

NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 5-8-24

INITIAL & DATE
 NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 5-8-24

INITIAL & DATE
NN-125
 REVISED 5-8-24

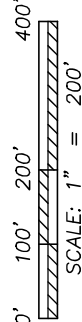
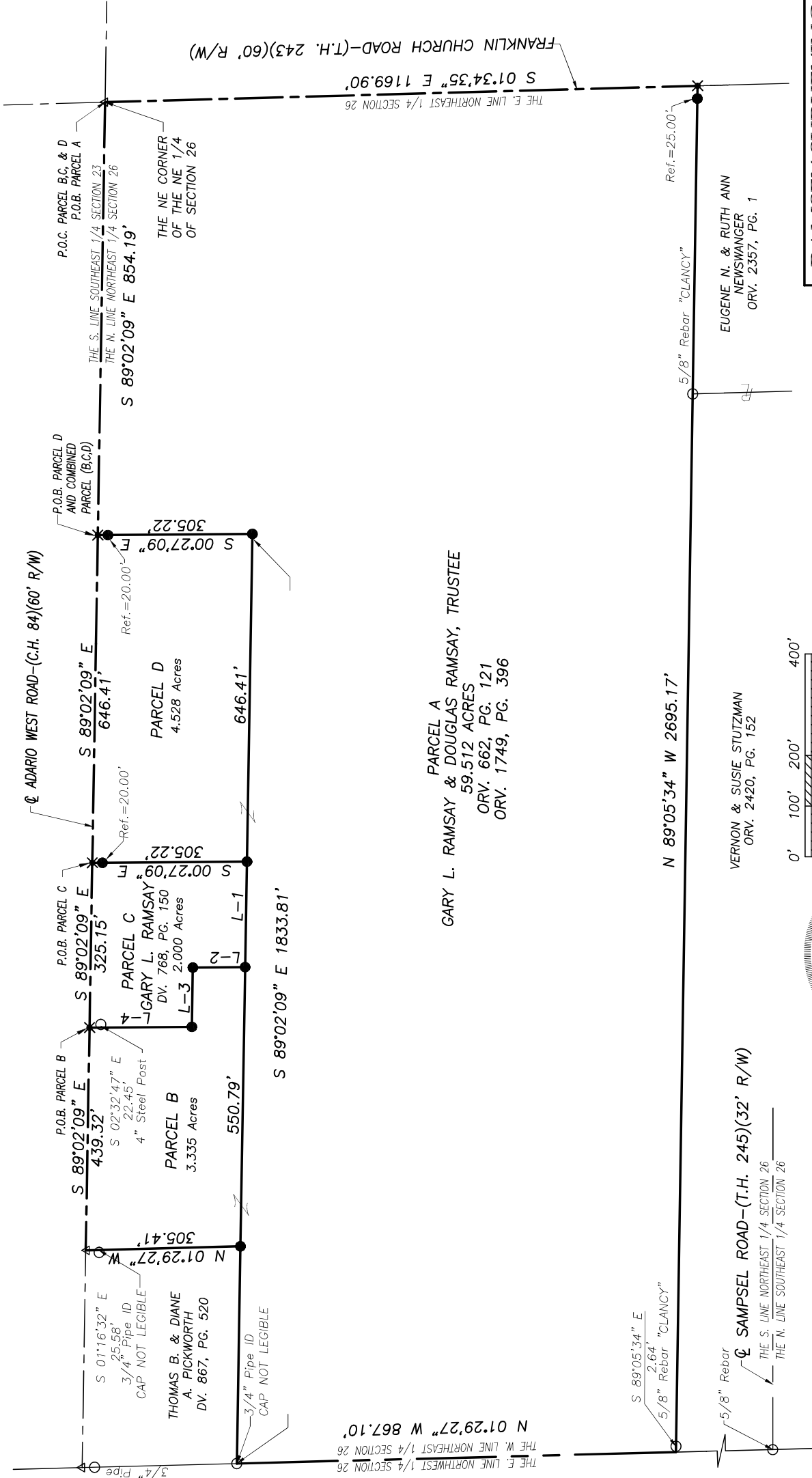
Distances shown hereon are expressed in feet and decimal parts thereof.

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

05/10/2022
 Date



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

COMBINED PARCEL=PARCEL
 B,C,D: 9.863 AC.

LINE BEARING	DISTANCE
L-1 N 89°02'09" W	208.15'
L-2 S 00°27'09" E	103.22'
L-3 S 89°02'09" E	117.00'
L-4 S 00°27'09" E	202.00'

RAMSEY SURVEYING
 Professional Land Surveying Services
 283 Eby Road
 Shiloh, Ohio 44878
 TEL (419) 512-3596 FAX (419) 524-0999
 EMAIL: nramsey@ramsey-surveying.com

SURVEY MADE AT THE REQUEST OF
GARY RAMSAY

PART OF THE NORTHEAST QUARTER
OF SECTION 26, BUTLER TOWNSHIP
T-23 N. R-18 W.
RICHLAND COUNTY, OHIO

DRAWN AND CHECKED: [Blank] SCALE: 1" = 200' DATE: 05/10/2022
 JOB NO: SM-5435_A SHEET 1 OF 1

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Professional Land Surveying Services

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

May 10, 2022

LEGAL DESCRIPTION

**PARCEL A
PART NE 1/4 SECTION 26
T-23 N, R-18 W
BUTLER TOWNSHIP
RICHLAND COUNTY, OHIO**

Situated in the Township of Butler, County of Richland, State of Ohio; being a part of the Northeast Quarter of Section 26, Township 23 North, Range 18 West, and being a portion of a parcel conveyed to Gary L. and Douglas Ramsay, Trustee by official record volume 662, page 121 and official record volume 1749, page 396 and being more particularly described as follows:

Beginning for the same at a railroad spike found and accepted as marking the northeast corner of said Quarter, also being the intersection of the centerline of Adario West Road-(C.H. 84)(60' R/W) and the centerline of Franklin Church Road-(T.H. 243)(60' R/W)

Thence, the following **SIX** Courses:

1. **South 01 degree 34 minutes 35 seconds East, 1169.90 feet** along the east line of said Quarter and the centerline of Franklin Church Road to a 2" Magnail spike set in the northeast corner of a parcel conveyed to Eugene N. and Ruth Ann Newswanger by official record volume 2357, page 1;
2. **North 89 degrees 05 minutes 34 seconds West, 2695.17 feet** along the north line of said Newswanger parcel and the north line of a parcel conveyed to Vernon & Susie Stutzman by official record volume 2420, page 152, to a point on the west line of said Quarter, referenced by an iron pin found South 89 degrees 05 minutes 34 seconds East, 2.64 feet and passing through an iron pin set for reference at 25.00 feet;
3. **North 01 degree 29 minutes 27 seconds West, 867.10 feet** along said west line of Northeast Quarter to an iron pipe found being the southwest corner of a parcel conveyed to Thomas B. and Diane A. Pickworth by deed volume 867, page 520;
4. **South 89 degrees 02 minutes 09 seconds East, 1833.81 feet** along the south line of said Pickworth parcel and the easterly prolongation thereof to an iron pin set;


5. **North 00 degrees 27 minutes 09 seconds West, 305.22 feet** traversing said Ramsay parcel to a 2" Magnail spike set on the north line of aforementioned Quarter, the centerline of aforementioned Adario West Road, passing through an iron pin set for reference at 285.22 feet;
6. **South 89 degrees 02 minutes 09 seconds East, 854.19 feet** along the north line of said Northeast Quarter, and said centerline of Adario West Road to the **Place of Beginning**, and containing 59.512 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 "Ramsay S-8396".

According to a survey made in May 2022 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.




Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
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May 10, 2022

LEGAL DESCRIPTION

**PARCEL B
PART NE 1/4 SECTION 26
T-23 N, R-18 W
BUTLER TOWNSHIP
RICHLAND COUNTY, OHIO**

Situated in the Township of Butler, County of Richland, State of Ohio; being a part of the Northeast Quarter of Section 26, Township 23 North, Range 18 West, and being a portion of a parcel conveyed to Gary L. and Douglas Ramsay, Trustee by official record volume 662, page 121 and official record volume 1749, page 396 and being more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the northeast corner of said Quarter, also being the intersection of the centerline of Adario West Road-(C.H. 84)(60' R/W) and the centerline of Franklin Church Road-(T.H. 243)(60' R/W);

Thence, **North 89 degrees 02 minutes 09 seconds West, 1825.75 feet** along said centerline of Adario West Road to a 2" Magnail spike set marking the **Place of Beginning** of the parcel described herein, referenced by a 4" steel post found South 02 degrees 32 minutes 47 seconds East, 22.45 feet

Thence, the following **SIX** Courses:

1. **South 00 degrees 27 minutes 09 seconds East, 202.00 feet** along a west line of a parcel conveyed to Gary L. Ramsay by deed volume 768, page 150 to an iron pin set marking a southwest corner thereof;
2. **South 89 degrees 02 minutes 09 seconds East, 117.00 feet** along a south line of said Ramsay parcel to an iron pin set in an interior corner thereof;
3. **South 00 degrees 27 minutes 09 seconds East, 103.22 feet** along a west line of said Ramsay parcel to an iron pin set in a southwest corner thereof;
4. **North 89 degrees 02 minutes 09 seconds West, 550.79 feet** traversing aforementioned Ramsay parcel to an iron pin set in the southeast corner of a parcel conveyed to Thomas B. and Diane A. Pickworth by deed volume 867, page 520;

5. **North 01 degree 29 minutes 27 seconds West, 305.41 feet** along the east line of said Pickworth parcel to a railroad spike found on the centerline of aforementioned Adario West Road, referenced by a 3/4" iron pipe found South 01 degree 16 minutes 32 seconds East, 25.58 feet
6. **South 89 degrees 02 minutes 09 seconds East, 439.32 feet** along said centerline of Adario West Road to the **Place of Beginning**, and containing 3.335 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 May 2022 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.




Nathaniel B. Ramsey
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May 10, 2022

LEGAL DESCRIPTION

**PARCEL C
PART NE 1/4 SECTION 26
T-23 N, R-18 W
BUTLER TOWNSHIP
RICHLAND COUNTY, OHIO**

Situated in the Township of Butler, County of Richland, State of Ohio; being a part of the Northeast Quarter of Section 26, Township 23 North, Range 18 West, and being all of a record 2-acre parcel conveyed to Gary L. Ramsay by deed volume 768, page 150, being more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the northeast corner of said Quarter, also being the intersection of the centerline of Adario West Road-(C.H. 84)(60' R/W) and the centerline of Franklin Church Road-(T.H. 243)(60' R/W);

Thence, **North 89 degrees 02 minutes 09 seconds West, 1500.60 feet** along said centerline of Adario West Road to a 2" Magnail spike set marking the **Place of Beginning** of the parcel described herein,

Thence, the following **SIX** Courses:

1. **South 00 degrees 27 minutes 09 seconds East, 305.22 feet** along a west line of a parcel conveyed to Gary L. and Douglas Ramsay, Trustee by official record volume 662, page 121 and official record volume 1749, page 396 to an iron pin set in an interior corner thereof;
2. **North 89 degrees 02 minutes 09 seconds West, 208.15 feet** along a north line of said Ramsay parcel to an iron pin set in an interior corner thereof;
3. **North 00 degrees 27 minutes 09 seconds West, 103.22 feet** along an east line of said Ramsay parcel to an iron pin set in a northeast corner thereof;
4. **North 89 degrees 02 minutes 09 seconds West, 117.00 feet** along a north line of said Ramsay parcel to an iron pin set in an interior corner thereof;

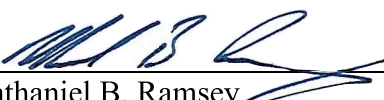
5. **North 00 degrees 27 minutes 09 seconds West, 202.00 feet** along a west line of said Ramsay parcel to a 2" Magnail spike set on the centerline of aforementioned Adario West Road, referenced by a 4" steel post found South 02 degrees 32 minutes 47 seconds East, 22.45 feet;
6. **South 89 degrees 02 minutes 09 seconds East, 325.15 feet** along said centerline of Adario West Road to the **Place of Beginning**, and containing 2.000 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 May 2022 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.




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5. **North 00 degrees 27 minutes 09 seconds West, 202.00 feet** along a west line of said Ramsay parcel to a 2" Magnail spike set on the centerline of aforementioned Adario West Road, referenced by a 4" steel post found South 02 degrees 32 minutes 47 seconds East, 22.45 feet;
6. **South 89 degrees 02 minutes 09 seconds East, 325.15 feet** along said centerline of Adario West Road to the **Place of Beginning**, and containing 2.000 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.

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LEGAL DESCRIPTION

PARCEL D
PART NE 1/4 SECTION 26
T-23 N, R-18 W
BUTLER TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Butler, County of Richland, State of Ohio; being a part of the Northeast Quarter of Section 26, Township 23 North, Range 18 West, and being a portion of a parcel conveyed to Gary L. and Douglas Ramsay, Trustee by official record volume 662, page 121 and official record volume 1749, page 396 and being more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the northeast corner of said Quarter, also being the intersection of the centerline of Adario West Road-(C.H. 84)(60' R/W) and the centerline of Franklin Church Road-(T.H. 243)(60' R/W);

Thence, **North 89 degrees 02 minutes 09 seconds West, 854.19 feet** along said centerline of Adario West Road to a 2" Magnail spike set marking the **Place of Beginning** of the parcel described herein,

Thence, the following **FOUR** Courses:

1. **South 00 degrees 27 minutes 09 seconds East, 305.22 feet** traversing aforementioned Ramsay parcel to an iron pin set;
2. **North 89 degrees 02 minutes 09 seconds West, 646.41 feet** traversing said Ramsay parcel to an iron pin set marking the southeast corner of a parcel conveyed to Gary L. Ramsay by deed volume 768, page 150;
3. **North 00 degrees 27 minutes 09 seconds West, 305.22 feet** along the east line of said Ramsay parcel to a 2" Magnail spike set on the centerline of aforementioned Adario West Road, passing through an iron pin set for reference at 285.22 feet;
4. **South 89 degrees 02 minutes 09 seconds East, 646.41 feet** along said centerline of Adario West Road to the **Place of Beginning**, and containing 4.528 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 May 2022 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.





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LEGAL DESCRIPTION

**COMBINED PARCELS
PART NE 1/4 SECTION 26
T-23 N, R-18 W
BUTLER TOWNSHIP
RICHLAND COUNTY, OHIO**

Situated in the Township of Butler, County of Richland, State of Ohio; being a part of the Northeast Quarter of Section 26, Township 23 North, Range 18 West, and being more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the northeast corner of said Quarter, also being the intersection of the centerline of Adario West Road-(C.H. 84)(60' R/W) and the centerline of Franklin Church Road-(T.H. 243)(60' R/W);

Thence, **North 89 degrees 02 minutes 09 seconds West, 854.19 feet** along said centerline of Adario West Road to a 2" Magnail spike set marking the **Place of Beginning** of the parcel described herein,

Thence, the following **FOUR** Courses:

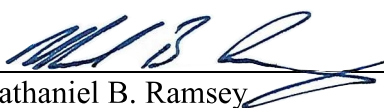
1. **South 00 degrees 27 minutes 09 seconds East, 305.22 feet** to an iron pin set;
2. **North 89 degrees 02 minutes 09 seconds West, 1405.35 feet** to an iron pin set in the southeast corner of a parcel conveyed to Thomas B. and Diane A. Pickworth by deed volume 867, page 520;
3. **North 01 degree 29 minutes 27 seconds West, 305.41 feet** along the east line of said Pickworth parcel to a railroad spike found on the centerline of aforementioned Adario West Road, passing an iron pin found for reference South 01 degree 16 minutes 32 seconds East, 25.58 feet;
4. **South 89 degrees 02 minutes 09 seconds East, 1410.88 feet** along said centerline of Adario West Road to the **Place of Beginning**, and containing 9.863 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 May 2022 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.




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