

LINE	BEARING	DISTANCE
L-1	S 86°37'55" W	62.32'
L-2	S 05°17'03" E	49.31'
L-3	N 89°56'28" W	85.73'

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 10-9-24**  
INITIAL & DATE  
**QQ-294**

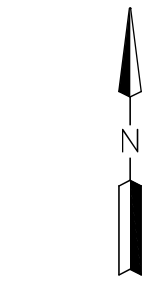
- LEGEND**
- IRON PIN FOUND
  - ⊗ IRON PIPE FOUND
  - △ MAGNAIL SPIKE FOUND
  - IRON PIN SET-5/8" REBAR SET WITH I.D. CAP STAMPED "RAMSEY S-8396"

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

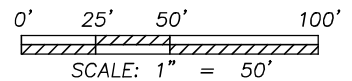
Bearings are to an assumed meridian and are used to express angles only.

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 09/26/2024  
Nathaniel B. Ramsey, P.S. #8396 Date  
For Ramsey Surveying



- ① PART LOT #125  
1240.71 SF.
- ② PART LOT #124  
994.13 SF.



**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 #120, LOT #121, AND PART LOT #122, PART LOT #124 AND PART LOT #125 LINCOLN HEIGHTS #1 PLAT VOLUME 11 PAGE 7 MADISON TOWNSHIP, RICHLAND COUNTY, OHIO**

DRAWN SDS	CHECKED NBR	SCALE 1" = 50'	DATE 09/26/2024
JOB NO: SM-6067		SHEET 1 OF 1	

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**LEGAL DESCRIPTION**

September 26, 2024

**Situated** in the Township of Madison County of Richland, State of Ohio, being Lot #120, Lot #121, part of Lot #122, part of Lot #124, and part of Lot 125 of Lincoln Heights No. 1 as recorded in plat volume 11, page 7 and being a portion of the lands conveyed to Steve Beatty, Sr. by official record volume 2980, page 284, and a portion of the lands conveyed to Steve Beatty, Sr. and Joan Beatty by official record volume 2981, page 379, being more particularly described as follows:

**Beginning** for the same at an iron pin set marking the southwest corner of Lot #119, Lincoln Heights No. 1, as conveyed to Craig Pennel and Sarah Pennel by official record volume 2992, page 751, also being on the east existing right of way line of Kentucky Avenue-(60' R/W);

Thence, the following **SIX** courses:

1. **South 89 degrees 56 minutes 28 seconds East, 143.68 feet** along south line of said Lot #119 to an iron pin set in the southeast corner thereof, also being the northwest corner of Lot #91, Lincoln Heights No. 1, as conveyed to William H. Davis by official record volume 1872, page 807;
2. **South 00 degrees 47 minutes 58 seconds East, 123.20 feet** along the west line of said Lot #91 and the west line of Lot #90 as conveyed to William H. Davis by official record volume 1872, page 807, to an iron pin found in the northeast corner of a parcel conveyed to Kyle D. Fulk by official record volume 3003, page 5602;
3. **South 86 degrees 37 minutes 55 seconds West, 62.32 feet** along the north line of said Fulk parcel to an iron pin found in the northwest corner thereof;
4. **South 05 degrees 17 minutes 03 seconds East, 49.31 feet** along the west line of said Fulk parcel to an iron pin set in the northeast corner of a parcel conveyed to Big Dog Equipment Services, Inc. by official record volume 3001, page 1568;
5. **North 89 degrees 56 minutes 28 seconds West, 85.73 feet** along the north line of said Big Dog Equipment Services, Inc. parcel to an iron pin set in the northwest corner thereof, also being on the aforementioned east existing right of way line of Kentucky Avenue;


6. **North 00 degrees 38 minutes 58 seconds West, 176.03 feet** along said east existing right of way line of said Kentucky Avenue to the **Place of Beginning**, and containing a total of 0.5108 of an acre (22251.72 Sq. Ft.) more or less, of which 7168.81 Sq Ft. are located within said Lot #120, 7175.33 Sq. Ft. are located within said Lot #121, 5672.74 Sq Ft. are located within said part Lot #122, 994.13 Sq Ft. are located within said part Lot #124, and 1240.71 Sq Ft. are located within said part Lot #125, and subject to all legal highways, leases, servitudes, use restrictions, and easements of record.

Lots referenced herein are as recorded in Lincoln Heights #1. plat volume 11, page 7

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-6067\_Legal.docx



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

**EAK 10-9-24**

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