

# 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"

**Situated** in the Township of Troy, County of Richland, State of Ohio, being part of the Southeast Quarter of Section 2, Township 20 North, Range 19 West, and being a portion of a parcel conveyed to Victoria J. Uhde by official record volume 1313, page 824 of the Richland County Recorder's records and being more particularly described as follows:

**Commencing** for the same at a railroad spike found and accepted as marking the southwest corner of said Southeast Quarter, said spike also being in the centerline of Graham Road-(T.H. 141);

Thence, **North 01 degree 07 minutes 26 seconds West, 645.56 feet** along the west line of said quarter to a point in the northwest corner of a parcel conveyed to James M. & Krista M. Alexander by official record volume 2126, page 395, said point being referenced by an iron pin found South 89 degrees 19 minutes 26 minutes East, 26.68 feet from said point, said point also being the **Place of Beginning** for the parcel herein described;

Thence, the following **FOUR** courses:

1. **North 01 degree 07 minutes 26 seconds West, 104.23 feet** along said west line and said centerline to an iron pin set;
2. **North 85 degrees 36 minutes 19 seconds East, 295.29 feet** to an iron pin set on the west line of a parcel conveyed to Winfield C. & Jayne D. Meek by official record volume 2370, page 492;
3. **South 01 degree 06 minutes 08 seconds East, 130.34 feet** along said west line of said Meek parcel to a point in the northeast corner of the aforementioned Alexander parcel and being referenced by an iron pin found South 89 degrees 19 minutes 26 seconds East, 0.35 feet from said point;
4. **North 89 degrees 19 minutes 26 seconds West, 294.90 feet** along the north line of said Alexander parcel to the **Place of Beginning**, and containing 0.794 of an acre, more or less, and subject to all legal highways, leases, servitudes, use restrictions, and easements of record.

Bearings are based on an assumed meridian and are used to express angles only.


Iron pins set are 5/8" diameter rebar with plastic cap stamped "Ramsey S-8396".

According to a survey made in December 2019 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

The grantees, heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument does not constitute a principal building site 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.

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

FAX INITIAL DATE  
MM-11

  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-5375\_Parcel A.docx



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## LEGAL DESCRIPTION

### Parcel "B" (Remainder Parcel)

**Situated** in the Township of Troy, County of Richland, State of Ohio, being part of the Southeast Quarter of Section 2, Township 20 North, Range 19 West, and being a portion of a parcel conveyed to Victoria J. Uhde by official record volume 1313, page 824 of the Richland County Recorder's records and being more particularly described as follows:

**Commencing** for the same at a railroad spike found and accepted as marking the southwest corner of said Southeast Quarter, said spike also being in the centerline of Graham Road-(T.H. 141);

Thence, **North 01 degree 07 minutes 26 seconds West, 749.79 feet** along the west line of said quarter and the centerline of Graham Road to an iron pin set being the **Place of Beginning** of the parcel herein described;

Thence, the following **FOUR** courses:

1. **North 01 degree 07 minutes 26 seconds West, 195.77 feet** along said west line and said centerline to an iron pin set in the southwest corner of lands conveyed to Set Properties, LLC by official record volume 2539, page 100;
2. **South 89 degrees 19 minutes 28 seconds East, 295.02 feet** along the south line of said Set Properties, LLC. lands to an iron pin set in the southeast corner thereof, said iron pin also being on the west line of a parcel conveyed to Winfield C. & Jayne D. Meek by official record volume 2370, page 492;
3. **South 01 degree 06 minutes 08 seconds East, 169.66 feet** along said west line of said Meek parcel to an iron pin set;
4. **South 85 degrees 36 minutes 19 seconds West, 295.29 feet to the Place of Beginning**, and containing 1.237 acres, more or less, and subject to all legal highways, leases, servitudes, use restrictions, and easements of record.

Bearings are based on an assumed meridian and are used to express angles only.

Iron pins set are 5/8" diameter rebar with plastic cap stamped "Ramsey S-8396".

According to a survey made in December 2019 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-5375\_Remainder.docx



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

EAK INITIAL  
1-10-20 DATE

PARCEL A MUST  
TRANSFER BEFORE  
THIS PARCEL  
MM-11



N. LINE SW 1/4 SEC. 2  
 "SUL" FND. @ 30.02'  
 OFF THE NW CORNER  
 OF THE SE 1/4 SEC. 2

2.56'  
 @ BELL ROAD  
 (T.H. 143)(60')

SET PROPERTIES, LLC  
 ORV. 2539, PG. 100

S 89°19'28" E 295.02'

PARCEL "B"  
 (REMAINDER)  
 1.237 AC.  
 (1.016 AC.)

VICTORIA J. UHDE  
 ORV. 1313, PG. 824

(0.221 AC.)

S 85°36'19" W 295.29'

PARCEL "A"  
 0.794 AC.

JAMES M. & KRISTA M. ALEXANDER  
 ORV. 2126, PG. 395

N 89°19'26" W 294.90'

S 01°06'08" E 169.66'  
 130.34'  
 S 01°06'08" E  
 0.35'  
 "CRAIG"

WINFIELD C. & JAYNE D. MEEK  
 ORV. 2370, PG. 492

S 01°07'26" E 749.79'  
 E. LINE SW 1/4 SEC. 2  
 W. LINE SE 1/4 SEC. 2  
 REF=26.68'  
 "CRAIG"  
 P.O.B. PARCEL "A"  
 P.O.B. PARCEL "B"  
 SW CORNER OF THE  
 SE 1/4 OF SECTION 2  
 S. LINE SW 1/4 SEC. 2  
 S. LINE SE 1/4 SEC. 2

NEW SPLIT  
 RICHLAND COUNTY  
 TAX MAP OFFICE

EAK 1-10-20  
 INITIAL DATE  
 PARCEL A MUST  
 TRANSFER BEFORE  
 PARCEL B



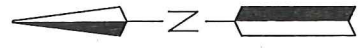
- LEGEND**
- RAILROAD SPIKE FOUND
  - IRON PIN/PIPE FOUND
  - △ MAGNAIL SPIKE FOUND
  - IRON PIN SET-5/8" REBAR SET WITH I.D. CAP STAMPED "RAMSEY S-8396"

Distances shown hereon are expressed in feet and decimal parts thereof.

Bearings are to an assumed meridian and are used to express angles only.

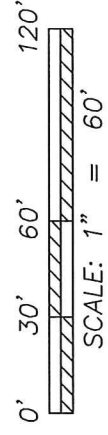
CERTIFICATION: I hereby state that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code.

By: Nathaniel B. Ramsey, P.S. #8396 Date: 12/30/2019  
 For Ramsey Surveying



NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE

EAK 1-10-20  
 INITIAL DATE  
 MM-11



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**SURVEY MADE AT THE REQUEST OF**  
**VICTORIA J. UHDE**

**PART OF THE SOUTHEAST QUARTER  
 OF SECTION 2, TROY TOWNSHIP  
 T-20 N. R-19 W  
 RICHLAND COUNTY, OHIO**

DRAWN NBS	CHECKED [Signature]	SCALE 1" = 60'	DATE 12/30/2019
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