

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 10-28-24

INITIAL & DATE
QQ-308

BELLA VISTA AVE--(60' R/W)

LOT #91

LOT #92

NON-MAINTAINED ROAD
ORV. 1790, PG. 74

DUNLAP BUILDERS, INC.
ORV. 2071, PG. 289

ORCHARD PARK HEIGHTS ALLOTMENT
PLAT BOOK 18, PAGE 88
LOT #105

KRULL PROPERTIES, LLC.
ORV. 3014, PG. 5550

0.6070 Acres
(26442.07 Sq. Feet)

P.O.B.

N 89°55'22" E 225.00'

N 00°04'38" W 118.04'

S 89°39'28" W 225.00'

S 00°04'38" E 117.00'

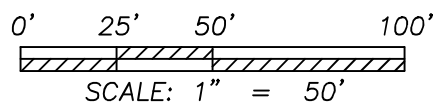
LEGEND

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



REFERENCE DOCUMENTS:

- SURVEY N-94
- SURVEY K-37
- SURVEY K-85



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

10/14/2024
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**

**PART OF THE SOUTHEAST QUARTER
OF SECTION 18, WASHINGTON TOWNSHIP
T-20 N, R-18 W
RICHLAND COUNTY, OHIO**

DRAWN SDS	CHECKED NBR	SCALE 1" = 50'	DATE 10/14/2024
JOB NO: SM-6092			SHEET 1 OF 1

LEGAL DESCRIPTION

October 14, 2024

Situated in the Township of Washington, County of Richland, State of Ohio, being known as a part of the Southeast Quarter of Section 18, Township 20-North, Range 18-West, being the lands conveyed to Krull Properties, LLC. by official record volume 3014, page 5550, of the Richland County Recorders Records and being more particularly described as follows:

Beginning for the same at an iron pin set in the northeast corner of Lot #105, Orchard Park Heights Allotment, as recorded in Plat volume 18, page 88, also being in a southwest corner of a parcel conveyed to Dunlap Builders, Inc. by official record volume 2071, page 289;

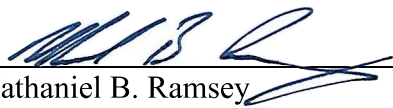
Thence, the following **FOUR** courses:

1. **North 89 degrees 55 minutes 22 seconds East, 225.00 feet** along a south line of said Dunlap parcel to an iron pin set;
2. **South 00 degrees 04 minutes 38 seconds East, 117.00 feet** along a west line of said Dunlap parcel to an iron pin set;
3. **South 89 degrees 39 minutes 28 seconds West, 225.00 feet** along a north line of said Dunlap parcel to an iron pin set in the southeast corner of the aforementioned Lot #105;
4. **North 00 degrees 04 minutes 38 seconds West, 118.04 feet** along the east line of said Lot #105, to the **Place of Beginning**, and containing 0.6070 of an acre (26442.07 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"

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


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-6092_Legal.docx



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 10-28-24
INITIAL & DATE
QQ-308