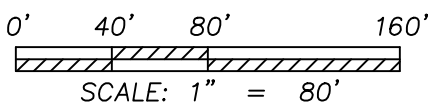
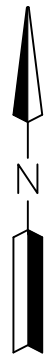


LEGEND

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



NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
 EAK 3-5-21
 INITIAL DATE
 NN-70



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

Bearings are relative to the Ohio State Plane Coordinate System NAD83(2011), Ohio North Zone as determined from GPS observations made in December 2013 and are for the purpose of determining directional variations.

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 02/23/2021
For Ramsey Surveying Date

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

SURVEY MADE AT THE REQUEST OF
JOHN & LISA STEVENS

PART OF THE NORTHEAST QUARTER OF SECTION 35 &
PART OF THE NORTHWEST QUARTER OF SECTION 36,
T-22 N, R-18 W; WELLER TOWNSHIP
RICHLAND COUNTY, OHIO

DRAWN HCC	CHECKED NBR	SCALE 1" = 80'	DATE 2/23/2021
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JOB NO: SM-5058_A 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

February 23, 2021

LEGAL DESCRIPTION
PARCEL A

PART NW QUARTER SECTION 36
T-22 N, R-18 W
WELLER TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Weller, County of Richland, State of Ohio; being a part of the Northwest Quarter of Section 36, Township 22 North, Range 18 West, and being a portion of the lands conveyed to Margaret Ann Gramly by official record volume 2738, page 543, and being more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the northwest corner of said northwest quarter, the same being the northwest corner of said Gramly parcel;

Thence, **South 01 degree 52 minutes 17 seconds East, 106.87 feet** along the west line of said northwest quarter and the west line of said Gramly parcel to an iron pin set on the centerline of Osbun Road-(T.H. 262)(60' R/W), and being the **Place of Beginning** of the parcel herein described;

Thence, the following **FIVE** courses:

1. **South 65 degrees 59 minutes 17 seconds East, 66.97 feet** along said centerline of Osbun Road to an iron pin set;
2. Continuing along said centerline of Osbun Road with a curve to the right having a **radius of 600.00 feet, an arc length of 167.02 feet, a delta angle of 15 degrees 56 minutes 58 seconds, a chord bearing of South 58 degrees 00 minutes 48 seconds East and a chord distance of 166.48 feet** to an iron pin set;
3. **South 50 degrees 02 minutes 19 seconds East, 89.16 feet** continuing along said centerline of Osbun Road to a railroad spike found in the northeast corner of a parcel conveyed to John J. Stevens and Lisa R. Stevens by official record volume 350, page 547;

4. **South 89 degrees 44 minutes 48 seconds West, 265.10 feet** along the north line of said Stevens parcel to a point on the west line of aforementioned northwest quarter, passing through an iron pin found for reference at 46.64 feet and 251.34 feet;
5. **North 01 degree 51 minutes 19 seconds West, 173.97 feet to the Place of Beginning,** and containing 0.6042 acres (26,319.35 sq. ft.), more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

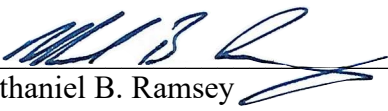
Bearings are relative to the Ohio State Plane Coordinate System NAD83(2011), Ohio North Zone as determined from GPS observations made in December 2013 and are for the purpose of determining directional variations.

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

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

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, unless said parcel is sold together with land fronting on a public highway or dedicated street.





Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5058_A

NEW SPLIT
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Professional Land Surveying Services

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TEL (419) 512-2596
FAX (419) 522-0399
EMAIL nramsey@ramsey-surveying.com

February 23, 2021

**LEGAL DESCRIPTION
PARCEL B**

**PART NW QUARTER SECTION 36
PART NE QUARTER SECTION 35
T-22 N, R-18 W
WELLER TOWNSHIP
RICHLAND COUNTY, OHIO**

Situated in the Township of Weller, County of Richland, State of Ohio; being a part of the Northeast Quarter of Section 35, a part of the Northwest Quarter of Section 36, Township 22 North, Range 18 West, and being a portion of the lands conveyed to John J. and Lisa R. Stevens by official record volume 2286, page 151, and being more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the northwest corner of said northwest quarter;

Thence **South 01 degree 51 minutes 19 seconds East, 603.79 feet** along the west line of said northwest quarter to a point referenced by an iron pin set, South 84 degrees 57 minutes 49 seconds West, 3.04 feet therefrom, and being the **Place of Beginning** of the parcel herein described;

Thence, the following **SEVEN** courses:

1. **North 84 degrees 57 minutes 49 seconds East, 149.82 feet** traversing aforementioned Stevens parcel to an iron pin set;
2. **North 53 degrees 10 minutes 52 seconds East, 283.43 feet** traversing said Stevens parcel to an iron pin found;
3. **North 74 degrees 57 minutes 46 seconds East, 36.62 feet** to a railroad spike found on the centerline of Osbun Road-(T.H. 262)(60'R/W);
4. **South 01 degree 51 minutes 11 seconds East, 178.23 feet** along a west line of a parcel conveyed to Glennis D. and Arlene Porter by official record volume 284, page 722 to an iron pin found in an interior corner thereof;

5. **South 74 degrees 56 minutes 50 seconds West, 429.73 feet** along a north line of said Porter parcel to an iron pin found on the west line of aforementioned northwest quarter;
6. **North 03 degrees 08 minutes 31 seconds West, 97.10 feet** along an east line of said Porter parcel to an iron pin set;
7. **North 84 degrees 57 minutes 49 seconds East 3.04 feet to the Place of Beginning**, and containing a total of 1.1001 acres, more or less, of which 0.0043 of an acre is located within said northeast quarter, and 1.0958 acres are located within said northwest quarter, and subject to all legal highways, easements, leases, and use restrictions of record.

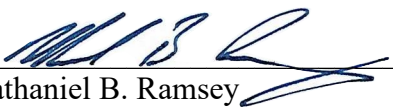
Bearings are relative to the Ohio State Plane Coordinate System NAD83(2011), Ohio North Zone as determined from GPS observations made in December 2013 and are for the purpose of determining directional variations.

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

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

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, unless said parcel is sold together with land fronting on a public highway or dedicated street.




Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5058_A parcel B

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