


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: 08/07/2023

RAMSEY SURVEYING
 Professional Land Surveying Services
 283 Eby Road
 Shiloh, Ohio 44678
 TEL (419) 512-2596 FAX (419) 525-0399
 EMAIL nramsey@ramseysurveying.com

SURVEY MADE AT THE REQUEST OF THE
GOTTFRIED FAMILY REVOCABLE LIVING TRUST
 PART OF THE NORTHEAST QUARTER
 OF SECTION 9, SPRINGFIELD TOWNSHIP,
 T-21 N, R-19 W
 RICHLAND COUNTY, OHIO

DRAWN BY: _____
 CHECKED: _____
 SCALE: 1" = 150'
 JOB NO: SM-5861 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 "A"

August 7, 2023

Situated in the Township of Springfield, County of Richland, State of Ohio and being part of the Northeast Quarter of Section 9, Township 21-North, Range 19-West and being a portion of the lands conveyed to John Michael Gottfried and Gladys Leah Gottfried, Trustees, The Gottfried Family Revocable Living Trust Dated March 3, 2003 by official record volume 1200, page 439 and being more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the southeast corner of said Quarter and being on the centerline of Rock Road-(C.R. 150)(60' R/W);

Thence, **North 03 degrees 19 minutes 04 seconds East, 927.42 feet** along the east line of said Quarter, said centerline of Rock Road to a point in the northeast corner of a parcel conveyed to Melvin A. Smith and Carol A. Smith Trustees U/A/W The Melvin L. Smith and Carol A. Smith Joint Trust Agreement by official record volume 1845, page 880, being the **Place of Beginning** of the parcel described herein;

Thence, the following **FIVE** courses:


1. **North 86 degrees 40 minutes 56 seconds West, 285.97 feet** along the north line of said Smith Trust parcel to an iron pin set in the northwest corner thereof, and passing through an iron pin set for reference at 30.00 feet;
2. **North 87 degrees 43 minutes 21 seconds West, 1037.08 feet** traversing the aforementioned Gottfried Trust parcel to an iron pin set on the east line of a parcel conveyed to James W. Henson and Bonnie L. Henson by deed volume 598, page 70;
3. **North 03 degrees 20 minutes 48 seconds East, 535.70 feet** along the east line of said Henson parcel to an iron pin found in the southwest corner of a parcel conveyed to James F. Hupp and Charlene Hupp by official record volume 2712, page 139 (ORV. 2712, pg. 482 T.O.D.);
4. **South 87 degrees 43 minutes 21 seconds East, 1322.83 feet** along the south line of said Hupp parcel and the south line of a parcel conveyed to Andrew G. Rex and Tamara S. Black by official record volume 716, page 699 to a point in the southeast corner of said Rex/Black parcel, also being on the aforementioned east line of said Quarter and said centerline of Rock Road, and passing through an iron pin set for reference at 1292.83 feet;

5. **South 03 degrees 19 minutes 04 seconds West, 540.88 feet** along the east line of said Quarter and said centerline to the Place of Beginning, containing 16.284 Acres, more or less, and subject to all legal highways, leases, servitudes, use restrictions, and easements 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 July, 2023 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5861_PARCEL A_Legal.docx



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 9-11-23

INITIAL & DATE
PP-252

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 "B"

August 7, 2023

Situated in the Township of Springfield, County of Richland, State of Ohio and being part of the Northeast Quarter of Section 9, Township 21-North, Range 19-West and being a portion of the lands conveyed to John Michael Gottfried and Gladys Leah Gottfried, Trustees, The Gottfried Family Revocable Living Trust Dated March 3, 2003 by official record volume 1200, page 439 and being more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the southeast corner of said Quarter and being on the centerline of Rock Road-(C.R. 150)(60' R/W);

Thence, **North 03 degrees 19 minutes 04 seconds East, 676.12 feet** along the east line of said Quarter, said centerline of Rock Road to a point in the northeast corner of a parcel conveyed to Cheryl L. Gottfried by official record volume 2585, page 510, being the **Place of Beginning** of the parcel described herein;

Thence, the following **FOUR** courses:


1. **South 89 degrees 26 minutes 43 seconds West, 403.13 feet** along the north line of said Cheryl L. Gottfried parcel to an iron pin found in the northwest corner thereof, and passing through an iron pin found for reference at 25.71 feet;
2. **North 05 degrees 43 minutes 25 seconds West, 79.51 feet** traversing the aforementioned Gottfried Trust parcel to an iron pin set;
3. **South 86 degrees 40 minutes 56 seconds East, 414.70 feet** traversing the aforementioned Gottfried Trust parcel and along the south line of a parcel conveyed to Melvin A. Smith and Carol A. Smith Trustees U/A/W The Melvin L. Smith and Carol A. Smith Joint Trust Agreement, by official record volume 1845, page 880 to a point in the southeast corner of said Smith Trust parcel, also being on the aforementioned east line of said Quarter and said centerline of Rock Road, and passing through an iron pin set for reference at 384.70 feet;
4. **South 03 degrees 19 minutes 04 seconds West, 51.30 feet** along the east line of said Quarter and said centerline to the **Place of Beginning**, containing 0.611 of an acre, more or less, and subject to all legal highways, leases, servitudes, use restrictions, and easements 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 July, 2023 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 under applicable zoning 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.



Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5861_PARCEL B_Legal.docx



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 9-11-23

INITIAL & DATE
PP-252