

EDWARD BOLLINGER & KRISTON COLE ORV. 2696, PG. 267
 N 88°42'24" E 261.66'
 REF.=34.45'

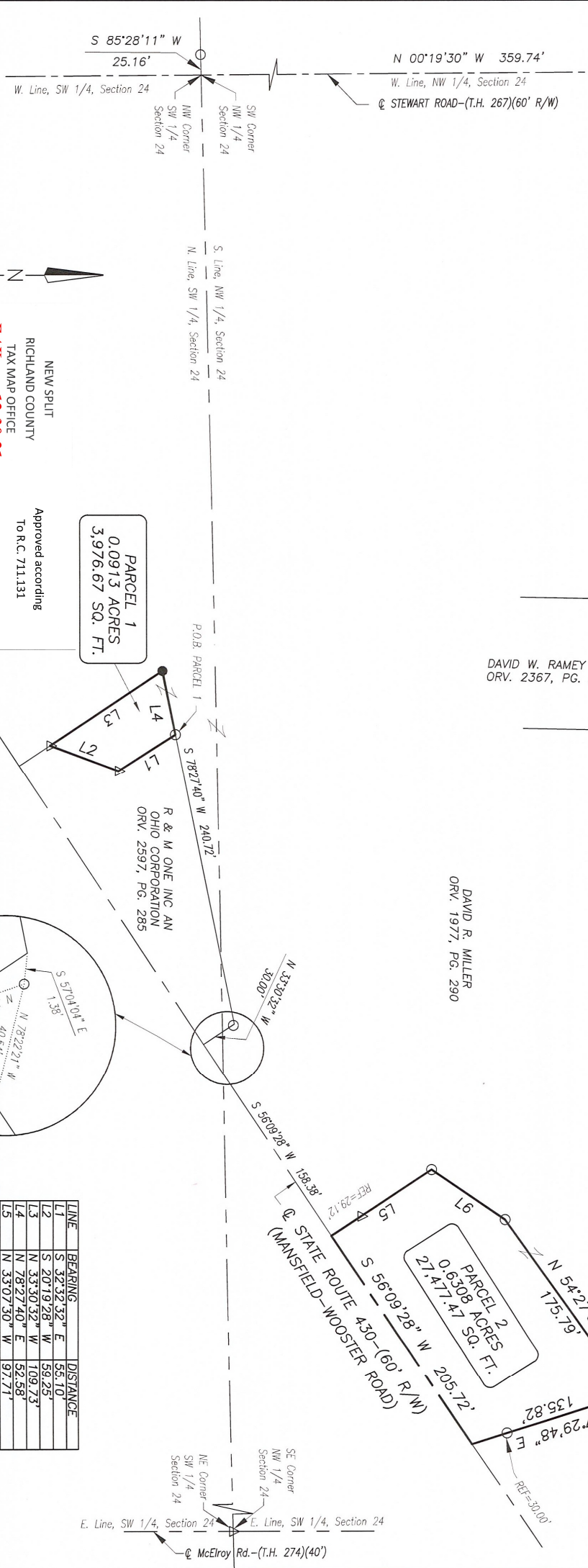
DAVID W. RAMEY JR. ORV. 2367, PG. 221
 N 88°39'01" E 106.48'

GARY L. OROCK ORV. 2383, PG. 833
 S 89°22'25" E

DAVID R. MILLER ORV. 1977, PG. 290
 S 89°22'25" E 1085.05'

GARY L. OROCK ORV. 1293, PG. 370
 S 89°22'25" E 1085.05'

NORMA J. SCHULTZ, TRUSTEE ORV. 1815, PG. 406
 N 17°29'48" W 53.79'



NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 12-30-21
 INITIAL **NN-473**
 DATE

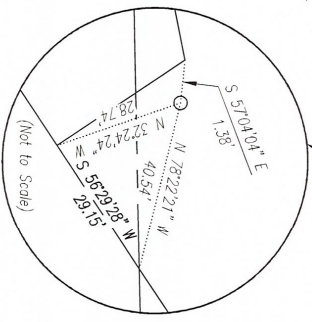
Approved according
 To R.C. 711.131
Elaine A. Kappa 12-30-21
 Sign Date

PARCEL 1
 0.0913 ACRES
 3,976.67 SQ. FT.

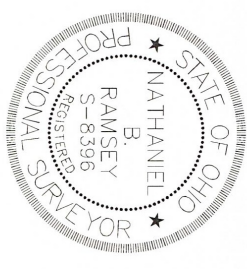
PARCEL 2
 27.4747 ACRES
 1,191,000 SQ. FT.

LEGEND

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



LINE	BEARING	DISTANCE
L1	S 32°32'32" E	55.10'
L2	S 20°19'28" W	59.25'
L3	N 33°30'32" W	109.73'
L4	N 78°27'40" E	52.58'
L5	N 33°07'30" W	97.71'
L6	N 33°54'24" E	72.40'



Zanny Wayne R. Taylor 12-29-21
 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*
 Nathaniel B. Ramsey, P.S. #8396
 For Ramsey Surveying
 Date 11/22/2021

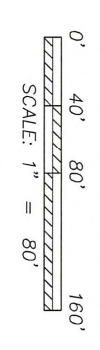
RAMSEY SURVEYING
 Professional Land Surveying Services

5145 E. Ford Ave.
 Mansfield, OH 44878
 TEL (419) 512-2596 FAX (419) 522-0399
 EMAIL ramsey@ramseysurveying.com

SURVEY MADE FOR PROPERTY TRANSFER

PART OF THE NORTHWEST & SOUTHWEST QUARTERS OF SECTION 24, MADISON TOWNSHIP, T-21 N-R-19 W, RICHLAND COUNTY, OHIO

DATE 11/22/2021
 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 nramsey@ramsey-surveying.com

LEGAL DESCRIPTION

PARCEL 1

November 22, 2021

Situated in the State of Ohio, County of Richland, Township of Madison and being a part of the Southwest Quarter of Section 24, Township 21 North, Range 18 West and being a portion of the lands conveyed to David R. Miller by official record volume 1977, page 290 of the Richland County Recorder's records and being more particularly described as follows:

Commencing at a point in the northwest corner of said Quarter, being in the centerline of Stewart Road-(T.H. 267)(60' R/W) and being referenced by an iron pin found South 85 degrees 28 minutes 11 seconds West, 25.16 feet;

Thence, **North 00 degrees 19 minutes 30 seconds West, 359.74 feet** along said centerline of Stewart Road to a point being in the southwest corner of a parcel conveyed to Edward Bollinger and Kriston Cole by official record volume 2696, page 257;

Thence, **North 88 degrees 42 minutes 24 seconds East, 261.66 feet** along the south line of said Bollinger Cole parcel to an axle found in the southwest corner of a parcel conveyed to Gary L . Orock by official record volume 2383, page 833, passing an iron pipe found for reference at 34.45 feet;

Thence, **North 88 degrees 42 minutes 24 seconds East 453.80 feet** along a south line of said Orock parcel to an iron pin found;

Thence, **North 88 degrees 39 minutes 01 second East, 106.48 feet** along a south line of said Orock parcel to in iron pin found in the northeast corner of a parcel conveyed to David W. Ramey Jr. by official record volume 2367, page 221;

Thence, **South 89 degrees 22 minutes 25 seconds East, 1085.05 feet** along a south line of said Orock parcel and the south line of a parcel conveyed to Gary L. Orock by official record volume 1293, page 370 to a point on the west line of a parcel conveyed to Norma J. Schultz, Trustee by official record volume 1815, page 406, said point referenced by an iron pipe found North 17 degrees 29 seconds 48 minutes West, 33.79 feet;

Thence, **South 17 degrees 29 minutes 48 seconds East, 135.82 feet** along the west line of said Schultz parcel to a point on the centerline of State Route 430-(Mansfield-Wooster Road)(60' R/W) passing through an iron pin found for reference at 105.82 feet;

Thence, **South 56 degrees 09 minutes 28 seconds West, 364.10 feet** along said centerline of State Route 430 to a point referenced by an iron pin found North 78 degrees 22 minutes 21 seconds West, 40.54 feet therefrom;

Thence, **South 56 degrees 29 minutes 28 seconds West, 29.15 feet** continuing along said centerline to a point in the southeast corner of a parcel conveyed to R & M One Inc, an Ohio Corporation by official record volume 2597, page 285, referenced by an iron pin found North 32 degrees 24 minutes 24 seconds West, 28.74 feet therefrom;

Thence, **North 33 degrees 30 minutes 32 seconds West, 30.00 feet** along the east line of said R & M One Inc parcel to a point in the northeast corner thereof, referenced by an iron pin found South 57 degrees 04 minutes 04 seconds East, 1.38 feet therefrom;

Thence, **South 78 degrees 27 minutes 40 seconds West, 240.72 feet** along the north line of said R & M One Inc parcel to an iron pin found in a northwest corner thereof, also being the **Place of Beginning** of the parcel described herein;

Thence the following **FOUR** courses:


1. **South 32 degrees 32 minutes 32 seconds East, 55.10 feet** along a west line of said R & M One Inc parcel to a railroad spike found in an interior corner thereof;
2. **South 20 degrees 19 minutes 28 seconds West, 59.25 feet** along a northwesterly line of said R & M One Inc parcel to a railroad spike found in a northwest corner thereof;
3. **North 33 degrees 30 minutes 32 seconds West, 109.73 feet** traversing aforementioned Miller parcel to an iron pin set;
4. **North 78 degrees 27 minutes 40 seconds East, 52.58 feet** traversing said Miller parcel to the **Place of Beginning**, containing 0.0913 of an acre (3,976.67 square feet), more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

Bearings are to an assumed meridian and are used to express angles only.

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

According to a survey made November 2021 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

The grantees, their 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.


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5636_A Legal Parcel 1.docx



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK **12-30-21**
INITIAL DATE
NN-473

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

LEGAL DESCRIPTION

PARCEL 2

November 22, 2021

Situated in the State of Ohio, County of Richland, Township of Madison and being a part of the Northwest Quarter of Section 24, Township 21 North, Range 18 West and being a part of the lands conveyed to David R. Miller by official record volume 1977, page 290 of the Richland County Recorder's records and being more particularly described as follows:

Commencing at a point in the southwest corner of said Quarter, being in the centerline of Stewart Road-(T.H. 267)(60' R/W), and being referenced by an iron pin found South 85 degrees 28 minutes 11 seconds West, 25.16 feet therefrom;

Thence, **North 00 degrees 19 minutes 30 seconds West, 359.74 feet** along the west line of said Quarter and said centerline of Stewart Road to a point in the southwest corner of a parcel conveyed to Edward Bollinger and Kriston Cole by official record volume 2696, page 257;

Thence, **North 88 degrees 42 minutes 24 seconds East, 261.66 feet** along the south line of said Bollinger Cole parcel to an axle found in the southwest corner of a parcel conveyed to Gary L . Orock by official record volume 2383, page 833, passing an iron pipe found for reference at 34.45 feet;

Thence, **North 88 degrees 42 minutes 24 seconds East 453.80 feet** along a south line of said Orock parcel to an iron pin found;

Thence, **North 88 degrees 39 minutes 01 second East, 106.48 feet** along a south line of said Orock parcel to in iron pin found in the northeast corner of a parcel conveyed to David W. Ramey Jr. by official record volume 2367, page 221;

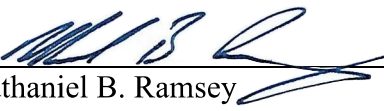
Thence, **South 89 degrees 22 minutes 25 seconds East, 1085.05 feet** along a south line of said Orock parcel and the south line of a parcel conveyed to Gary L. Orock by official record volume 1293, page 370 to a point on the west line of a parcel conveyed to Norma J. Schultz, Trustee by official record volume 1815, page 406, said point referenced by an iron pipe found North 17 degrees 29 seconds 48 minutes West, 33.79 feet and being the **Place of Beginning** of the parcel described herein;

Thence, the following **FIVE** courses:

1. **South 17 degrees 29 minutes 48 seconds East, 135.82 feet** along the west line of said Schultz parcel to a point on the centerline of State Route 430-(Mansfield-Wooster Road)(60' R/W) passing through an iron pin found for reference at 105.82 feet;
2. **South 56 degrees 09 minutes 28 seconds West, 205.72 feet** along said centerline of State Route 430 to a point;
3. **North 33 degrees 07 minutes 30 seconds West, 97.71 feet** traversing aforementioned Miller parcel to an iron pin found, passing through a railroad spike found for reference at 29.12 feet;
4. **North 33 degrees 54 minutes 24 seconds East, 72.40 feet** traversing said Miller parcel to an iron pin found;
5. **North 54 degrees 27 minutes 32 seconds East, 175.79 feet** traversing said Miller parcel to the **Place of Beginning**, containing 0.6308 of an acre (27,477.47 square feet), more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

Bearings are to an assumed meridian and are used to express angles only.

According to a survey made November 2021 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.


 Nathaniel B. Ramsey
 Professional Surveyor No. 8396
 For Ramsey Surveying
 SM-5636_A Legal Parcel 2.docx



NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK **12-30-21**
 INITIAL DATE
NN-473

1740 Fleming Falls Road
Mansfield, Ohio 44903

PLEASE
FOR LOCAL

Now
7

MILLER DAVID
UNITS A B C & D & UNIT 1309
330 N COUNTRY SIDE
ASHLAND OH 44805

OFF
AND
PAYM
INFO
ON B
BILL.

SERVICE TO: 1303-09 PARK AVE E

FROM	TO	ACCOUNT NUMBER	
08/31/21	10/01/21	[REDACTED]	

PREVIOUS READING	CURRENT READING	CONSUMPTION	CODE	AMOUNT
78340	78340		AF	1.25
			WW	8.91
			CI	5.00

KEEP THIS P
OF THE BILL
YOUR RECOR

IF YOU ARE M
PLEASE CALL
419-774-5519

SERVICE CODE
ARE LISTED ON
BACK OF BILL.

BILL PROVIDED FOR YOUR RECORDS
- REQUIRES NO PAYMENT. CHARGE
OF 15.16 TO BANK 11/24/21

ACTUAL READING

DUE DATE	PAY AFTER DUE DATE	PAY BY DUE DATE
11/24/21	16.18	15.16