

SURVEY FOR PROPERTY  
 TRANSFER  
 23.968 ACRES

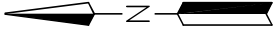
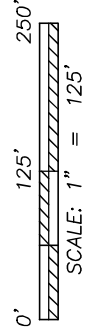
KELLER FARMS II, LLC  
 ORV. 2997, PG. 473

BRADLEY D. ROARK  
 ORV. 2329, PG. 26

NEW SPLIT  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK 9-5-23**  
 INITIAL & DATE  
**VERBAL APPROVAL BY MATT  
 THAYER TROY TWP. ZONING  
 INSPECTOR 9-5-23**

**PP-235**

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



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, P.S. #8396  
 For Ramsey Surveying Date: 06/19/2023



**RAMSEY SURVEYING**  
 Professional Land Surveying Services  
 283 Eby Road  
 Shiloh, Ohio 44878  
 TEL: (419) 739-9366 FAX: (419) 658-9399  
 EMAIL: nramsey@ramseysurveying.com

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**SURVEY MADE FOR PROPERTY TRANSFER**

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PART OF THE NORTHWEST QUARTER  
 OF SECTION 33, TROY TOWNSHIP  
 T-30 N, R-19 W  
 RICHLAND COUNTY, OHIO

DRAWN RCS	CHECKED NBR	SCALE 1" = 125'	DATE 06/19/2023
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JOB NO: SM-5831-P 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**

June 19, 2023

**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, 989.14 feet** along the north line of said Quarter and said centerline of St. James Road to an iron pin set being the **Place of Beginning** of the parcel herein described;

Thence, the following **EIGHT** Courses:


1. **South 02 degrees 30 minutes 16 seconds West, 362.45 feet** traversing aforementioned Keller Farms II, LLC parcel to an iron pin set;
2. **South 89 degrees 56 minutes 06 seconds West, 250.29 feet** traversing said Keller Farms II, LLC parcel to an iron pin set;
3. **South 02 degrees 30 minutes 11 seconds West, 772.26 feet** traversing aforementioned Keller Farms II, LLC parcel to an iron pin set;
4. **North 87 degrees 04 minutes 48 seconds West, 876.40 feet** traversing said Keller Farms II, LLC parcel to an iron pin set;
5. **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;
6. **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;

7. **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;
8. **North 89 degrees 56 minutes 10 seconds East, 1057.06 feet** along the north line of said Quarter, said centerline of St. James Road to **Place of Beginning** and containing 23.968 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.

  
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Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
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NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 9-5-23**

INITIAL & DATE

**PP-235**