

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"

October 23, 2023

Situated in the Village of Lexington, County of Richland, State of Ohio and being part of the Northeast Quarter of Section 23, Township 20-North, Range 19-West, formerly Troy Township, and being a portion of a record 17.300-acre parcel conveyed to Walker Brothers Lexington, LLC. by official record volume 1901, page 172 and being more particularly described as follows:

Commencing at an iron pipe found and accepted as marking the northwest corner of Lot 992, Canterbury Knolls, Block One as recorded in Plat Volume 22, page 11, said pipe also marking the southwest corner of a record 6.00-acre parcel conveyed to Tyler R. Getz and Katie M. Getz by official record volume 3006, page 817;

Thence, **North 01 degree 16 minutes 26 seconds East, 464.38 feet** along the west line of said record 6.00-acre Getz parcel to an iron pin set in the northwest corner thereof, said iron pin also being on the east line of a record 4.417-acre parcel conveyed to Tyler R. Getz and Katie M. Getz by official record volume 2991, page 5068 and being the **Place of Beginning** of the parcel herein described;

Thence, the following **FOUR** courses:

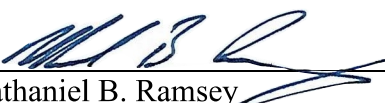
1. **North 01 degree 16 minutes 26 second East, 314.68 feet** continuing along the east line of said record 4.417-acre Getz parcel to an iron pin found in the northeast corner thereof, said iron pin also being on the south line of a record 9.373-acre parcel conveyed to Walker Brothers Lexington, LLC by official record volume 1901, page 172;
2. **South 89 degrees 16 minutes 57 seconds East, 240.86 feet** along said south line to an iron pin set;
3. **South 00 degrees 42 minutes 51 seconds West, 314.30 feet** to an iron pin set on the north line of the aforementioned record 6.00-acre parcel;
4. **North 89 degrees 22 minutes 11 seconds West, 243.94 feet** along the north line of said record 6.00-acre Getz parcel to the **Place of Beginning**, containing 1.7500 acres, more or less, and subject to all legal highways, leases, servitudes, use restrictions, and easements of record.

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.

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 October 2023 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5904_Legal_Parcel A.docx



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 11-20-23

INITIAL & DATE
PP-324

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LEGAL DESCRIPTION

Parcel "B"

October 23, 2023

Situated in the Village of Lexington, County of Richland, State of Ohio and being part of the Northeast Quarter of Section 23, Township 20-North, Range 19-West, formerly Troy Township, and being a portion of a record 6.00-acre parcel conveyed to Tyler R. Getz and Katie M. Getz by official record volume 3006, page 817 and being more particularly described as follows:

Commencing at an iron pipe found and accepted as marking the northwest corner of Lot 992, Canterbury Knolls, Block One as recorded in Plat Volume 22, page 11, said pipe also marking the southwest corner of said record 6.00-acre Getz parcel;

Thence, **North 01 degree 16 minutes 26 seconds East, 464.38 feet** along the west line of said record 6.00-acre Getz parcel to an iron pin set in the northwest corner thereof;

Thence, **South 89 degrees 22 minutes 11 seconds East, 243.94 feet** along the north line of said record 6.00-acre Getz parcel to and iron pin set, being the **Place of Beginning** of the parcel herein described;

Thence, the following **FOUR** courses:


1. **South 89 degrees 22 minutes 11 seconds East, 316.74 feet** continuing along said north line to an iron pin set in the northeast corner thereof;
2. **South 00 degrees 42 minutes 51 seconds West, 240.89 feet** along the east line of said record 6.00-acre Getz parcel to an iron pin set;
3. **North 89 degrees 17 minutes 18 seconds West, 316.74 feet** to an iron pin set;
4. **North 00 degrees 42 minutes 51 seconds East, 240.44 feet** to the **Place of Beginning**, containing 1.7500 acres, more or less, and subject to all legal highways, leases, servitudes, use restrictions, and easements of record.

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.

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”

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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 3-27-24

INITIAL & DATE
PP-324

LEGAL DESCRIPTION

Parcel "C"

October 23, 2023

Situated in the Village of Lexington, County of Richland, State of Ohio and being part of the Northeast Quarter of Section 23, Township 20-North, Range 19-West, formerly Troy Township, and being a portion of a record 6.00-acre parcel conveyed to Tyler R. Getz and Katie M. Getz by official record volume 3006, page 817 and being more particularly described as follows:

Beginning for the same at an iron pipe found and accepted as marking the northwest corner of Lot 993, Canterbury Knolls, Block One as recorded in Plat Volume 22, page 11;

Thence, the following **FOUR** courses:


1. **North 01 degree 16 minutes 26 seconds East, 200.01 feet** to an iron pin set;
2. **South 89 degrees 22 minutes 01 second East, 447.26 feet** to an iron pin set on the east line of the aforementioned record 6.00-acre Getz parcel;
3. **South 00 degrees 42 minutes 51 seconds West, 200.00 feet** along the east line of said record 6.00-acre Getz parcel to an iron pin found in the southeast corner thereof, said iron pin also marking the northeast corner of aforementioned Canterbury Knolls, Block One;
4. **North 89 degrees 22 minutes 01 second West, 449.22 feet** along the south line of said record 6.00-acre Getz parcel, the same also being the north line of said Canterbury Knolls, Block One, to the **Place of Beginning**, containing 2.0580 acres, more or less, and subject to all legal highways, leases, servitudes, use restrictions, and easements of record.

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.

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 October 2023 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
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NEW SPLIT

RICHLAND COUNTY

TAX MAP OFFICE

EAK 11-20-23

INITIAL & DATE

PP-324

LEGAL DESCRIPTION

Parcel "D"

October 23, 2023

Situated in the Village of Lexington, County of Richland, State of Ohio and being part of the Northeast Quarter of Section 23, Township 20-North, Range 19-West, formerly Troy Township, and being a portion of a record 6.00-acre parcel conveyed to Tyler R. Getz and Katie M. Getz by official record volume 3006, page 817 and being more particularly described as follows:

Beginning for the same at an iron pipe found and accepted as marking the northeast corner of Lot 992, Canterbury Knolls, Block One as recorded in Plat Volume 22, page 11;

Thence, the following **FOUR** courses:

1. **North 89 degree 22 minutes 01 second West, 116.00 feet** along the north line of said Lot 992 to an iron pipe found in the northwest corner thereof, said iron pipe also being in the southeast corner of a parcel conveyed to Marcia A. & John P. Triska by official record volume 1533, page 891;
2. **North 01 degree 16 minutes 26 seconds East, 227.09 feet** along the east line of said Triska parcel to an iron pipe found in the northeast corner thereof;
3. **South 89 degrees 22 minutes 01 second East, 116.00 feet** to an iron pin set;
4. **South 01 degree 16 minutes 26 second West, 227.09 feet** to the **Place of Beginning**, containing 0.6047 of an acre, more or less, and subject to all legal highways, leases, servitudes, use restrictions, and easements of record.


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.

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"

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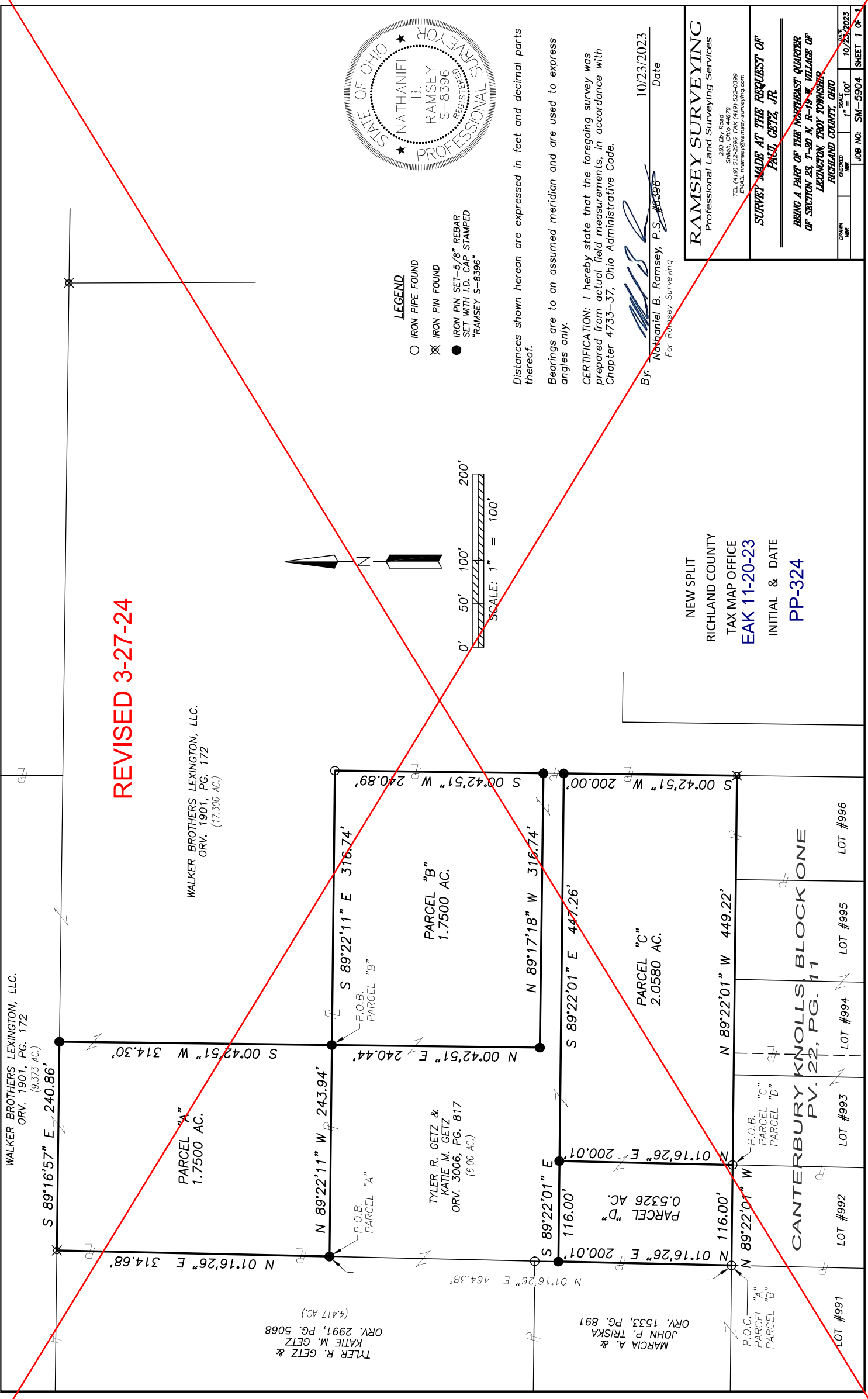
NEW SPLIT
RICHLAND COUNTY
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Nathaniel B. Ramsey
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INITIAL & DATE
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REVISED LEGAL
3-27-24



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SURVEY MADE AT THE REQUEST OF
PAUL GETZ, JR.

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 28, T-20 N. R-19 W. VILLAGE OF LEXINGTON, TROY TOWNSHIP, RICHLAND COUNTY, OHIO

DRAWN	SCALE	DATE	JOB NO.
NEW	1" = 100'	10/23/2023	SM-5904

SHEET 1 OF 1

NEW SPLIT
RICHLAND COUNTY
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INITIAL & DATE
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