

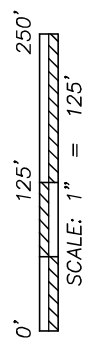
SURVEY FOR PROPERTY TRANSFER
 25.968 ACRES

KELLER FARMS II, LLC
 ORV. 2997, PG. 473

NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 1-30-24


INITIAL & DATE
VERBAL APPROVAL BY MATT THAYER TROY ZONING INSPECTOR 1-30-24 QQ-32

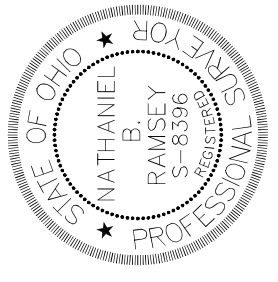
- LEGEND**
- IRON PIN FOUND
 - △ RAILROAD SPIKE FOUND
 - IRON PIN SET-5/8" REBAR SET WITH I.D. CAP STAMPED "RAMSEY S-8396"



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.
 For Ramsey Surveying
 Date: 01/11/2024



RAMSEY SURVEYING
 Professional Land Surveying Services
 283 Eby Road
 Shiloh, Ohio 44878
 TEL: (419) 512-2526 FAX: (419) 458-0399
 EMAIL: ramseysurveying.com

SURVEY MADE FOR PROPERTY TRANSFER
 PART OF THE NORTHWEST QUARTER OF SECTION 33, TROY TOWNSHIP
 T-20 N, R-19 W
 RICHLAND COUNTY, OHIO

DRAWN RCS	CHECKED NBR	SCALE 1" = 125'	DATE 01/11/2024
DWG NO: SM-5631_B_R02 JOB NO: SM-5631			SHEET 1 OF 1

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

January 11, 2024

Situated in the Township of Troy, County of Richland, State of Ohio; being a part of the Northwest Quarter of Section 33, Township 20-North, Range 19-West, being the lands conveyed to Keller Farms II, LLC by official record volume 2997, page 473 and being more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the northeast corner of said Quarter, said railroad spike also being on the centerline of St. James Road-(T.R. 36)(60' R/W);

Thence, **South 89 degrees 56 minutes 10 seconds West, 989.14 feet** along the north line of said Quarter and said centerline of St. James Road to an iron pin found in the northwest corner of a parcel conveyed to Eric Parr by official record volume 3009, page 1844 and being the **Place of Beginning** of the parcel herein described;

Thence, the following **EIGHT** Courses:

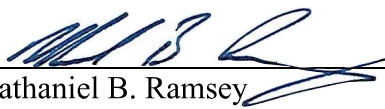
1. **South 02 degrees 30 minutes 16 seconds West, 641.40 feet** along the west line of said Parr parcel and the southerly prolongation thereof, to an iron pin set;
2. **South 61 degrees 30 minutes 32 seconds West, 291.67 feet** to an iron pin set;
3. **South 02 degrees 30 minutes 11 seconds West, 354.33 feet** to an iron pin set;
4. **North 87 degrees 04 minutes 48 seconds West, 876.40 feet** to an iron pin set;
5. **North 01 degree 49 minutes 45 seconds West, 652.55 feet** to an iron pin set on the south line of a parcel conveyed to Bradley D. Roark by official record volume 2329, page 26;
6. **North 89 degrees 56 minutes 31 seconds East, 149.17 feet** along said south line of Roark parcel to an iron pin found in the southeast corner thereof;

7. **North 01 degree 21 minutes 08 seconds West, 435.84 feet** along the east line of said Roark parcel to a point in the northeast corner thereof, being on the north line of aforementioned Quarter, the aforementioned centerline of St. James Road, passing through an iron pin found for reference at 405.78 feet;
8. **North 89 degrees 56 minutes 10 seconds East, 1057.06 feet** along the north line of said Quarter, said centerline of St. James Road to **Place of Beginning** and containing 25.968 acres, more or less, and subject to all legal highways, easements, leases, and use restrictions 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 January 2024 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.



Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5831_B_R02_LEGAL.docx



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 1-30-24

INITIAL & DATE
QQ-32