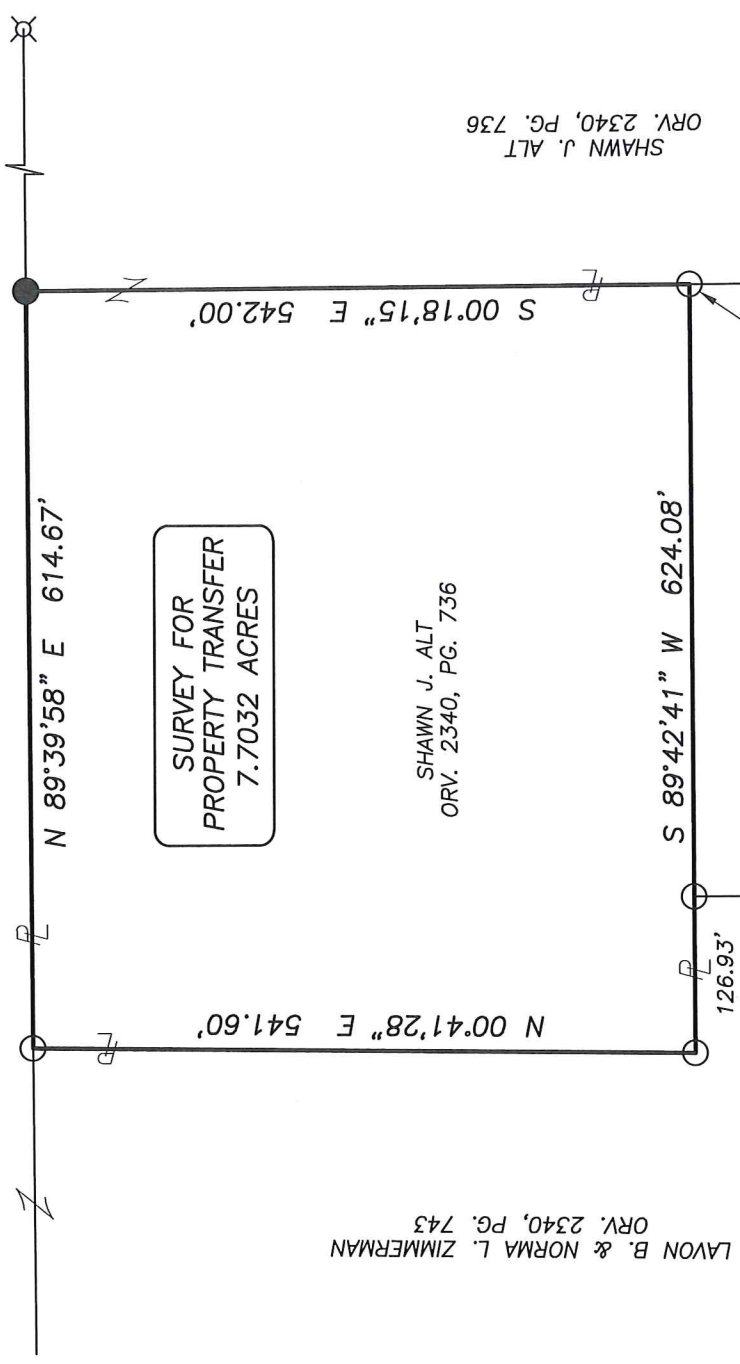


LAVON B. & NORMA L. ZIMMERMAN
ORV. 2328, PG. 296



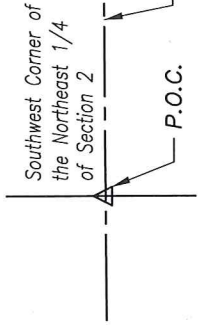
**SURVEY FOR
PROPERTY TRANSFER
7.7032 ACRES**

LAVON B. & NORMA L. ZIMMERMAN
ORV. 2340, PG. 743

SHAWN J. ALT
ORV. 2340, PG. 736

SHAWN J. ALT
ORV. 2340, PG. 736

WAGNER BLUE SPRUCE FARM, LLC
ORV. 2271, PG. 129

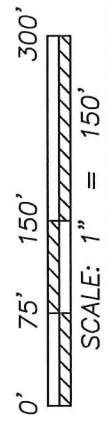
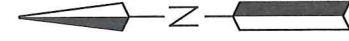


N 89°42'18" E 1476.11'
SMILEY AVENUE WEST-(C.H. 57)(60' R/W)

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EX-12-9-20
INITIAL DATE
MM-3-85

- LEGEND**
- ⊗ FENCE POST 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
For Ramsey Surveying

12/01/2020
Date

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 02, SEARON TOWNSHIP
T-21 N, R-20 W
RICHLAND COUNTY, OHIO**

DRAWN RCS	CHECKED NCS	SCALE 1" = 200'	JOB NO. SM-5501	DATE 12/01/2020	SHEET 1 OF 1
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RAMSEY SURVEYING

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December 1, 2020

LEGAL DESCRIPTION

Situated in the Township of Sharon, County of Richland, State of Ohio; being a part of the Northeast Quarter of Section 2, Township 21 North, Range 20 West, and being a portion of lands conveyed to Shawn J. Alt by official record volume 2340, page 736 being more particularly described as follows:

Commencing at a Magnail spike found and accepted as marking the southwest corner of the northeast quarter of said section, also being on the centerline of Smiley Avenue West-(C.H. 57)(60' R/W);

Thence, **North 89 degrees 42 minutes 18 seconds East, 1476.11 feet** along said centerline of Smiley Avenue West to a Magnail spike found being the southeast corner of a parcel conveyed to Wagner Blue Spruce Farm, LLC by official record volume 2271, page 129;

Thence, **North 00 degrees 18 minutes 15 seconds West, 613.31 feet** along the east line of said Wagner Blue Spruce Farm LLC parcel to an iron pin found, being the **Place of Beginning** of the parcel herein described, passing through an iron pin found for reference at 22.00 feet;

Thence, the following **FOUR** Courses:

1. **South 89 degrees 42 minutes 41 seconds West, 624.08 feet** along the north line of said Wagner Blue Spruce Farm, LLC parcel and a north line of a parcel conveyed to Lavon B. and Norma L. Zimmerman by official record volume 2340, page 743 to an iron pin found, passing through an iron pin found at 497.15 feet;
2. **North 00 degrees 41 minutes 28 seconds East, 541.60 feet** along an east line of said Zimmerman parcel to an iron pin found marking a northeast corner thereof and being on the south line of a parcel conveyed to Lavon B. and Norma L. Zimmerman by official record volume 2328, page 296;
3. **North 89 degrees 39 minutes 58 seconds East, 614.67 feet** along the south line of said Zimmerman parcel to an iron pin set;
4. **South 00 degrees 18 minutes 15 seconds East, 542.00 feet** traversing through aforementioned Alt parcel to the **Place of Beginning** and containing 7.7032 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 December 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 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.



Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5501



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EAK 12-9-20
INITIAL DATE
MM-385