

VANCE SURVEYING LTD.

15071 HYATT ROAD

MOUNT VERNON, OHIO 43050

PH. (740) 397-6296

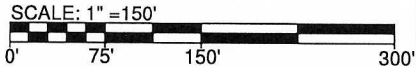
vancesurveying@gmail.com

SURVEY FOR JEREMY & CHASE RIDDLE

RANGE SEVENTEEN (17), TOWNSHIP TWENTY-ONE (21), S.E. QUARTER OF SECTION TWENTY-EIGHT (28),
WORTHINGTON TOWNSHIP, RICHLAND COUNTY, STATE OF OHIO

BROKAW ROAD - T.R. 105 (60' R/W)

N. LINE OF S.E. QUARTER OF SEC. 28



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

Approved according
to R.C. 711.131

Elaine A. Kiefer 2-25-25

INITIAL & DATE

Sign

Date

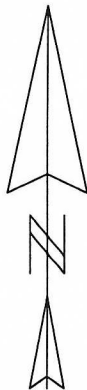
PLEASE SEE NOTE BELOW
THIS IS NOT A BUILDING SITE

RR-37

JEREMY & CHASE RIDDLE
(O.R. 2039 P. 826)

E. LINE OF S.E. QUARTER O SEC. 28
840.86'
S00°01'15"W

REFERENCE P.O.B. -
N.E. CORNER OF
S.E. QUARTER OF
SECTION 28)



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

THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS DO
HEREBY CONVENANT AND AGREE THAT THE PARCEL OF LAND
DESCRIBED BY THIS INSTRUMENT WILL NOT BE USED AS A
BUILDING SITE UNDER ZONING AND SUBDIVISION REGULATIONS
THAT REQUIRES A SEWAGE TREATMENT SYSTEM OR ANY REASON
WITHOUT THE APPROVAL OF THE RICHLAND PUBLIC HEALTH.
APPROVAL OF THIS LOT DOES NOT GUARANTEE A SEWAGE TREATMENT
SYSTEM CAN BE SITED ON THE PROPERTY SHOULD THE LOT BE
EVALUATED FOR FUTURE RESIDENTIAL OR COMMERCIAL USE.

CHASE A. & LAURA M. RIDDLE
(O.R. 2227 P. 813)

P.O.B.
3.237 AC.
PARCEL

JAMES M. & DEBORAH S. RIDDLE
(D.V. 742 P. 682)
PARCEL NO. 0491203313000
18.58 ACRE PARCEL

WHEATCRAFT ROAD - C.H. 109 (60' R/W)
N25°15'51"W
206.87'
43.00'

N88°52'27"E

623.22'

3.237 ACRES

S86°17'13"W

561.32'

JEREMY J. & ERIN K. RIDDLE
(O.R. 2521 P. 481)

N89°51'59"W 364.11'

517.32'

S00°03'34"W

N00°03'34"E 246.53'

L 1

392.40'

S00°05'22"W



Line	Bearing	Distance
1	N88°52'29"E	110.87'
2	S76°01'52"W	97.97'

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 Y-305
SURVEY CC-28
SURVEY II-222

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

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 2-25-25
INITIAL & DATE
RR-37

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



3.237 ACRES

Being situated in the southeast quarter of Section twenty-eight (28), Range seventeen (17), Township twenty-one (21), Worthington Township, Richland County, State of Ohio. Being part of that land deeded to James M. & Deborah S. Riddle of record in Deed Volume 742 Page 682 and being part of 18.58 Acres Parcel in the Richland County Recorder's Office and being more particularly described as follows;

Beginning for reference at a railroad spike found in the centerline of Brokaw Road (Township Road 105 – 60' R/W) at the northeast corner of the southeast quarter of Section 28; thence South 00 degrees 01 minutes 15 seconds West along the east line of the southeast quarter of Section 28 a distance of 840.86 feet to a 5/8 inch iron pin found; thence North 89 degrees 51 minutes 59 seconds West along the southerly boundary of Jeremy & Chase Riddle (O.R. 2039 P. 826) a distance of 364.11 feet to a 5/8 inch iron pin found; South 00 degrees 03 minutes 34 seconds West along the easterly boundary of Chase A. & Laura M. Riddle (O.R. 2227 P. 813) a distance of 517.32 feet to a 5/8 inch iron pin set and being the true place of beginning;

Thence from the true place of beginning North 88 degrees 52 minutes 29 seconds East a distance of 110.87 feet to a 5/8 inch iron pin set;

Thence South 00 degrees 05 minutes 22 seconds West a distance of 392.40 feet to a 5/8 inch iron pin found;

Thence South 86 degrees 17 minutes 13 seconds West along the northerly boundary of Jeremy J. & Erin K. Riddle (O.R. 2521 P. 481) a distance of 561.32 feet to a 5/8 inch iron pin found;

Thence South 76 degrees 01 minutes 52 seconds West continuing along the northerly boundary of said Riddle a distance of 97.97 feet (passing over a 5/8 inch iron pin found at 67.69 feet) to a point in the centerline of Wheatcraft Road (Township Road 109 – 60' R/W);

Thence North 22 degrees 15 minutes 51 seconds West along the centerline of Wheatcraft Road a distance of 206.87 feet to a point;


Thence North 88 degrees 52 minutes 27 seconds East along the southerly boundary of Chase A. & Laura M. Riddle (O.R. 2227 P. 813) a distance of 623.22 feet (passing over a 5/8 inch iron pin found at 43.00 feet) to a 5/8 inch iron pin found;

Thence North 00 degrees 03 minutes 34 seconds East along the easterly boundary of said Riddle a distance of 246.53 feet to the place of beginning - containing 3.237 acres, more or less.

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

The Grantees, their heirs, successors and assigns do hereby covenant and agree that the parcel of land described by this instrument will not be used as a building site under zoning and subdivision regulations that requires a sewage treatment system for any reason without the approval of the Richland Public Health. Approval of this lot split does not guarantee sewage treatment system can be sited on this property should the lot be evaluated for future residential or commercial use.

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