

WALNUT GRAIN FARMS LLC
ORV. 2322, PG. 334

PARCEL A
SURVEY FOR TRANSFER
2.547 ACRES
TOTAL

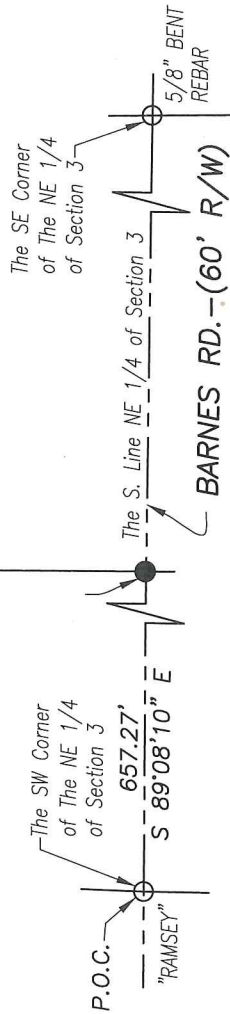
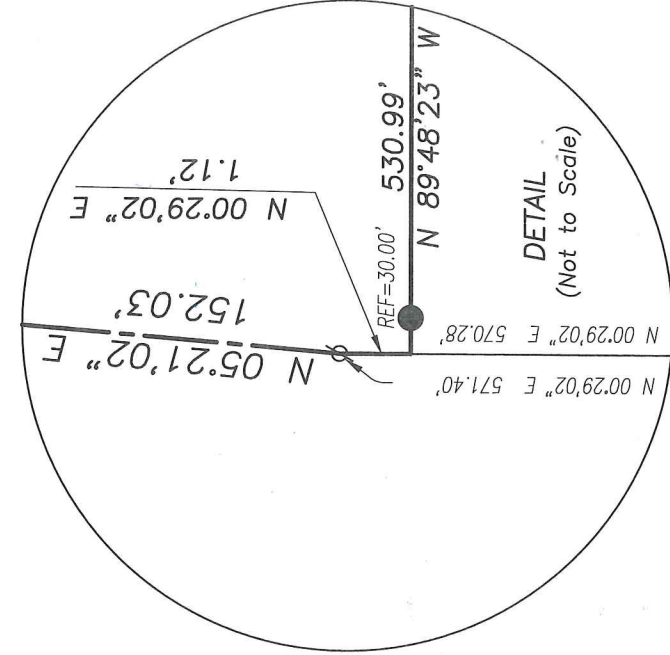
LLOYD Z. AND ANNETTA H.
MARTIN LIVING TRUST
ORV 1888, PG 699
(0.844 AC.)

PARCEL B
SURVEY FOR TRANSFER
4.614 ACRES
TOTAL

LLOYD Z. AND ANNETTA H.
MARTIN LIVING TRUST
ORV. 1888, PG. 695

(1.703 AC.)

LLOYD Z. AND ANNETTA H.
MARTIN LIVING TRUST
ORV. 1888, PG. 697



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

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 8-6-20
INITIAL DATE
PARCEL B MUST TRANSFER BEFORE PARCEL A.
MM-239


NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 8-6-20
INITIAL DATE



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
For Ramsey Surveying

Date: 07/03/2020

RAMSEY SURVEYING
Professional Land Surveying Services
283 Eby Road
Shiloh, Ohio 44878
TEL (419) 512-2596 FAX (419) 522-0399
EMAIL: ramsey@ramsey-surveying.com

SURVEY MADE AT THE REQUEST OF
LLOYD MARTIN

PART OF THE NORTHEAST QUARTER
OF SECTION 3, CHASS TOWNSHIP
T-28 N. R-19 W
RICHLAND COUNTY, OHIO

DRAWN	NO. 1	DATE	06/22/2020
CHECKED	NO. 1	SCALE	1" = 100'
JOB NO.	SM-5413	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 rramsey@ramsey-surveying.com

July 3, 2020

LEGAL DESCRIPTION

PARCEL A

**PART NE 1/4 SECTION 3
T-23 N, R-19 W
CASS TOWNSHIP
RICHLAND COUNTY, OHIO**

Situated in the Township of Cass, County of Richland, State of Ohio; being a part of the Northeast Quarter of Section 3, Township 23 North, Range 19 West, and being a parcel conveyed to Lloyd Z. and Annetta H. Martin, Co-Trustees of the Lloyd Z. Martin and Annetta H. Martin Living Trust, dated January 27, 2009 by official record volume 1888, page 699 and part of a parcel conveyed to said Martin Living Trust by official record volume 1888, page 695 and being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the southwest corner of said Quarter;

Thence, **South 89 degrees 08 minutes 10 seconds East, 657.27 feet** along the south line of said Quarter, to an iron pin set marking the point of intersection of the centerline of Barnes Road-(T.H. 69)(60' R/W) with said south line;

Thence, **North 00 degrees 29 minutes 02 seconds East, 571.40 feet** along said centerline of Barnes Road to an iron bolt found marking a point of deflection;

Thence, **North 05 degrees 21 minutes 02 seconds East, 152.03 feet** continuing along said centerline of Barnes Road to a Magnail spike set, being the **Place of Beginning** of the parcel herein described,

Thence, the following **FOUR** Courses:

1. **North 05 degrees 21 minutes 02 seconds East, 446.99 feet** continuing along said road to a Magnail spike set in the southwest corner of a parcel conveyed to Walnut Grain Farms LLC by official record volume 2322, page 334;

2. **South 86 degrees 50 minutes 50 seconds East, 242.00 feet** along the south line of said Walnut Grain Farms LLC parcel to an iron pin set, and passing through an iron pin set for reference at 15.00 feet;
3. **South 03 degrees 18 minutes 29 seconds West, 441.36 feet** traversing through an aforementioned parcel conveyed to Lloyd Z. and Annetta H. Martin, trustees by official record volume 1888, page 695 to an iron pin set;
4. **North 88 degrees 01 minute 29 seconds West, 258.00 feet** continuing through said Martin Parcel to the Place of Beginning, and passing through an iron pin set for reference at 243.00 feet and containing a total of 2.547 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" diameter rod with plastic cap stamped "Ramsey S-8396".

According to a survey made in June 2020 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.



Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5413.docx



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 8-6-20
INITIAL DATE

PARCEL B (41.614 AC)
MUST TRANSFER BEFORE
THIS PARCEL.

MM-239

RAMSEY SURVEYING
Professional Land Surveying Services

283 Eby Road
Shiloh, Ohio 44878
TEL (419) 512-2596
FAX (419) 522-0399
EMAIL ramsey@ramsey-surveying.com

July 3, 2020

LEGAL DESCRIPTION

PARCEL B

**PART NE 1/4 SECTION 3
T-23 N, R-19 W
CASS TOWNSHIP
RICHLAND COUNTY, OHIO**

Situated in the Township of Cass, County of Richland, State of Ohio; being a part of the Northeast Quarter of Section 3, Township 23 North, Range 19 West, and being part of a parcel conveyed to said Martin Living Trust by official record volume 1888, page 695 and being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the southwest corner of said Quarter;

Thence, **South 89 degrees 08 minutes 10 seconds East, 657.27 feet** along the south line of said Quarter, to an iron pin set marking the point of intersection of the centerline of Barnes Road-(60' R/W) with said south line;

Thence, **North 00 degrees 29 minutes 02 seconds East, 571.40 feet** along said centerline of Barnes Road to an iron bolt found marking a point of deflection;

Thence, **North 05 degrees 21 minutes 02 seconds East, 152.03 feet** continuing along said centerline of Barnes Road to a Magnail spike set, being the **Place of Beginning** of the parcel herein described,

Thence, the following **SEVEN** Courses:

1. **South 88 degrees 01 minute 29 seconds East, 258.00 feet** traversing through said Martin parcel to an iron pin set, and passing through an iron pin set for reference at 15.00 feet;
2. **North 03 degrees 18 minutes 29 seconds East, 441.36 feet** traversing through said Martin parcel to an iron pin set in the south line of a parcel conveyed to Walnut Grain Farms LLC by official record volume 2322, page 334;

3. **South 86 degrees 50 minutes 50 seconds East, 293.48 feet** along the south line of said Walnut Grain Farms LLC parcel to an iron pipe found marking the southeast corner of said Walnut Grain Farms LLC parcel;
4. **South 05 degrees 57 minutes 57 seconds West, 572.97 feet** along the east line of said Martin parcel to an iron pin set;
5. **North 89 degrees 48 minutes 23 seconds West, 530.99 feet** along the south line of said Martin parcel to a point in the centerline of Barnes Road passing an iron pin set for reference at 500.99 feet;
6. **North 00 degrees 29 minutes 02 seconds East, 1.12 feet** along the centerline of said Barnes Road to a bolt found;
7. **North 05 degrees 21 minutes 02 seconds East, 152.03 feet** along said centerline of Barnes Road to the **Place of Beginning** and containing a total of 4.614 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" diameter rod with plastic cap stamped "Ramsey S-8396".

According to a survey made in June 2020 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

Grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site.


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5413 Parcel B.docx



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK B-6-20
INITIAL DATE