

REF.	BEARING	DISTANCE
R1	S 18°31'06" E	4.68'
R2	S 81°52'27" E	33.40'
R3	S 37°44'41" W	30.63'
R4	N 41°50'24" E	12.10'
R5	N 37°44'41" E	21.31'
R6	N 22°46'29" E	30.83'
R7	S 41°04'45" W	31.06'
R8	N 38°27'50" E	30.68'
R9	S 89°54'14" E	38.27'
R10	S 73°19'28" W	32.53'
R11	S 89°54'14" E	30.01'
R12	S 89°54'14" E	30.24'
R13	S 82°12'43" W	0.29'

CURVE	RADIUS	ARC LENGTH	CHORD DISTANCE	CHORD BEARING	DELTA ANGLE
C1	444.27'	175.30'	174.16'	N 28°39'17" W	22°36'27"
C2	444.27'	146.29'	145.63'	N 49°23'30" W	18°51'58"
C3	1425.00'	284.30'	283.83'	N 52°18'45" W	11°25'52"
C4	1425.00'	178.29'	178.17'	N 43°00'46" W	07°10'07"
C5	444.27'	321.59'	314.61'	N 38°05'16" W	41°28'24"
C6	1425.00'	462.59'	460.56'	S 48°43'41" E	18°35'59"

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 3-213
INITIAL DATE
EE-51

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 3-213
INITIAL DATE
EE-51

JAMES P. REED TRUST
ORV. 2019, PG. 397

APPROVED THIS 21 DAY OF March, 2013
Scott Sauder
SCOTT SAUDER
MONROE TOWNSHIP
ZONING INSPECTOR



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* 3/21/2013
Nathaniel B. Ramsey, P.S. #8396 Date
For Ramsey Surveying

- LEGEND**
- IRON PIN/PIPE FOUND
 - △ RAILROAD SPIKE FOUND
 - × MAGNAIL SPIKE SET-2" LONG
 - ✕ SURVEY SPIKE SET-3" LONG
 - IRON PIN SET-5/8" REBAR SET WITH I.D. CAP STAMPED "RAMSEY S-8396"

0' 100' 200' 400'
SCALE: 1" = 200'

LINE	BEARING	DISTANCE
L1	S 18°31'06" E	135.02'
L2	N 37°44'41" E	199.91'
L3	S 51°45'01" E	200.00'
L4	S 37°44'41" W	199.91'
L5	S 22°46'29" W	274.52'
L6	S 48°19'55" E	199.43'
L7	N 41°04'45" E	226.21'
L8	N 39°25'42" W	109.91'

RAMSEY SURVEYING
Professional Land Surveying Services
283 Eby Road
Shiloh, Ohio 44878
TEL (419) 512-2596 FAX (419) 522-0399
EMAIL: nramsey@ramseysurveying.com

SURVEY MADE AT THE REQUEST OF
DAN & ARCHIE TUCKER
PART OF THE NORTHWEST QUARTER
OF SECTION 23, MONROE TOWNSHIP,
T-22 N, R-17 W
RICHLAND COUNTY, OHIO

DRAWN BY: _____ CHECKED BY: _____ DATE: 03/21/2013
JOB NO: SM-5032 SHEET 1 OF 1

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March 21, 2013

LEGAL DESCRIPTION

PARCEL "A"

Situated in the Township of Monroe, County of Richland, State of Ohio and being a part of the Northwest Quarter of Section 23, Township 22 North, Range 17 West, and being a portion of the land conveyed to Amber R. Tucker, Archie T. Tucker, Barbara J. Tucker, and Dan T. Tucker as recorded in Official Record volume 2200, page 305 of the Richland County Recorder's Records and being more particularly described as follows:

Beginning for the same at an iron pipe found and accepted as marking the southeast corner of said Northwest Quarter, said iron pipe also being in the southeast corner of said Tucker parcel;

Thence, the following **ELEVEN** courses:

1. **North 89 degrees 54 minutes 14 seconds West, 361.38 feet** with the south line of said Tucker parcel and the south line of said quarter to a point on the centerline of Lucas-Perrysville Road-(C.H. 96), said point being referenced by a railroad spike found South 18 degrees 31 minutes 06 seconds East, 4.68 feet from said point, said point also being referenced by an iron pipe found South 81 degrees 52 minutes 27 seconds East, 33.40 feet from said point;
2. **North 18 degrees 31 minutes 06 seconds West, 135.02 feet** with said centerline of Lucas-Perrysville Road-(C.H. 96) to a railroad spike found;
3. Along a non-tangential curve to the left having a **radius of 444.27 feet, a delta angle of 41 degrees 28 minutes 24 seconds, an arc length of 321.59 feet, a chord bearing of North 38 degrees 05 minutes 16 seconds West, and a chord distance of 314.61 feet** continuing with said centerline to a railroad spike found marking the point of tangency;
4. **North 58 degrees 01 minute 41 seconds West, 318.94 feet** continuing with said centerline to a survey spike set marking a point of curvature;
5. Along a curve to the right having a **radius of 1,425.00 feet, a delta angle of 11 degrees 25 minutes 52 seconds, an arc length of 284.30 feet, a chord bearing of North 52 degrees 18 minutes 45 seconds West, and a chord distance of 283.83 feet** continuing with said centerline to a Magnail spike set;
6. **North 22 degrees 46 minutes 29 seconds East, 274.52 feet** to an iron pin set, and passing through an iron pin set for reference at 30.83 feet;
7. **North 48 degrees 19 minutes 55 seconds West, 199.43 feet** to an iron pin set;
8. **South 41 degrees 04 minutes 45 seconds West 226.21 feet** to a Magnail spike set on the aforementioned centerline of Lucas-Perrysville Road-(C.H. 96), and passing through an iron pin set for reference 195.15 feet;
9. **North 39 degrees 25 minutes 42 seconds West, 509.59 feet** with said centerline to a survey spike set on the north line of the aforementioned Tucker parcel, said spike also being on the south line of a parcel conveyed to Edward E. Culler, Jr. & Robin R. Culler by official record volume 782, page 347 (3/4th interest) and official record volume 837, page 34 (1/4th interest);

10. **South 89 degrees 54 minutes 14 seconds East, 1587.11 feet** with the north line of said Tucker parcel, the same being the south line of said Culler parcel to an iron pin set in the northeast corner of said Tucker parcel, said iron pin also being the southeast corner of said Culler parcel, and being on the east line of said quarter;

11. **South 00 degrees 55 minutes 31 seconds East, 1324.97 feet** with the east line of said quarter to the **place of beginning, and containing 27.857 acres**, 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" diameter rebar with plastic cap stamped "Ramsey S-8396".

According to a survey made in March 2013 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.



Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
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Approved
3-21-13
J. H. Acord

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 3-21-13
INITIAL DATE
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RAMSEY SURVEYING
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March 21, 2013

LEGAL DESCRIPTION

PARCEL "B"

Situated in the Township of Monroe, County of Richland, State of Ohio and being a part of the Northwest Quarter of Section 23, Township 22 North, Range 17 West, and being a portion of the land conveyed to Amber R. Tucker, Archie T. Tucker, Barbara J. Tucker, and Dan T. Tucker as recorded in Official Record volume 2200, page 305 of the Richland County Recorder's Records and being more particularly described as follows:

Commencing at an iron pipe found and accepted as marking the southeast corner of said Northwest Quarter, said iron pipe also being in the southeast corner of said Tucker parcel;

Thence, North 89 degrees 54 minutes 14 seconds West, 361.38 feet with the south line of said Tucker parcel and the south line of said quarter to a point on the centerline of Lucas-Perrysville Road-(C.H. 96), said point being referenced by a railroad spike found South 18 degrees 31 minutes 06 seconds East, 4.68 feet from said point, said point also being referenced by an iron pipe found South 81 degrees 52 minutes 27 seconds East, 33.40 feet from said point, and being the **Place of Beginning** of the parcel herein described;

Thence, the following **SIXTEEN** courses:

1. **North 89 degrees 54 minutes 14 seconds West, 1795.29 feet** continuing with the south line of said Tucker parcel and the south line of said quarter to an iron pin found in the southeast corner of a parcel conveyed to the James P. Reed Trust by official record volume 2019, page 397;
2. **North 01 degree 31 minutes 49 seconds West, 466.67 feet** to an iron pin found in the northeast corner of said Reed Trust parcel;
3. **North 89 degrees 54 minutes 14 seconds West, 466.80 feet** with the north line of said Reed Trust parcel to a point in the northwest corner of said parcel, said point also being on the west line of said northwest quarter and being on the centerline of State Route 603, said point being referenced by a railroad spike found South 82 degrees 12 minutes 43 seconds West, 0.29 feet from said point and passing through an iron pin found for reference at 436.56 feet;
4. **North 01 degree 32 minutes 46 seconds West, 858.63 feet** with the west line of said quarter and said centerline to a survey spike set in a northwest corner of the aforementioned Tucker parcel, the same being the southwest corner of a parcel conveyed to Edward E. Culler, Jr. & Robin R. Culler by official record volume 782, page 347 (3/4 interest) and official record volume 837, page 34 (1/4 interest);
5. **South 89 degrees 54 minutes 14 seconds East, 610.09 feet** with the north line of said Tucker parcel, the same being the south line of said Culler parcel and the south line of a parcel conveyed to Edward E. Culler, Jr. & Robin R. Culler by deed volume 866, page 498, and 866, page 496 to an iron pin set in the northwest corner of a parcel conveyed to Alvin M. Rohrer, Jr. by official record volume 1324, page 717;
6. **South 04 degrees 48 minutes 55 seconds West, 655.25 feet** with the west line of said Rohrer parcel to an iron pipe found in the southwest corner thereof;

7. **South 77 degrees 14 minutes 27 seconds East, 468.66 feet** with the southerly line of said Rohrer parcel to an iron pin found in the southeasterly corner thereof;
8. **North 38 degrees 27 minutes 50 seconds East, 521.22 feet** with the southeasterly line of said parcel to a Magnail spike set in the easterly corner thereof, said spike also being on the centerline of Lucas-Perrysville Road-(C.H. 96), and passing through an iron pin set for reference at 490.54 feet;
9. **South 39 degrees 25 minutes 42 seconds East, 169.51 feet** with said centerline to a survey spike set marking a point of curvature;
10. Along a curve to the left having a **radius of 1,425.00 feet, a delta angle of 18 degrees 35 minutes 59 seconds, an arc length of 462.59 feet, a chord bearing of South 48 degrees 43 minutes 41 seconds East, and a chord distance of 460.56 feet** continuing with said centerline to a survey spike set marking the point of tangency;
11. **South 58 degrees 01 minute 41 seconds East, 264.13 feet** continuing with said centerline to a railroad spike found in the northerly corner of a parcel conveyed to Scott Ernsberger and Susan Ernsberger by official record volume 1528, page 344;
12. **South 37 degrees 44 minutes 41 seconds West, 199.91 feet** with the northwesterly line of said Ernsberger parcel to an iron pin found in the westerly corner thereof, and passing through an iron pin found for reference at 21.31 feet;
13. **South 51 degrees 45 minutes 01 second East, 200.00 feet** to a point in the southerly existing corner of said Ernsberger parcel, said point being referenced by an iron pin found North 41 degrees 50 minutes 24 seconds East, 12.10 feet from said point;
14. **North 37 degrees 44 minutes 41 seconds East, 199.91 feet** with the southeasterly line of said Ernsberger parcel to a railroad spike found on in the easterly corner of said parcel, said spike also being on the centerline of Lucas-Perrysville Road-(C.H. 96), and passing through an iron pin found for reference at 169.28 feet;
15. Along a non-tangential curve to the right having a **radius of 444.27 feet, a delta angle of 22 degrees 36 minutes 27 seconds, an arc length of 175.30 feet, a chord bearing of South 28 degrees 39 minutes 17 seconds East, and a chord distance of 174.16 feet** continuing with said centerline to a railroad spike found marking the point of tangency;
16. **South 18 degrees 31 minutes 06 seconds East, 135.02 feet** with said centerline of Lucas-Perrysville Road-(C.H. 96) to the place of beginning, and containing 34.897 acres, more or less, and subject to all legal highways, leases, servitudes, use restrictions, and easements of record.

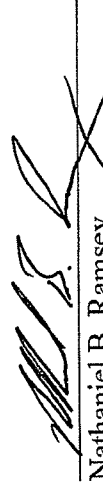
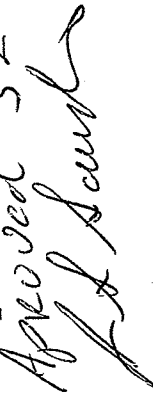
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Iron pins set are 5/8" diameter rebar with plastic cap stamped "Ramsey S-8396".

According to a survey made in March 2013 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EEK 3-21-13
INITIAL DATE
EE-51


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
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Approved 3-21-13




RAMSEY SURVEYING
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March 21, 2013

LEGAL DESCRIPTION

PARCEL "C"

Situated in the Township of Monroe, County of Richland, State of Ohio and being a part of the Northwest Quarter of Section 23, Township 22 North, Range 17 West, and being a portion of the land conveyed to Amber R. Tucker, Archie T. Tucker, Barbara J. Tucker, and Dan T. Tucker as recorded in Official Record volume 2200, page 305 of the Richland County Recorder's Records and being more particularly described as follows:

Commencing at an iron pipe found and accepted as marking the southeast corner of said Northwest Quarter, said iron pipe also being in the southeast corner of said Tucker parcel;

Thence, North 89 degrees 54 minutes 14 seconds West, 361.38 feet with the south line of said Tucker parcel and the south line of said quarter to a point on the centerline of Lucas-Perrysville Road-(C.H. 96), said point being referenced by a railroad spike found South 18 degrees 31 minutes 06 seconds East, 4.68 feet from said point, said point also being referenced by an iron pipe found South 81 degrees 52 minutes 27 seconds East, 33.40 feet from said point;

Thence, North 18 degrees 31 minutes 06 seconds West, 135.02 feet with said centerline of Lucas-Perrysville Road-(C.H. 96) to a railroad spike found;

Thence, along a non-tangential curve to the left having a radius of 444.27 feet, a delta angle of 41 degrees 28 minutes 24 seconds, an arc length of 321.59 feet, a chord bearing of North 38 degrees 05 minutes 16 seconds West, and a chord distance of 314.61 feet continuing with said centerline to a railroad spike found marking the point of tangency;

Thence, North 58 degrees 01 minute 41 seconds West, 318.94 feet continuing with said centerline to a survey spike set marking a point of curvature;

Thence, along a curve to the right having a radius of 1,425.00 feet, a delta angle of 11 degrees 25 minutes 52 seconds, an arc length of 284.30 feet, a chord bearing of North 52 degrees 18 minutes 45 seconds West, and a chord distance of 283.83 feet continuing with said centerline to a Magnail spike set being the **Place of Beginning** of the parcel herein described;

Thence, the following **FIVE** courses:

1. Continuing along a curve to the right and said centerline, having a **radius of 1,425.00 feet, a delta angle of 07 degrees 10 minutes 07 seconds, an arc length of 178.29 feet, a chord bearing of North 43 degrees 00 minutes 46 seconds West, and a chord distance of 178.17 feet** to a survey spike set marking the point of tangency;
2. **North 39 degrees 25 minutes 42 seconds West, 109.91 feet** continuing with said centerline to a Magnail spike set;
3. **North 41 degrees 04 minutes 45 seconds East 226.21 feet** to an iron pin set, and passing through an iron pin set for reference at 31.06 feet;

4. South 48 degrees 19 minutes 55 seconds East, 199.43 feet to an iron pin set;
5. South 22 degrees 46 minutes 29 seconds West, 274.52 feet to the Place of beginning, and passing through an iron pin set for reference at 243.69 feet, and containing 1.358 acres, 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" diameter rebar with plastic cap stamped "Ramsey S-8396".

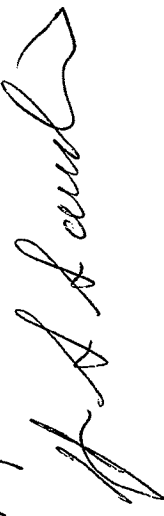
According to a survey made in March 2013 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.



Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
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Approved 3-21-13



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK INITIAL 3-21-13
DATE
EE-51