

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

June 19, 2023

LEGAL DESCRIPTION

Situated in the Township of Troy, County of Richland, State of Ohio; being a part of the Northwest Quarter of Section 33, Township 20-North, Range 19-West, being the lands conveyed to Keller Farms II, LLC by official record volume 2997, page 473 and being more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the northeast corner of said Quarter, said railroad spike also being on the centerline of St. James Road-(T.R. 36)(60' R/W);

Thence, **South 89 degrees 56 minutes 10 seconds West, 1239.43 feet** along the north line of said Quarter and said centerline of St. James Road to an iron pin found being the **Place of Beginning** of the parcel herein described;


Thence, the following **SIX** Courses:

1. **South 02 degrees 30 minutes 15 seconds West, 1134.71 feet** traversing aforementioned Keller Farms II, LLC parcel to an iron pin set;
2. **North 87 degrees 04 minutes 48 seconds West, 876.38 feet** traversing said Keller Farms II, LLC parcel to an iron pin set;
3. **North 01 degree 49 minutes 45 seconds West, 652.55 feet** traversing said Keller Farms II, LLC parcel to an iron pin set on the south line of a parcel conveyed to Bradley D. Roark by official record volume 2329, page 26;
4. **North 89 degrees 56 minutes 31 seconds East, 149.17 feet** along said south line of Roark parcel to an iron pin found in the southeast corner thereof;
5. **North 01 degree 21 minutes 08 seconds West, 435.84 feet** along the east line of said Roark parcel to a point in the northeast corner thereof, being on the North line of aforementioned Quarter, the aforementioned centerline of St. James Road, passing through an iron pin found for reference at 405.78 feet;
6. **North 89 degrees 56 minutes 10 seconds East, 806.76 feet** along the North line of said Quarter, said centerline of St. James Road to **Place of Beginning** and containing 21.8870 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" rebar with plastic cap stamped "Ramsey S-8396".

According to a survey made in June 2023 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5831_B_LEGAL



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 7-13-23

INITIAL & DATE

PP-184