

VANCE SURVEYING LTD.

15071 HYATT ROAD

MOUNT VERNON, OHIO 43050

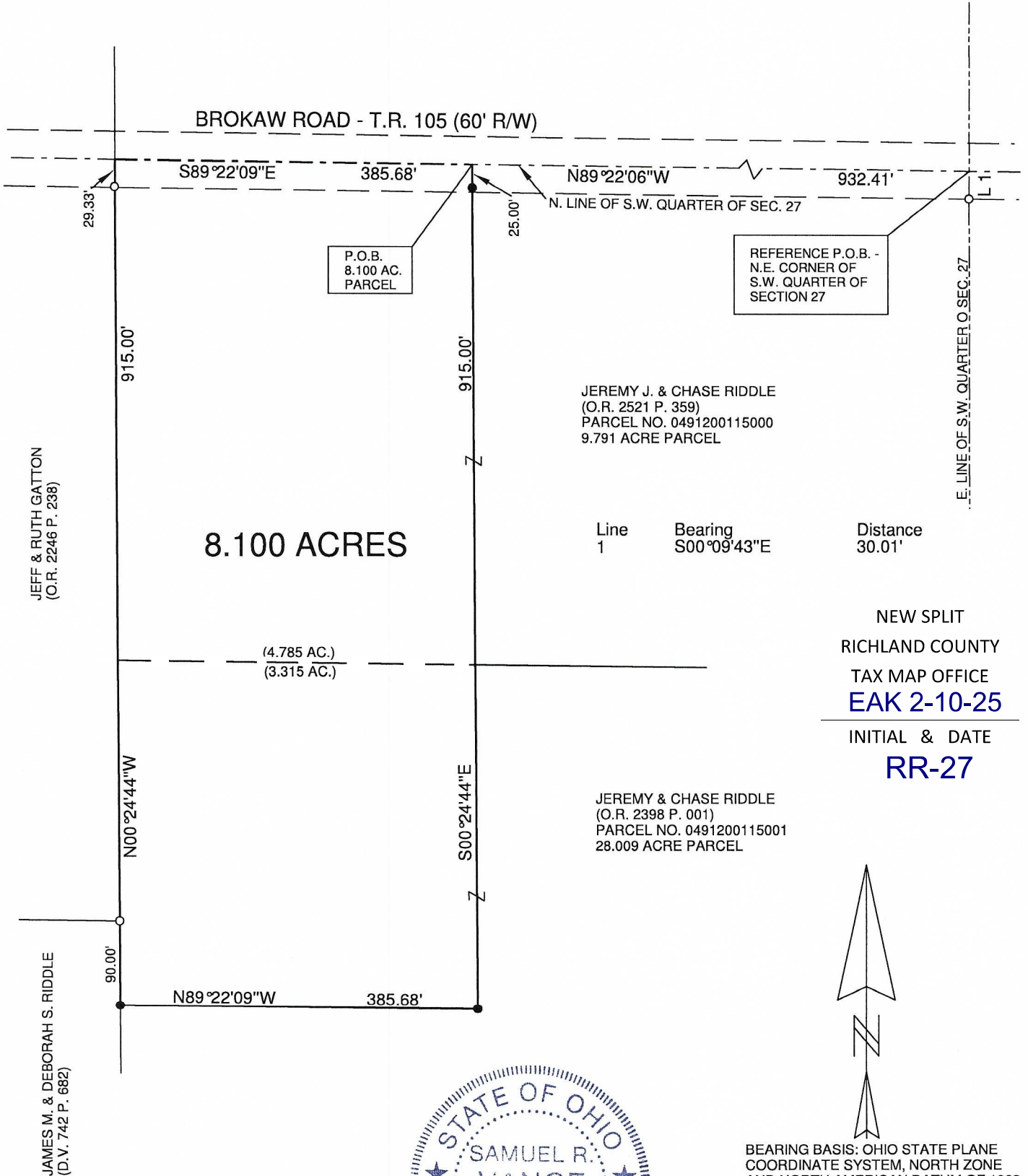
PH. (740) 397-6296

vancesurveying@gmail.com

SURVEY FOR

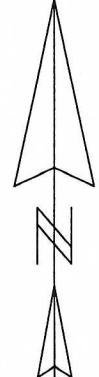
JEREMY & CHASE RIDDLE

RANGE SEVENTEEN (17), TOWNSHIP TWENTY-ONE (21), S.W. QUARTER OF SECTION TWENTY-SEVEN (27),
WORTHINGTON TOWNSHIP, RICHLAND COUNTY, STATE OF OHIO



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 2-10-25
INITIAL & DATE
RR-27

JEREMY & CHASE RIDDLE
(O.R. 2398 P. 001)
PARCEL NO. 0491200115001
28.009 ACRE PARCEL



BEARING BASIS: OHIO STATE PLANE
COORDINATE SYSTEM, NORTH ZONE
AND NORTH AMERICAN DATUM OF 1983
(NSRS 2011)



- LEGEND**
- 5/8" IRON PIN FOUND
 - ⊗ RAILROAD SPIKE FOUND
 - 5/8" x 30" IRON PIN SET W/
PLASTIC CAP STAMPED
"VANCE 7922"

REFERENCE MATERIALS:
RICHLAND COUNTY GIS
ALL DEEDS AS SHOWN
SURVEY HH-158

CERTIFICATION: WE HEREBY CERTIFY THAT THE FOREGOING SURVEY WAS PREPARED FROM ACTUAL FIELD MEASUREMENTS, IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE.

Samuel R. Vance

SAMUEL R. VANCE
REGISTERED SURVEYOR NO. 7922

JANUARY 14, 2025

DRAWN BY: SRV

VANCE SURVEYING
15071 HYATT ROAD
MOUNT VERNON, OHIO 43050
PH. (740)397-6296

8.100 ACRES

Being situated in the southwest quarter of Section twenty-seven (27), Range seventeen (17), Township twenty-one (21), Worthington Township, Richland County, State of Ohio. Being part of that land deeded to Jeremy J. & Chase Riddle of record in Official Records Volume 2398 Page 001 and Official Records Volume 2521 P. 359 and being part of a 9.791 acre tract and a 28.009 acre tract in the Richland County Recorder's Office and being more particularly described as follows;

Beginning for reference at a point in the centerline of Brokaw Road (Township Road 105 – 60'R/W) at the northeast corner of the southwest quarter of Section 27, referenced by a 5/8 inch iron pin found South 00 degrees 09 minutes 43 seconds East a distance of 30.01 feet; thence North 89 degrees 22 minutes 06 seconds West along the north line of the southwest quarter of Section 27, the centerline of Brokaw Road, a distance of 932.41 feet to a point and being the true place of beginning;

Thence from the true place of beginning South 00 degrees 24 minutes 44 seconds East a distance of 915.00 feet (passing over a 5/8 inch iron pin set at 25.00 feet) to a 5/8 inch iron pin set;

Thence North 89 degrees 22 minutes 09 seconds West a distance of 385.68 feet to a 5/8 inch iron pin set;

Thence North 00 degrees 24 minutes 44 seconds West along the easterly boundaries of James M. & Deborah S. Riddle (D.V. 742 P. 682) and Jeff & Ruth Gatton (O.R. 2246 P. 238) a distance of 915.00 feet (passing over 5/8 inch iron pins found at 90.00 feet and 885.67 feet) to a point in the centerline of Brokaw Road;

Thence South 89 degrees 22 minutes 09 seconds East along the centerline of Brokaw Road, the north line of the southwest quarter of Section 27 a distance of 385.68 feet to the place of beginning - containing 8.100 acres, more or less, of which 4.785 acres are from a 9.791 acre tract and 3.315 acres are from a 28.009 acre tract.

Subject to all legal right-of-way of previous records.

The above description was prepared by me, Samuel R. Vance, Registered Surveyor No. 7922 from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code in January, 2025. Bearings basis: Ohio State Plane Coordinates System, North Zone and North American datum of 1983 (NSRS 2011). All pins set are 5/8 inch by 30 inch rebar with plastic caps stamped "Vance 7922"



Samuel R. Vance
Registered Surveyor No. 7922

January 14, 2025



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 2-10-25

INITIAL & DATE

RR-27