



LINE BEARING	DISTANCE
L1 N 89°11'41" W	219.66'
L2 N 07°01'13" W	56.27'
L3 S 00°05'24" W	238.55'
L4 N 89°40'55" W	147.11'
L5 N 45°24'45" W	106.82'
L6 N 50°39'30" W	138.84'
L7 N 38°01'55" W	103.37'

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 4-16-21
DATE
INITIAL
VERBAL APPROVAL BY:
SCOTT SAUDER
MONROE TWP ZONING 4-16-21
NN-137

WILLIAM C. JR. & WINIFRED V. CRAWFORD
ORV. 75, PG. 86

DOYLE D. & FERN G. FRONTZ
ORV. 624, PG. 68

LEGEND

- IRON PIN/PIPE FOUND
- △ RAILROAD SPIKE FOUND
- IRON PIN SET-5/8" REBAR SET WITH I.D. CAP STAMPED "RAMSEY S-8396"
- * FOUND PER PREVIOUS SURVEY BY NATHANIEL B. RAMSEY, P.S. DATED 08/10/2010



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: 04/15/2021
Nathaniel B. Ramsey, P.S. S-8396 Date

RAMSEY SURVEYING
Professional Land Surveying Services
202 E. W. Road
Cincinnati, OH 45202
TEL (419) 512-2596 FAX (419) 512-0399
EMAIL: nramsey@ramsey-surveying.com

SURVEY MADE FOR PROPERTY TRANSFER

PART OF THE SOUTHWEST QUARTER
OF SECTION 04, MONROE TOWNSHIP
T-22 N. R-17 W
RICHLAND COUNTY, OHIO

DRAWN BY	DATE	SCALE	JOB NO.	SHEET
	04/15/2021	1" = 200'	SM-5531	1 OF 1

RAMSEY SURVEYING
Professional Land Surveying Services

283 Eby Road
Shiloh, Ohio 44878
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FAX (419) 522-0399
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April 05, 2021

**LEGAL DESCRIPTION
PARCEL A**

Situated in the Township of Monroe, County of Richland, State of Ohio; being a part of the Southwest Quarter of Section 4, Township 22-North, Range 17-West, and being a portion of lands conveyed to William C. Jr. and Winifred V. Crawford by official record volume 75, page 86, being more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the Northeast corner of said Quarter, said spike also marking the intersection of the centerline of Kerr Road-(T.H. 354)(60' R/W) with the centerline of Smart Road-(T.H. 355)(30' R/W);

Thence, **South 89 degrees 49 minutes 57 seconds West, 1308.44 feet** along the north line of said Quarter and said centerline of Kerr Road to an iron pin set being the **Place of Beginning** of the parcel herein described;

Thence, the following **FOUR** Courses:

1. **South 01 degree 30 minutes 02 seconds East, 1170.29 feet** traversing aforementioned Crawford parcel to an iron pin set;
2. **South 89 degrees 49 minutes 57 seconds West, 404.00 feet** traversing said Crawford parcel to an iron pin set on an east line of a parcel conveyed to Doyle D. and Fern G. Frontz by official record volume 624, page 68;
3. **North 00 degrees 25 minutes 24 seconds West, 1169.99 feet** along the east line of said Frontz parcel and the east line of a parcel conveyed to Doyle D. and Fern G. Frontz by official record volume 94, page 409 to an iron pin set on the north line of said quarter and the centerline of aforementioned Kerr Road;
4. **North 89 degrees 49 minutes 57 seconds East, 382.00 feet** along the north line of said quarter and said centerline of Kerr Road to the **Place of Beginning** containing 10.5556 acres, more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

Bearings are based on an assumed meridian 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 2021 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396

Together With an easement for ingress and egress located on the Grantors' property to the south of the Grantees' above-described parcel. The parties shall equally share the reasonable costs associated with the maintenance of said driveway.

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Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5531 legal parcel A



RAMSEY SURVEYING

Professional Land Surveying Services

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April 05, 2021

**LEGAL DESCRIPTION
PARCEL B**

Situated in the Township of Monroe, County of Richland, State of Ohio; being a part of the Southwest Quarter of Section 4, Township 22-North, Range 17-West, and being a portion of lands conveyed to William C. Jr. and Winifred V. Crawford by official record volume 75, page 86, being more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the Northeast corner of said Quarter, said spike also marking the intersection of the centerline of Kerr Road-(T.H. 354)(60' R/W) with the centerline of Smart Road-(T.H. 355)(30'R/W);

Thence, **South 89 degrees 49 minutes 57 seconds West, 1049.78 feet** along the north line of said Quarter and said centerline of Kerr Road to an iron pin set in the northwest corner of a parcel conveyed to Samantha J. and Nicholas T. Stone by official record volume 2620, page 307 and being the **Place of Beginning** of the parcel herein described;

Thence, the following **FIVE** Courses:

1. **South 00 degrees 04 minutes 11 seconds West, 1229.58 feet** along the west line of said Stone parcel to an iron pin found in the southwest corner thereof;
2. **North 89 degrees 11 minutes 41 seconds West, 219.66 feet** traversing aforementioned Crawford parcel to an iron pin set;
3. **North 07 degrees 01 minute 13 seconds West, 56.27 feet** traversing said Crawford parcel to an iron pin set;
4. **North 01 degree 30 minutes 02 seconds West, 1170.29 feet** traversing said Crawford parcel to an iron pin set on the north line of said Quarter and the centerline of aforementioned Kerr Road;
5. **North 89 degrees 49 minutes 57 seconds East, 258.66 feet** along the north line of said Quarter and said centerline of Kerr Road to the **Place of Beginning** containing 6.8120 acres, more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

Bearings are based on an assumed meridian 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 2021 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

Together With an easement for ingress and egress located on the Grantors' property to the south and west of the Grantees' above-described parcel. The parties shall equally share the reasonable costs associated with the maintenance of said driveway.

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Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5531 legal parcel B



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April 05, 2021

LEGAL DESCRIPTION PARCEL C

Situated in the Township of Monroe, County of Richland, State of Ohio; being a part the Southwest Quarter of Section 4, Township 22-North, Range 17-West, and being a portion of lands conveyed to William C. Jr. and Winifred V. Crawford by official record volume 75, page 86, being more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the Northeast corner of said Quarter said spike also marking the intersection of the centerline of Kerr Road-(T.H. 354)(60' R/W) with the centerline of Smart Road-(T.H. 355)(30' R/W);

Thence, **South 00 degrees 04 minutes 11 seconds West, 1791.07 feet** along the east line of said Quarter and said centerline of Smart Road to a point in the southeast corner of a parcel conveyed to Joseph Michael and Lynette Crawford by official record volume 1655, page 737;

Thence **North 89 degrees 40 minutes 27 seconds West, 400.59 feet** along the south line of said Joseph Michael and Lynette Crawford parcel, passing through an iron pin found for reference at 25.59 feet, to an iron pin found in the southwest corner thereof, said pin also being the **Place of Beginning** of the parcel herein described;

Thence, the following **SIX** Courses:

1. **North 89 degrees 40 minutes 35 seconds West, 147.11 feet** traversing aforementioned Crawford parcel to an iron pin set;
2. **North 45 degrees 24 minutes 45 seconds West, 106.82 feet** traversing said Crawford parcel to an iron pin set;
3. **North 50 degrees 39 minutes 30 seconds West, 138.84 feet** traversing said Crawford parcel to an iron pin set;
4. **North 38 degrees 01 minute 55 seconds West, 103.37 feet** traversing said Crawford parcel to an iron pin found in the southwest corner of a parcel conveyed to Aaron R. and Emma E. Frasher by official record volume 2648, page 824;

5. **South 89 degrees 01 minute 36 seconds East, 394.68 feet** along the south line of said Frasher parcel to an iron pin found in the northwest corner of aforementioned Joseph Michael and Lynette Crawford parcel;
6. **South 00 degrees 05 minutes 24 seconds West 238.55 feet** along the west line of said Joseph Michael and Lynette Crawford parcel to the **Place of Beginning** containing 1.4767 acres, more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

Bearings are based on an assumed meridian 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 2021 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

Together With an easement for ingress and egress located on the Grantors' property to the south and west of the Grantees' above-described parcel. The parties shall equally share the reasonable costs associated with the maintenance of said driveway.

The grantees, heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument does not constitute a principal building site and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.

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Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5531 legal parcel C