

LOT #813

LOT #814

LOT #815

LOT #816

LINCOLN HEIGHTS ALLOTMENT NO 3.
PV. 14 PAGE 12

DIANNE L. PITTINGER
ORV. 488 PG. 119
LOT #812

LOT #819

PART LOT #811

N 89°27'24" E 150.00'

LOT #820

PART LOT #811
(3749.91 SF.)

0.26 N
0.34 W

PARRY AVENUE (60' R/W)

75.00'

75.00'

LINDSEY BROKAW AND MICHELLE WHITT
ORV. 3019 PG. 1439
0.2583 ACRES
(11249.72 SF.)
TOTAL
LOT #810
(7499.81 SF.)

LOT #821

N 00°08'20" W

S 00°08'20" E

N 83°11'13" W
1.04'

0.42 N
2.04 W

S 89°27'24" W 150.00'

P.O.B.

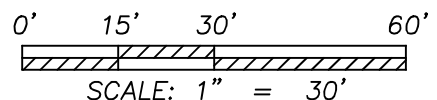
LOT #809

LOT #822

0.05 N
0.79 W

LOT #808

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 10-9-24
INITIAL & DATE
QQ-293



LEGEND

- IRON PIPE FOUND
- ⊗ 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*
Nathaniel B. Ramsey, P.S. #0396
For Ramsey Surveying

09/26/2024
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 FOR PROPERTY
TRANSFER**

**BEING LOT #810 AND PART LOT #811 OF THE LINCOLN
HEIGHTS ALLOTMENT #3, MADISON TOWNSHIP
RICHLAND COUNTY, OHIO**

DRAWN SDS	CHECKED NBR	SCALE 1" = 30'	DATE 09/26/2024
JOB NO: SM-6069			SHEET 1 OF 1

LEGAL DESCRIPTION

September 26, 2024

Situated in the Township of Madison, County of Richland, State of Ohio, being Lot #810 and part of Lot #811, in Lincoln Heights Allotment No. 3 as recorded in plat volume 14, page 12 and conveyed to Lindsey Brokaw and Michelle Whitt by official record volume 3019, page 1439, being more particularly described as follows:

Beginning for the same at an iron pin set, in the northwest corner of Lot #809, Lincoln Heights Allotment No. 3, also being on the east existing right of way line of Parry Avenue-(60' R/W);

Thence, the following **FOUR** courses:


1. **North 00 degrees 08 minutes 20 seconds West, 75.00 feet** along said east existing right of way line to an iron pin set in the southwest corner of a parcel conveyed to Dianna L. Pittinger by official record volume 488, page 119;
2. **North 89 degrees 27 minutes 24 seconds East, 150.00 feet** along the south line of said Pittinger parcel to an iron pin set in the southeast corner thereof, also being on the west line of Lot #820, Lincoln Heights Allotment No. 3;
3. **South 00 degrees 08 minutes 20 seconds East, 75.00 feet** along the west line of said Lot #820 and the west line of Lot #821 of said Lincoln Heights Allotment No. 3, to a point in the southwest corner of said Lot #821, also being the northeast corner of the aforementioned Lot #809, being referenced by an iron pipe found North 83 degrees 11 minutes 13 seconds West, 1.04 feet, therefrom;
4. **South 89 degrees 27 minutes 24 seconds West, 150.00 feet** along the north line of said Lot #809, to the **Place of Beginning**, and containing a total of 0.2583 of an acre (11249.72 Sq. Ft.) more or less, of which 3749.91 Sq Ft. are located within said part Lot #811, and 7499.81 Sq. Ft. are located within said Lot #810, and subject to all legal highways, leases, servitudes, use restrictions, and easements of record.

Lots referenced herein are as recorded in Lincoln Heights Allotment #3; plat volume 14, page 12

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 September 2024 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-6069_Legal.docx



NEW SURVEY
OF EXISTING PARCEL
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