

RAMSEY SURVEYING
Professional Land Surveying Services

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LEGAL DESCRIPTION

**PART OF THE SE QUARTER
SECTION 23, T-21 N, R-18 W
RICHLAND COUNTY, OHIO**

March 17, 2025

Situated in the Township of Madison, County of Richland, State of Ohio and being a part of the Southeast Quarter of Section 23, Township 21-North, Range 18-West, being a parcel conveyed to Lloyd Blevins, Jr. by official record volume 3001, page 966, being more particularly described as follows:

Commencing at a 1/2-inch iron pin found and accepted as marking the northwest corner of said Quarter and marking the intersection of the existing westerly right of way line of Illinois Avenue-(60' R/W) with the westerly extension of the existing southerly right of way line of Sunset Drive-(60' R/W);

Thence, **North 89 degrees 26 minutes 11 seconds East, 60.00 feet** along the north line of said Quarter, the extension of said southerly right of way line of Sunset Drive to the **Place of Beginning** of the parcel herein described, said point being referenced by an iron pipe found North 21 degrees 02 minutes 53 seconds West, 1.48 feet therefrom;

Thence, the following **FOUR** Courses:


1. **North 89 degrees 26 minutes 11 seconds East, 88.98 feet** continuing along the north line of said Quarter and the southerly right of way line of Sunset Drive to a point being the northwest corner of a parcel conveyed to CSM Properties of Mid Ohio, LLC by official record volume 2437, page 612, said point being referenced by an axle found North 00 degrees 16 minutes 38 seconds West, 2.02 feet therefrom;
2. **South 00 degrees 16 minutes 38 seconds East, 149.50 feet** along the west line of said CSM Properties of Mid Ohio, LLC parcel to a point being the southwest corner thereof and being on the north line of a parcel conveyed to Kimberly Schoewalter and Diana Lynn Trease by official record volume 2706, page 70, passing through an iron pipe found for reference at 147.76 feet;
3. **North 89 degrees 40 minutes 45 seconds West, 90.08 feet** along said north line of Schoewalter/Trease parcel to a point being in the northwest corner thereof, said point being 60.00 feet easterly of, by perpendicular measurement, from the aforementioned westerly existing right of way line of Illinois Avenue;

4. **North 00 degrees 08 minutes 52 seconds East, 148.12 feet** along a line parallel with said westerly existing right of way line of Illinois Avenue to the **Place of Beginning**, containing 0.3058 of an acre (13,322.79 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 March 2025 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-6162_Legal



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 4-1-25

INITIAL & DATE

RR-79