

BUTLER TOWNSHIP  
S. Line SE 1/4 Sec. 32  
N. Line NE 1/4 Sec. 5

VERBAL APPROVAL BY MICHAEL MORTON  
WELLER TWP ZONING INSPECTOR 9-26-23  
NEW SPLIT  
RICHLAND COUNTY

WELLER TOWNSHIP  
The SW Corner of the SE 1/4 of Section 32  
The NW Corner of the NE 1/4 of Section 5

TAX MAP OFFICE  
EAK 9-26-23

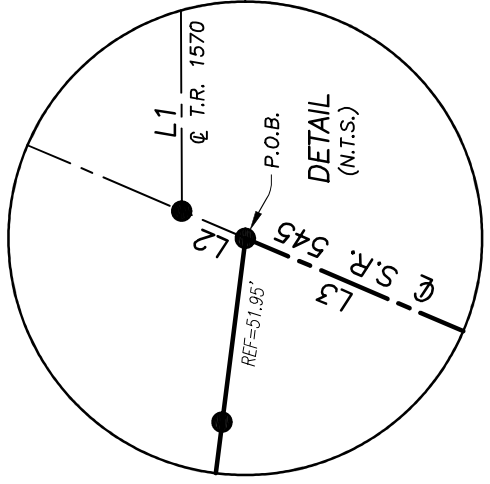
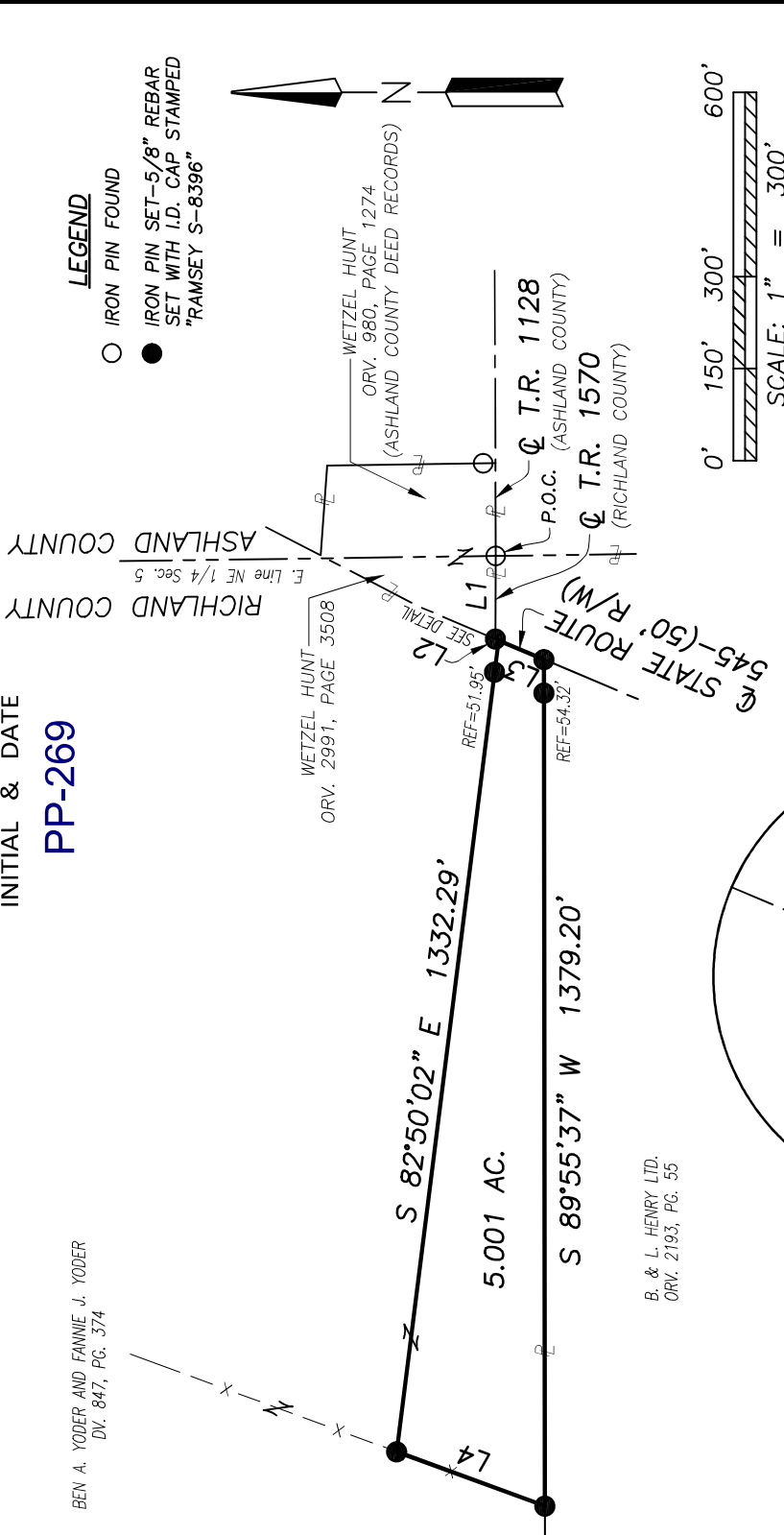
INITIAL & DATE  
PP-269

MARLYN L. ESBENSHADE AND GENE A. ESBENSHADE, SUCCESSOR CO-TRUSTEES OF THE ESBENSHADE REVOCABLE LIVING TRUST DATED FEBRUARY 17, 2005 ORV. 2991, PG. 4115

JEFFERY P. ESBENSHADE, SUCCESSOR TRUSTEE OF THE WILLIS D. AND C. LOUISE ESBENSHADE REVOCABLE LIVING TRUST DATED APRIL 14, 2011 ORV. 2991, PG. 4121

LINE	BEARING	DISTANCE
L1	S 89°43'13" W	135.51'
L2	S 22°55'35" W	5.62'
L3	S 22°55'35" W	80.00'
L4	N 20°06'34" E	257.33'

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

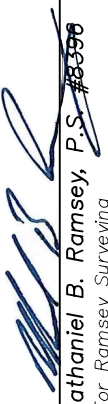


- REFERENCE DOCUMENTS:**
- HISTORICAL SURVEY X-113, DATED MARCH 1918
  - CENTERLINE PLAT OF MANSFIELD SAVANNAH ROAD, DATED MAY 22, 1937
  - RIGHT OF WAY PLAN FOR AS-545-01, DATED 1940
  - ASHLAND COUNTY SURVEY - 2022-0075, BY LAUGHERY LAND SURVEYING, LLC., DATED 04/29/2022
  - RICHLAND COUNTY SURVEY - NW-235, BY LAUGHERY LAND SURVEYING, LLC., DATED 05/01/2021
  - DEEDS AS RECITED HEREON

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: 09/12/2023

**RAMSEY SURVEYING**  
Professional Land Surveying Services  
283 Edw. Road  
Shiloh, Ohio 44878  
TEL (419) 512-2596 FAX (419) 522-0399  
EMAIL ramsey@ramsey-surveying.com

**SURVEY MADE AT THE REQUEST OF**  
BEN YODER

**PART OF THE NORTHEAST QUARTER OF SECTION 5, WELLER TOWNSHIP, T-24 N, R-17 W RICHLAND COUNTY, OHIO**

DRAWN	CHECKED	SCALE	JOB NO.	SHEET
NR	NR	1" = 300'	SM-5883	1 OF 1

DATE: 09/12/2023

**LEGAL DESCRIPTION**

September 12, 2023

**Situated** in the Township of Weller, County of Richland, State of Ohio and being part of the Northeast Quarter of Section 5, Township 24-North, Range 17-West and being a portion of a parcel conveyed to Ben A. Yoder and Fannie J. Yoder by deed volume 847, page 374 and being more particularly described as follows:

**Commencing** at an iron pin found and accepted as marking the intersection of the east line of said Quarter, the east line of Richland County, with the centerline of Township Road 1570, also being Ashland County Township Road 1128;

Thence, **South 89 degrees 43 minutes 13 seconds West, 135.51 feet** along said centerline of Township Road 1570 to an iron pin set marking the intersection of said road with the centerline of State Route 545-(60' R/W);

Thence, **South 22 degrees 55 minutes 35 seconds West, 5.62 feet** along said centerline of State Route 545 to an iron pin set, being the **Place of Beginning** of the parcel herein described, said iron pin being referenced by an iron pin set North 82 degrees 50 minutes 02 seconds West, 51.95 feet therefrom;


Thence, the following **FOUR** courses:

1. **South 22 degrees 55 minutes 35 seconds West, 80.00 feet** continuing along said centerline of State Route 545 to an iron pin set in a northeast corner of a parcel conveyed to B. & L. Henry, Ltd., by official record volume 2193, page 55;
2. **South 89 degrees 55 minutes 37 seconds West, 1379.20 feet** along the north line of said Henry parcel to an iron pin set, and passing through an iron pin set for reference at 54.32 feet;
3. **North 20 degrees 06 minutes 34 seconds East, 257.33 feet** to an iron pin set;
4. **South 82 degrees 50 minutes 02 seconds East, 1332.29 feet** to the **Place of Beginning**, passing through an iron pin set for reference at 1208.34 feet, and containing 5.001 acres, more or less, 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 September 2023 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-5883\_Legal.docx



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RICHLAND COUNTY  
TAX MAP OFFICE  
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