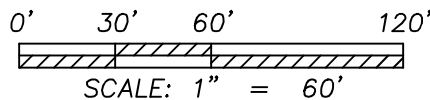
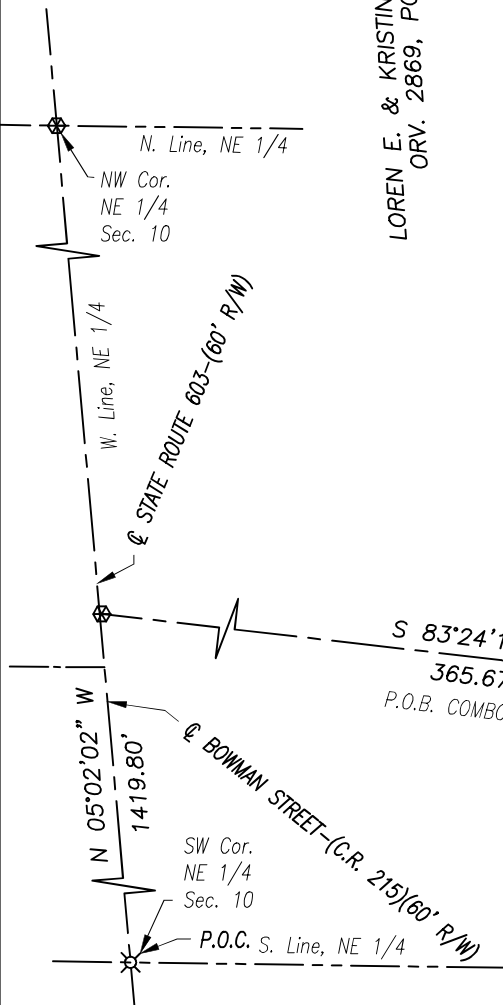
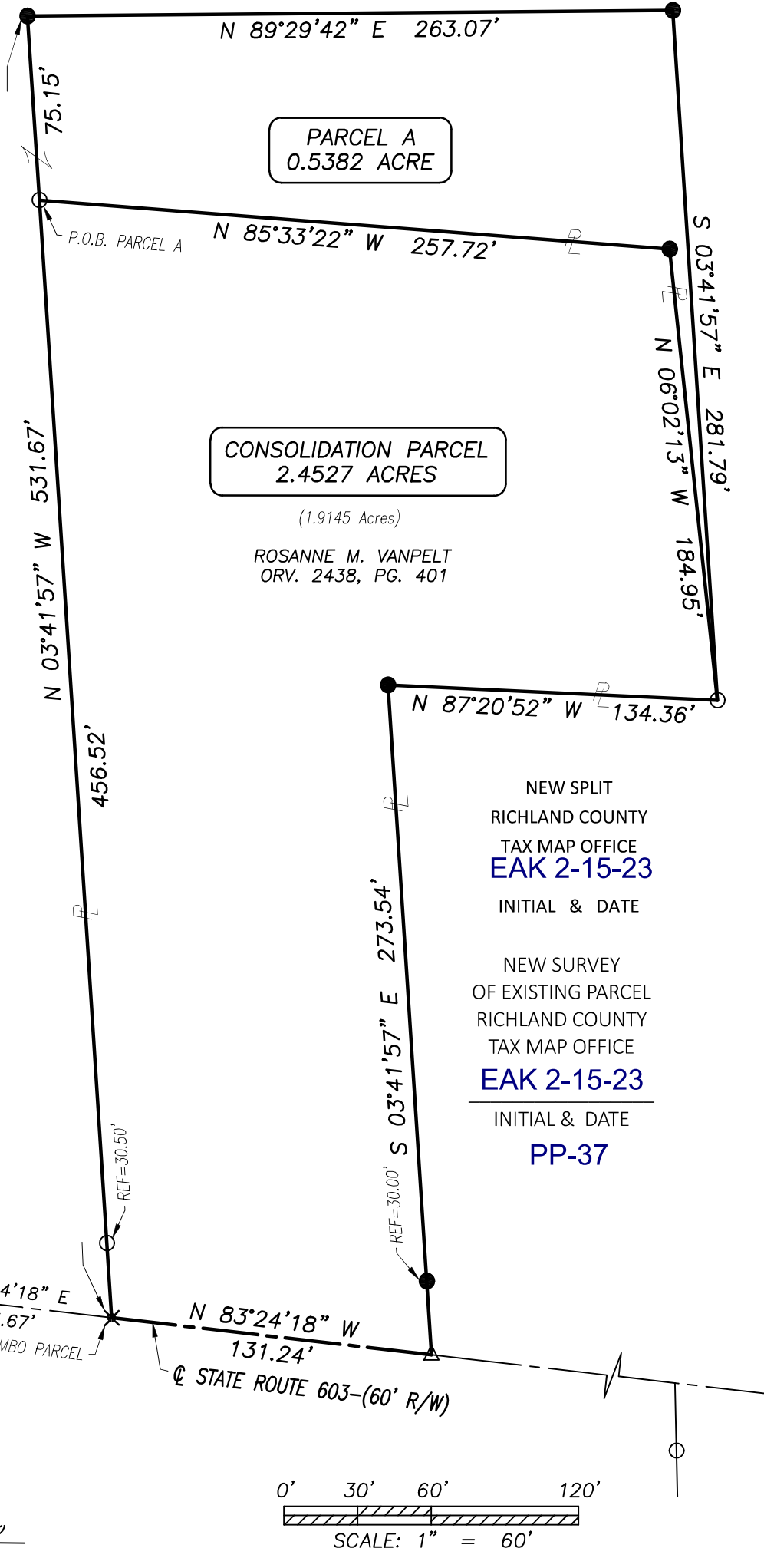




LEGEND

- ⊗ RAILROAD SPIKE FOUND
- ⊗ SURVEY SPIKE FOUND
- IRON PIN FOUND
- △ MAGNAIL SPIKE FOUND
- IRON PIN SET-5/8" REBAR SET WITH I.D. CAP STAMPED "RAMSEY S-8396"
- ⊗ 2" MAGNAIL SPIKE SET



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* 01/31/2023
 Nathaniel B. Ramsey, P.S. #8396 Date
 For Ramsey Surveying

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

SURVEY MADE FOR PROPERTY TRANSFER

PART OF THE NORTHEAST QUARTER OF SECTION 10, CASS TOWNSHIP T-23 N, R-19 W RICHLAND COUNTY, OHIO

DRAWN HCG	CHECKED NBR	SCALE 1" = 60'	DATE 01/31/2023
JOB NO: SM-5796			SHEET 1 OF 1

RAMSEY SURVEYING
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283 Eby Road
Shiloh, Ohio 44878
TEL (419) 512-2596
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EMAIL nramsey@ramsey-surveying.com

LEGAL DESCRIPTION

PARCEL A

January 31, 2023

Situated in the Township of Cass, County of Richland, State of Ohio, and being a part of the Northeast Quarter of Section 10, Township 23-North, Range 19-West and being a portion of the lands conveyed to Loren E. and Kristine L. Kranz by official record volume 2869, page 156 of the Richland County Recorder's records and being more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the southwest corner of said Quarter and being on the centerline of Bowman Street-(C.R. 215)(60' R/W);

Thence, **North 05 degrees 02 minutes 02 seconds West, 1419.80 feet** along the west line of said Quarter, said centerline of Bowman Street to a survey spike found marking the intersection of the extension of the centerline of State Route 603-(60' R/W) and the centerline of said Bowman Street;

Thence, **South 83 degrees 24 minutes 18 seconds East, 365.67 feet** along said extension of and the centerline of State Route 603 to a 2" Magnail spike set in the southwest corner of a parcel conveyed to Rosanne M. Vanpelt by official record volume 2438, page 401;

Thence **North 03 degrees 41 minutes 57 seconds West, 456.52 feet** along the west line of said Vanpelt parcel to an iron pin found in the northwest corner thereof and being the **Place of Beginning** of the parcel herein described;

Thence, the following **FIVE** courses:

1. **North 03 degrees 41 minutes 57 seconds West, 75.15 feet** traversing aforementioned Kranz parcel along the prolongation of the west line of said Vanpelt parcel to an iron pin set;
2. **North 89 degrees 29 minutes 42 seconds East, 263.07 feet** traversing said Kranz parcel to an iron pin set;
3. **South 03 degrees 41 minutes 57 seconds East, 281.79 feet** traversing said Kranz parcel to an iron pin found in a southeast corner of aforementioned Vanpelt parcel;
4. **North 06 degrees 02 minutes 13 seconds West, 184.95 feet** along an east line of said Vanpelt parcel to an iron pin set in the northeast corner thereof;

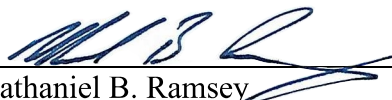
5. **North 85 degrees 33 minutes 22 seconds West, 257.72 feet** along the north line of said Vanpelt parcel to the **Place of Beginning**, containing 0.5382 of an acre, more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

The grantees, his 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 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 January 2023 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5796 PARCEL 1 LEGAL



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 2-14-23

INITIAL & DATE
PP-37

LEGAL DESCRIPTION

CONSOLIDATION PARCEL

January 31, 2023

Situated in the Township of Cass, County of Richland, State of Ohio, and being a part of the Northeast Quarter of Section 10, Township 23-North, Range 19-West and being more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the southwest corner of said Quarter and being on the centerline of Bowman Street-(C.R. 215)(60' R/W);

Thence, **North 05 degrees 02 minutes 02 seconds West, 1419.80 feet** along the west line of said Quarter, said centerline of Bowman Street to a survey spike found marking the intersection of the extension of the centerline of State Route 603-(60' R/W) and the centerline of said Bowman Street;

Thence, **South 83 degrees 24 minutes 18 seconds East, 365.67 feet** along said extension of, and the centerline of State Route 603 to a 2" Magnail spike set in a southeast corner of a parcel conveyed to Loren and Kristine L. Kranz by official record volume 2869, page 156 and being the **Place of Beginning** of the parcel herein described;

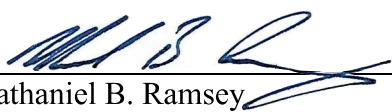
Thence, the following **SIX** courses:

1. **North 03 degrees 41 minutes 57 seconds West, 531.67 feet** to an iron pin set;
2. **North 89 degrees 29 minutes 42 seconds East, 263.07 feet** to an iron pin set;
3. **South 03 degrees 41 minutes 57 seconds East, 281.79 feet** to an iron pin found;
4. **North 87 degrees 20 minutes 52 seconds West, 134.36 feet** to an iron pin set;
5. **South 03 degrees 41 minutes 57 seconds East, 273.54 feet** to a Magnail spike found on the centerline of aforementioned State Route 603, passing through an iron pin set for reference at 243.54 feet;
6. **North 83 degrees 24 minutes 18 seconds West, 131.24 feet** along said centerline of State Route 603 to the **Place of Beginning**, containing 2.4527 acres, 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 January 2023 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5796 PARCEL COMBO LEGAL



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 2-14-23

INITIAL & DATE

PP-37