

LEGAL DESCRIPTION

February 8, 2023

Situated in the Township of Jackson, County of Richland, State of Ohio, and being a part of the Northeast and Southeast Quarters of Section 11, Township 22-North, Range 19-West and being a part of the lands conveyed to Bruce Kehres by official record volume 2829, page 545 and being more particularly described as follows:

Beginning for the same at an iron pin found and accepted as marking the northeast corner of said Southeast Quarter;

Thence, the following **SIX** courses:


1. **South 00 degrees 40 minutes 55 seconds West, 358.12 feet** along the east line of said Southeast Quarter to a point in the northeast corner of a parcel conveyed to James R. Myers by official record volume 2321, page 590;
2. **South 89 degrees 28 minutes 48 seconds West, 970.41 feet** along the north line of said Myers parcel to an iron pin set, passing through an iron pin found for reference at 0.50 feet
3. **North 00 degrees 35 minutes 21 seconds East, 558.45 feet** traversing aforementioned Kehres parcel to an iron pin set;
4. **North 89 degrees 49 minutes 57 seconds East, 328.59 feet** traversing said Kehres parcel to an iron pin set;
5. **South 19 degrees 38 minutes 26 seconds East, 217.18 feet** traversing said Kehres parcel to an iron pin set;
6. **North 88 degrees 46 minutes 54 seconds East, 567.43 feet** traversing said Kehres parcel to the **Place of Beginning**, containing a total of 9.6022 acres, of which 1.7173 acres are located in said Northeast Quarter and 7.8849 acres are located in said Southeast Quarter, 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"

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.

According to a survey made February 2023 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5794 LEGAL



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 2-28-23

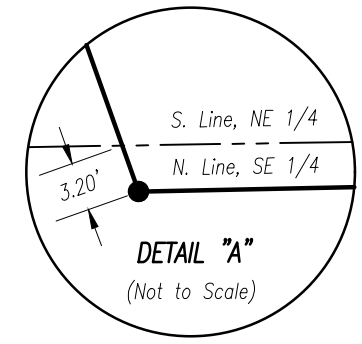
INITIAL & DATE

PP-49

CLASER ROAD-(T.H. 210)

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 2-28-23

INITIAL & DATE
PP-49



N 89°49'57" E 328.59'

(1.7173 Acres)

S 19°38'26" E
217.18'

S. Line, NE 1/4, Sec. 11

N. Line, SE 1/4, Sec. 11

N 88°46'54" E 567.43'

SE Cor.
NE 1/4
Sec. 11

P.O.B.
NE Cor.
SE 1/4
Sec. 11

N 00°35'21" E 558.45'

SURVEY FOR PROPERTY
TRANSFER
9.6022 ACRES

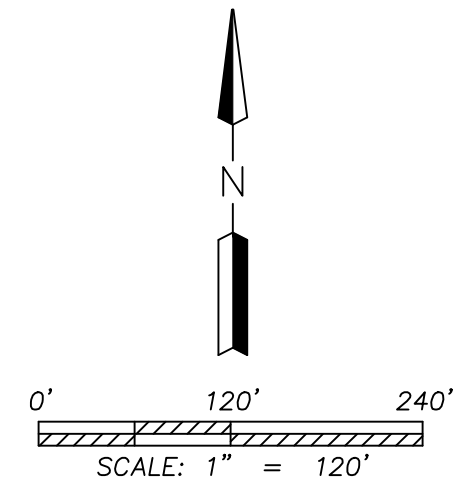
(7.8849 Acres)

BRUCE KEHRES
ORV. 2829, PG. 545

S 00°40'55" W 358.12'

S 89°28'48" W 970.41'

REF=0.50'



JAMES R. MYERS
ORV. 2321, PG. 590

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 02/08/2023
For Ramsey Surveying Date



LEGEND

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

S. Line, SE 1/4, Sec. 11

CL HOLTZ ROAD-(T.H. 198)

SE Cor.
SE 1/4
Sec. 11

RAMSEY SURVEYING
Professional Land Surveying Services

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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 & SOUTHEAST QUARTERS
OF SECTION 11, JACKSON TOWNSHIP
T-22 N, R-19 W
RICHLAND COUNTY, OHIO

DRAWN HCC	CHECKED NBR	SCALE 1" = 120'	DATE 02/08/2023
JOB NO: SM-5794			SHEET 1 OF 1