

**0.3072 ACRES TOTAL
(13381.24 SF)**

GARY CATRON
ORV. 3018, PG. 4714

LOT #184

0.1537 Acres
(6695.52 SF)

$S\ 88^{\circ}22'55''\ W\ 133.81'-0.$

P.O.B.

BELMONT AVE (60' R/W)

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 11-25-24

INITIAL & DATE
QQ-334



LEGEND

- O. - OBSERVED
- P. - PLAT
- IRON PIN FOUND
- ⊙ IRON PIPE 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, P.S. #8396 10/29/2024
For Ramsey Surveying 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

LOT #185 AND LOT #184 IN HOME SITE GARDENS ALLOTMENT, PLAT VOL 11, PG. 4, MADISON TOWNSHIP RICHLAND COUNTY, OHIO

DRAWN SDS	CHECKED NBR	SCALE 1" = 30'	DATE 10/29/2024
JOB NO: SM-6088			SHEET 1 OF 1

LEGAL DESCRIPTION

October 29, 2024

Situated in the Township of Madison, County of Richland, State of Ohio and being known as Lots #185 and #184 in Home Site Gardens Allotment as recorded in plat book 11, page 4, conveyed to Gary Catron by official record volume 3018, page 4714, and being more particularly described as follows:

Beginning for the same at an iron pin set in the northeast corner of Lot #183, said iron pin also being on the west existing right of way line of Belmont Avenue-(60' R/W);


Thence, the following **FOUR** courses:

1. **South 88 degrees 22 minutes 55 seconds West, 133.81 feet** along the north line of said Lot #183 to an iron pin set in the northwest corner thereof, also being the southeast corner of Lot #173;
2. **North 01 degree 37 minutes 46 seconds West, 99.85 feet** along the east line of Lot #173 and the east line of Lot #172 to an iron pin set in the northeast corner of said Lot #172, also being the southwest corner of Lot #186;
3. **North 88 degrees 22 minutes 55 seconds East, 134.22 feet** along the south line of said Lot #186 to an iron pin set in the southeast corner thereof, said iron pin also being on the west existing right of way line of aforementioned Belmont Avenue;
4. **South 01 degree 23 minutes 42 seconds East, 99.85 feet** along said west existing right of way line to the **Place of Beginning**, and containing a total of 0.3072 of an acre (13381.24 SF) more or less, of which 0.1537 of an acre (6695.52 SF) is located within said Lot #184, 0.1535 of an acre (6685.72 SF) is located within said Lot #185, 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" diameter rebar with plastic 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-6088_Legal.docx



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