

LINE	BEARING	DISTANCE
L1	S 89°50'18" W	46.01'
L2	N 29°27'22" E	34.51'
L3	N 89°56'50" W	84.50'
L4	N 66°44'54" W	62.58'
L5	S 89°27'17" W	127.14'
L6	S 05°23'54" E	95.46'

JAMIE LYNN EBERTS, SUCCESSOR TRUSTEE OF THE DORIS A. DICK TRUST AGREEMENT DATED 09/29/1997 ORV. 3001, PG. 5822 (66.1850 ACRES)

PARCEL A
112.6561 ACRES
(36.4133 ACRES)

JAMIE LYNN EBERTS, SUCCESSOR TRUSTEE OF THE DORIS A. DICK TRUST AGREEMENT DATED 09/29/1997 ORV. 3001, PG. 5822 (42.3891 ACRES)

PARCEL B
72.1186 ACRES

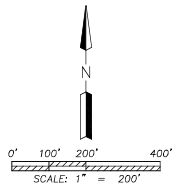
NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 10-18-23
INITIAL & DATE

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 10-18-23
INITIAL & DATE

THIS PARCEL WAS CREATED BY EXISTING BOUNDARIES NO TOWNSHIP APPROVAL REQUIRED

PP-270

- LEGEND**
- XX MAGNAN SPIKE FOUND
 - IP IRON PIPE FOUND
 - STONE FOUND
 - IRON PIN FOUND
 - △ RAILROAD SPIKE FOUND
 - IRON PIN SET-5/8" REBAR SET WITH ID. 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 Date: 05/19/2023
For Ramsey Surveying

RAMSEY SURVEYING
Professional Land Surveying Services
2401 2nd Street
Toledo, Ohio 43620
TEL: (419) 532-2355 FAX: (419) 532-0299
WWW: RamseySurveying.com

SURVEY MADE FOR PROPERTY TRANSFER

PART OF THE NW 1/4 OF SEC. 4, JACKSON TOWNSHIP & PART OF THE NW 1/4 OF SEC. 5, SHARON TOWNSHIP T-20 N, R-10 W & PART OF THE SW 1/4 OF SEC. 42, JACKSON TOWNSHIP & PART OF THE SW 1/4 OF SEC. 43, CASS TOWNSHIP T-20 N, R-10 W, RICHLAND COUNTY, OHIO

DATE	PROJECT	SCALE	DATE
05/19/2023		1" = 200'	05/19/2023

JOB NO. SM-2772 SHEET 1 OF 1

LEGAL DESCRIPTION
PARCEL A

May 23, 2023

Situated in the Township of Jackson, Plymouth and Cass, County of Richland, State of Ohio, and being a part of the Northwest Quarter of Section 4, Township 22-North, Range 19-West of Jackson Township, and part of the Southeast Quarter of Section 32, Township 23-North, Range 19-West of Plymouth Township, and part of the Southwest Quarter of Section 33, Township 23-North, Range 19-West of Cass Township, and being the lands conveyed to Jamie Lynn Eberts, Successor Trustee of the Doris A. Dick Trust Agreement dated 09/29/1997 by official record volume 3001, page 5822 and being more particularly described as follows:

Beginning for the same at an iron pin found and accepted as marking the southeast corner of the Southeast Quarter of Section 32, Plymouth Township;

Thence, the following **EIGHTEEN** courses:


1. **North 89 degrees 43 minutes 53 seconds West, 723.27 feet** along the south line of said Southeast Quarter to an iron pin set on the easterly right of way line of CSX Railroad;
2. **North 29 degrees 27 minutes 22 seconds East, 3001.76 feet** along said easterly right of way line of CSX Railroad to an iron pin set in a northeasterly corner thereof and being on the south right of way line of London West Road-(C.R. 58)(60' R/W);
3. **South 89 degrees 50 minutes 18 seconds West, 46.01 feet** along said easterly right of way line of CSX Railroad, said south right of way line of London West Road to an iron pin set;
4. **North 29 degrees 27 minutes 22 seconds East, 34.51 feet** along the easterly right of way line of CSX Railroad to an iron pin set on the North line of aforementioned Southwest Quarter, the centerline of said London West Road;
5. **North 89 degrees 50 minutes 18 seconds East 513.81 feet** along the North line of said Southwest Quarter, said centerline of London West Road to an iron pin set in the northwest corner of a parcel conveyed to Earl N. and Elva W. Hoover by official record volume 83, page 340;
6. **South 01 degrees 40 minutes 42 seconds East, 2650.84 feet** along the west line of said Hoover parcel to an iron pin set on the South line of aforementioned Southwest Quarter;
7. **North 89 degrees 56 minutes 50 seconds West, 84.50 feet** along the South line of said Southwest Quarter to an iron pin set in the northwest corner of a parcel conveyed to Earl N. and Elva W. Hoover by official record volume 2525, page 711;
8. **South 03 degrees 50 minutes 39 seconds West, 1436.30 feet** along the west line of said Hoover parcel to a point on the centerline of Shelby-Ganges Road-(C.R. 61)(60' R/W), said point being referenced by an iron pin found South 03 degrees 50 minutes 39 seconds West, 30.00 feet therefrom;
9. **North 83 degrees 24 minutes 54 seconds West, 182.93 feet** along said centerline of Shelby-Ganges Road to an iron pin found in the southeast corner of a parcel conveyed to Earl and Elva Hoover by official record volume 3001, page 5830;
10. **North 03 degrees 52 minutes 44 seconds East, 456.86 feet** along the east line of said Hoover parcel to an iron pin found in a northeast corner thereof;

11. **North 66 degrees 44 minutes 54 seconds West, 62.58 feet** along a north line of said Hoover parcel to an iron pin found;
12. **South 89 degrees 27 minutes 17 seconds West, 127.14 feet** along a north line of said Hoover parcel to an iron pin found;
13. **South 81 degrees 39 minutes 17 seconds West, 259.78 feet** along a north line of said Hoover parcel to an iron pin found in the northwest corner thereof;
14. **South 36 degrees 24 minutes 54 seconds East, 407.74 feet** along a west line of said Hoover parcel to an iron pin found in an interior corner thereof;
15. **South 05 degrees 23 minutes 54 seconds East, 95.46 feet** along a west line of said Hoover parcel to an iron pin found in the southwest corner thereof, being on the aforementioned centerline of Shelby-Ganges Road;
16. **North 83 degrees 24 minutes 54 seconds West, 284.01 feet** along said centerline of Shelby-Ganges Road to a Magnail spike found at a point of deflection;
17. **South 85 degrees 45 minutes 09 seconds West, 612.88 feet** along said centerline of Shelby-Ganges Road to a point on the West line of aforementioned Northwest Quarter, passing through an iron pin found for reference at 609.52 feet;
18. **North 04 degrees 04 minutes 33 seconds East, 1411.18 feet** along the West line of said Northwest Quarter to the **Place of Beginning**, containing 112.6561 acres, of which 10.0578 acres are located within said Southeast Quarter of Section 32, Plymouth Township, 66.1850 acres are located within said Southwest Quarter of Section 33, Cass Township, and 36.4133 acres are located within said Northwest Quarter of Section 4, Jackson Township, more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

Bearings are to 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 May 2023 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.



 Nathaniel B. Ramsey
 Professional Surveyor No. 8396
 For Ramsey Surveying
 SM-5772 A_LEGAL



NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 10-18-23

INITIAL & DATE

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 10-18-23

INITIAL & DATE

THIS PARCEL WAS CREATED BY
 EXISTING BOUNDARIES NO
 TOWNSHIP APPROVAL REQUIRED

PP-290

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

May 23, 2023

Situated in the Township of Jackson and Sharon, County of Richland, State of Ohio, and being a part of the Northwest Quarter of Section 4 of Jackson Township, and a part of the Northeast Quarter of Section 5 of Sharon Township, Township 22-North, Range 19-West and being a portion of the lands conveyed to Jamie Lynn Eberts, Successor Trustee of the Doris A. Dick Trust Agreement dated 09/29/1997 by official record volume 3001, page 5822 and official record volume 3001, page 5817 and being more particularly described as follows:

Beginning for the same at a stone found and accepted as marking the southeast corner of said Northeast Quarter of Section 5, Sharon Township;

Thence, the following **SEVEN** courses:

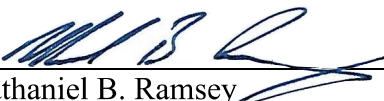
1. **North 88 degrees 02 minutes 25 seconds West, 917.31 feet** along the south line of said Northeast Quarter to a point in the southeast corner of Kegley Acreage as recorded in plat volume 18, page 163, said point being referenced by an iron pipe found South 05 degrees 00 minutes 15 seconds West, 2.31 feet therefrom;
2. **North 05 degrees 00 minutes 15 seconds East, 1375.74 feet** along the east line of said Kegley Acreage and along the centerline of Weller Road-(T.R. 1212)(60' R/W) to a railroad spike found on the centerline of Shelby-Ganges Road-(C.R. 61)(60' R/W);
3. **North 84 degrees 54 minutes 40 seconds East, 905.96 feet** along said centerline of Shelby-Ganges Road to a point on the west line of aforementioned Northwest Quarter;
4. **North 85 degrees 45 minutes 09 seconds East, 612.88 feet** continuing along said centerline of Shelby-Ganges Road to a Magnail spike found, passing through an iron pin found for reference at 3.36 feet;
5. **South 83 degrees 24 minutes 54 seconds East, 627.73 feet** along said centerline of Shelby-Ganges Road to a point in the northwest corner of a parcel conveyed to Bruce O. Briggs, Jr. and Michelle L. Briggs by official record volume 1864, page 58
6. **South 03 degrees 50 minutes 39 seconds West, 1442.49 feet** along the west line of said Briggs parcel to an iron pin found in the southwest corner thereof, being on the south line of aforementioned Northwest Quarter and passing through an iron pin found for reference at 30.00 feet;

7. **South 89 degrees 14 minutes 42 seconds West, 1243.80 feet** along the south line of said Northwest Quarter to the **Place of Beginning**, containing 72.1186 acres, of which 42.3981 acres are located within said Northwest Quarter of Section 4, Jackson Township and 29.7205 acres are located within said Northeast Quarter of Section 5, Sharon Township, more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

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Professional Surveyor No. 8396
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SM-5772 B_LEGAL



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 10-18-23

INITIAL & DATE

PP-290