion of a parcel conveyed to Mechanics Bank by official record volume 2291, page 428 of the Richland County Recorder's records, and being more particularly described as follows:

**Commencing** at a Survey spike found and accepted as marking the northeast corner of said Lot 46, also marking the intersection of the south existing right of way line of a 16.5' Alley with the west existing right of way line of a 16.5' Alley;

Thence, **South 89 degrees 33 minutes 43 seconds West, 63.44 feet** along the north line of said Lot 46, the south line of said 16.5' Alley, to an iron pin set, being the **Place of Beginning** for the parcel herein described;

Thence, the following **SIX** Courses:

1. **South 00 degrees 09 minutes 39 seconds East, 48.07 feet** traversing the aforementioned Mechanics Bank parcel to an iron pin set on the south line thereof, also being the north line of a parcel conveyed to Gordon Peters and Kate Lynn Peters by official record volume 3002, page 4120;
2. **South 89 degrees 28 minutes 03 seconds West, 68.71 feet** along the north line of said Peters parcel to a point in the northwest corner thereof, being on the west line of the aforementioned Lot 46, also being the east existing right of way line of Main Street-(66' R/W), and passing through an iron pin found for reference at 66.91 feet;
3. **North 00 degrees 09 minutes 39 seconds West, 19.07 feet** along the west line of said Lot 46, said east existing right of way line of Main Street to a point in the southwest corner of a parcel conveyed to Elite Insurance Agency, LLC. by official record volume 2628, page 114;
4. **North 89 degrees 28 minutes 03 seconds East, 67.50 feet** along the south line of said Elite Insurance Agency, LLC. parcel to an iron pin found in the southeast corner thereof, and passing through a Survey spike found for reference at 1.50 feet;


5. **North 00 degrees 09 minutes 39 seconds West, 29.00 feet** along the east line of said Elite Insurance Agency, LLC. parcel to a Magnail spike found in the northeast corner thereof, said spike also being on the aforementioned south existing right of way line of a 16.5' Alley;
6. **North 89 degrees 33 minutes 43 seconds East, 1.21 feet** along said south existing right of way line to the **Place of Beginning**, and containing 1345.12 square feet, 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 I.D. 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 August 2024 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-6045 Legal.docx



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 9-16-24**

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INITIAL & DATE  
**QQ-265**