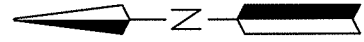


The NW Corner of SE 1/4 of Section 31

P.O.B. Parcel 2  
S. LINE NE 1/4 SEC. 31  
N. LINE SE 1/4 SEC. 31  
The NE Corner of SE 1/4 of Section 31



**NEW SPLIT**  
**RICHLAND COUNTY**  
**TAX MAP OFFICE**  
**EAK 4-25-14**  
**INITIAL DATE**  
**GG-68**

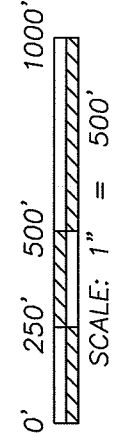
NOTE: The center of pavement of Wallace Road is east of the section line and centerline of right of way as set forth in Original Road Record in Volume 3, Page 183.

LINE	BEARING	DISTANCE
L-1	S 89°44'53" W	310.13'
L-2	S 00°44'32" E	482.49'
L-3	N 00°58'57" W	595.28'
L-4	N 89°35'21" E	147.01'
L-5	N 00°41'20" W	87.81'
L-6	N 68°54'36" E	430.72'
L-7	N 19°17'56" W	433.73'
L-8	S 85°48'06" W	175.62'
L-9	N 00°41'20" W	462.96'
L-10	N 55°47'06" E	339.08'
L-11	N 31°19'12" W	292.56'
L-12	S 49°15'31" W	292.13'
L-13	N 01°26'12" W	90.02'

**NEW SURVEY**  
**OF EXISTING PARCEL**  
**RICHLAND COUNTY**  
**TAX MAP OFFICE**  
**EAK 4-25-14**  
**INITIAL DATE**  
**GG-68**

LINE	BEARING	DISTANCE
R-1	S 52°25'18" W	2.02'
R-2	S 09°19'28" W	3.69'
R-3	N 89°55'07" E	47.22'
R-4	N 89°55'07" E	24.38'

- (A) ERIC J. WALLACE AND MICHELLE L. WALLACE  
ORV. 826, PG. 721
- (B) BLAINE H. CONRAD, JR.  
ORV. 1918, PG. 854
- (C) SCOTT R. STEVENS AND AMY L. STEVENS  
ORV. 323, PG. 13
- (D) WILLIAM B. HARDIN AND APRIL G. HARDIN  
DV. 867, PG. 360
- (E) EDWARD A. HARDIN AND CAROL A. HARDIN  
DV. 866, PG. 443
- (F) KAY E. WALLACE  
ORV. 1554, PG. 239



SCALE: 1" = 500'

**LEGEND**

- IRON PIN/PIPE FOUND
- △ RAILROAD SPIKE FOUND
- IRON PIN SET-5/8" REBAR SET WITH I.D. CAP STAMPED "RAMSEY S-8396"

\*\* Acreage as reported in survey F-2-414 (informational only)



Distances shown hereon are expressed in feet and decimal parts thereof.

Bearings are based on Ohio State Plane Grid North 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  
For Ramsey Surveying

4/25/2014  
Date

**RAMSEY SURVEYING**  
Professional Land Surveying Services  
283 Eby Road  
Shiloh, Ohio 44878  
TEL (419) 512-2596 FAX (419) 522-0999  
EMAIL: nr Ramsey@ramsey-surveying.com

**SURVEY MADE AT THE REQUEST OF**  
**CLARA ZIMMER**  
**PART OF THE SOUTHEAST QUARTER OF SECTION 31,**  
**MIFFLIN TOWNSHIP, T-28 N. R-17 W**  
**PART OF THE NORTHEAST QUARTER OF SECTION 6,**  
**MONROE TOWNSHIP, T-22 N. R-17 W**  
**RICHLAND COUNTY, OHIO**

DRAWN	CHECKED	SCALE	DATE
NR	NR	1" = 500'	04/25/2014

JOB NO: SM-5067 SHEET 1 OF 1

# RAMSEY SURVEYING

Professional Land Surveying Services

283 Eby Road  
Shiloh, Ohio 44878  
TEL (419) 512-2596  
FAX (419) 522-0399  
EMAIL rramsey@ramsey-surveying.com

April 25, 2014

## LEGAL DESCRIPTION

### PARCEL 1

Situated in the Township of Mifflin, County of Richland, State of Ohio and being a part of the Southeast Quarter of Section 31, Township 23 North, Range 17 West, and being a part of a conveyed to Clara E. Zimmer as recorded in official record volume 1884, page 658 of the Richland County Deed Records and being more particularly described as follows:

**Commencing** at an iron pin set in the northeast corner of said southeast quarter of section 31;

Thence, South 00 degrees 30 minutes 49 seconds East, 2701.15 feet along the east line of said quarter to an iron pin found in the southeast corner of said section; Thence, South 89 degrees 44 minutes 53 seconds West, 310.13 feet along the south line of said quarter to an iron pin found in the northeast corner of section 6 of Monroe Township (T-22 N, R-17 W); Thence, South 89 degrees 35 minutes 21 seconds West, 1336.62 feet continuing along the south line of said southeast quarter of section 31 to an iron pin set in the southeast corner of a parcel conveyed to Kay E. Wallace by official record volume 1554, page 239; Thence, North 00 degrees 41 minutes 20 seconds West, 87.81 feet along the east line of said Wallace parcel to an iron pin set, the **Place of Beginning** for the parcel herein described:

Thence, the following **EIGHT** courses:

1. **North 00 degrees 41 minutes 20 seconds West, 1264.44 feet** continuing with the east line of said Wallace and the east line of a parcel conveyed to Eric J. Wallace and Michelle L. Wallace by official record volume 826, page 721 to a point in the northeast corner of said Eric & Michelle Wallace parcel, said point being referenced by an iron pin found South 52 degrees 25 minutes 18 seconds West, 2.02 feet from said point, and also being referenced by an iron pin found South 09 degrees 19 minutes 28 seconds West, 3.69 feet from said point;
2. **North 49 degrees 15 minutes 31 seconds East, 292.13 feet** to an iron pin set;
3. **South 31 degrees 19 minutes 12 seconds East, 292.56 feet** to an iron pin set;
4. **South 55 degrees 47 minutes 06 seconds West, 339.08 feet** to an iron pin set;
5. **South 00 degrees 41 minutes 20 seconds East, 462.96 feet** to an iron pin set;
6. **North 85 degrees 48 minutes 06 seconds East, 175.62 feet** to an iron pin set;

7. **South 19 degrees 17 minutes 56 seconds East, 433.73 feet** to an iron pin set;
8. **South 68 degrees 54 minutes 36 seconds West, 430.72 feet** to the **Place of Beginning** and containing 7.000 acres, more or less, and subject to all legal highways, easements, leases, servitudes, and use restrictions of record.

Bearings are based on Ohio State Plane Grid North and are used to express angles only.


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

According to a survey made in April 2014 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

Together with an easement 40' in width for ingress and egress over and along the existing driveway as described in ORV 1884, Page 658

This survey is replacing survey F-2-414 (5 acre parcel and a 97.44 acre parcel) on file at the Richland County Tax Map Office. Thus legal descriptions from survey F-2-414 shall not be used on any future recorded documents. This survey is not changing the existing condition of one existing land locked parcel with and easement and a parcel with existing road frontage. Therefore, additional approvals are not required by the county.



  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
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NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

EAK INITIAL    4-25-14 DATE  
GG-608

# 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](mailto:nramsey@ramsey-surveying.com)

April 25, 2014

## LEGAL DESCRIPTION

### PARCEL 2

Situated in the County of Richland, State of Ohio and being a part of the Southeast Quarter of Section 31, Township 23 North, Range 17 West, Mifflin Township, and a part of the Northeast Quarter of Section 6, Township 22 N, Range 17 West, Monroe Township, also being a part of a parcel conveyed to Clara E. Zimmer as recorded in official record volume 1884, page 658 of the Richland County Deed Records and being more particularly described as follows:

**Beginning for the same** at an iron pin set in the northeast corner of said southeast quarter of section 31;

Thence, the following **EIGHTEEN** courses:

1. **South 00 degrees 30 minutes 49 seconds East, 2701.15 feet** along the east line of said quarter to an iron pin found in the southeast corner of said section;
2. **South 89 degrees 44 minutes 53 seconds West, 310.13 feet** along the south line of said quarter to an iron pin found in the northeast corner of section 6 of Monroe Township (T-22 N, R-17 W);
3. **South 00 degrees 44 minutes 32 seconds East, 482.49 feet** along the east line of said northeast quarter of section 6 to an iron pin found in the northeast corner of a parcel conveyed to Edward A. Hardin and Carol A. Hardin by deed volume 866, page 443;
4. **South 85 degrees 14 minutes 00 seconds West, 1484.77 feet** along the north line of said Hardin parcel and the north line of a parcel conveyed to William B. Hardin and April G. Hardin by deed volume 867, page 360, and the north line of a parcel conveyed to Scott R. Stevens and Amy L. Stevens by official record volume 323, page 13 to an iron pin found in the northwest corner of said Stevens parcel, said iron pin also being on the east line of a parcel conveyed to Blaine H. Conrad, Jr. by official record volume 1918, page 854;
5. **North 00 degrees 58 minutes 57 seconds West, 595.28 feet** along said east line of said Conrad parcel to an iron pin set in the northeast corner of said Conrad parcel, said iron pin also being on the north line of said quarter;
6. **North 89 degrees 35 minutes 21 seconds East, 147.01 feet** along the north line of said quarter to an iron pin set in a southeast corner of a parcel conveyed to Kay E. Wallace by official record volume 1554, page 239;
7. **North 00 degrees 41 minutes 20 seconds West, 87.81 feet** along said Wallace parcel to an iron pin set;
8. **North 68 degrees 54 minutes 36 seconds East, 430.72 feet** to and iron pin set;
9. **North 19 degrees 17 minutes 56 seconds West, 433.73 feet** to an iron pin set;
10. **South 85 degrees 48 minutes 06 seconds West, 175.62 feet** to an iron pin set;
11. **North 00 degrees 41 minutes 20 seconds West, 462.96 feet** to an iron pin set;
12. **North 55 degrees 47 minutes 06 seconds East, 339.08 feet** to an iron pin set;
13. **North 31 degrees 19 minutes 12 seconds West, 292.56 feet** to an iron pin set;

14. **South 49 degrees 15 minutes 31 seconds West, 292.13 feet** to a to a point in a southeast corner of said Kay E. Wallace parcel, said point being referenced by an iron pin found South 52 degrees 25 minutes 18 seconds West, 2.02 feet from said point, and also being referenced by an iron pin found South 09 degrees 19 minutes 28 seconds West, 3.69 feet from said point;
15. **North 00 degrees 41 minutes 20 seconds West, 1267.59 feet** along an east line of said Wallace parcel to an iron pin found in a northeast corner thereof;
16. **South 89 degrees 55 minutes 07 seconds West, 1037.30 feet** along a north line of said Wallace parcel to a point in a northwest corner thereof, said point also being on the west line of said southeast quarter of section 31, being on the centerline of right of way of Wallace Road-(T.H. 437), and passing through an iron pin found for reference at 990.08 feet;
17. **North 01 degree 26 minutes 12 seconds West, 90.02 feet** along the west line of said southeast quarter and said centerline of right of way to a point in the north west corner of said southeast quarter;
18. **North 89 degrees 55 minutes 07 seconds East, 2693.57 feet** along the north line of said southeast quarter, passing through a railroad spike found for reference at 24.38 feet to the **Place of Beginning** and containing 116.006 acres, more or less, of which 97.666 acres are located within said southeast quarter of section 31, Mifflin Township, and 18.340 acres are located within said northeast quarter of section 6, Monroe Township, and subject to all legal highways, easements, leases, servitudes, and use restrictions of record.

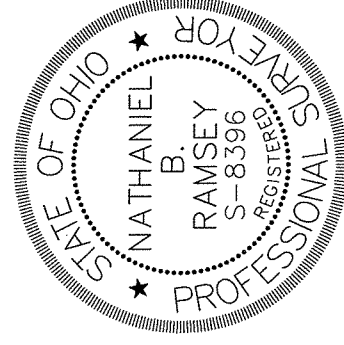
Bearings are based on Ohio State Plane Grid North and are used to express angles only.

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

According to a survey made in April 2014 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

Subject to and Together with an easement 40' in width for ingress and egress over and along the existing driveway as described in ORV 1884, Page 658

This survey is replacing survey F-2-414 (5 acre parcel and a 97.44 acre parcel) on file at the Richland County Tax Map Office. Thus legal descriptions from survey F-2-414 shall not be used on any future recorded documents. This survey is not changing the existing condition of one existing land locked parcel with and easement and a parcel with existing road frontage. Therefore, additional approvals are not required by the county.



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NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

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