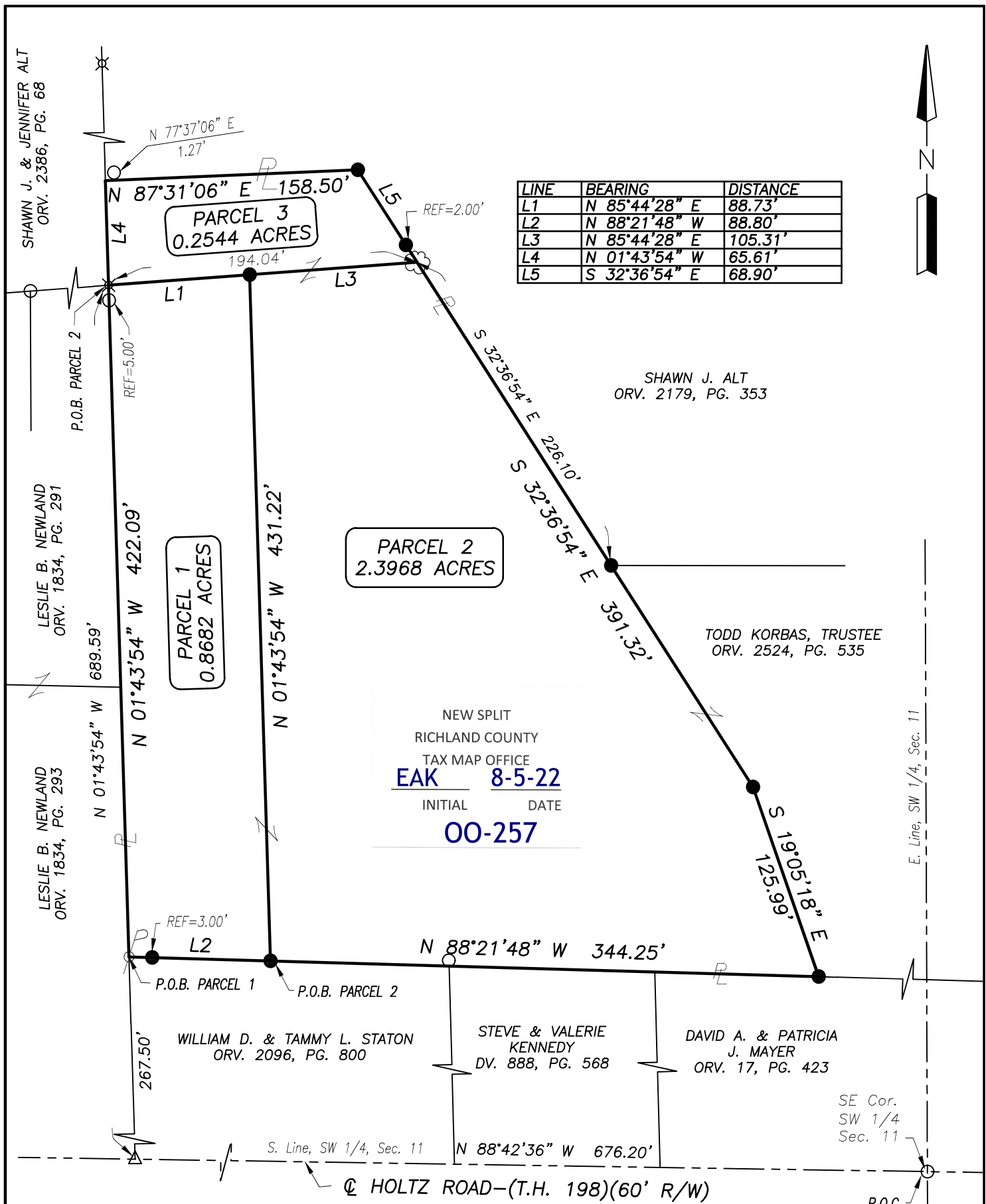
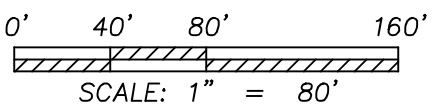


LINE	BEARING	DISTANCE
L1	N 85°44'28" E	88.73'
L2	N 88°21'48" W	88.80'
L3	N 85°44'28" E	105.31'
L4	N 01°43'54" W	65.61'
L5	S 32°36'54" E	68.90'



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- LEGEND**
- ⊗ CONCRETE POST FOUND
 - 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* 07/13/2022
 Nathaniel B. Ramsey, P.S. #8396 Date
 For Ramsey Surveying

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 SOUTHWEST QUARTER OF SECTION 11, JACKSON TOWNSHIP T-22 N, R-19 W RICHLAND COUNTY, OHIO

DRAWN HCC	CHECKED NBR	SCALE 1" = 80'	DATE 07/13/2022
JOB NO: SM-5718			SHEET 1 OF 1

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LEGAL DESCRIPTION

PARCEL 1

July 13, 2022

Situated in the Township of Jackson, County of Richland, State of Ohio, and being a part of the Southwest Quarter of Section 11, Township 22-North, Range 19-West and being a portion of the lands conveyed to Todd Korbas, Trustee under The Korbas Irrevocable Heritage Trust by official record volume 2524, page 535 of the Richland County Recorder's records and being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the southeast corner of said Quarter, said iron pin also being on the centerline of Holtz Road-(T.H. 198)(60' R/W);

Thence, **North 88 degrees 42 minutes 36 seconds West, 676.20 feet** along the south line of said Quarter, said centerline of Holtz Road, to a railroad spike found in the southeast corner of a parcel conveyed to Leslie B. Newland by official record volume 1834, page 291 and official record volume 1834, page 293;

Thence **North 01 degree 43 minutes 54 seconds West, 267.50 feet** along the east line of said Newland parcel to a point referenced by an iron pin set South 88 degrees 21 minutes 48 seconds East, 3.00 feet, therefrom, said point also being the **Place of Beginning** of the parcel described herein;

Thence, the following **FOUR** courses:


1. **North 01 degree 43 minutes 54 seconds West, 422.09 feet** continuing along the east line of said Newland parcel to a concrete post found in the northeast corner thereof, passing through an iron pin found for reference at 417.09 feet;
2. **North 85 degrees 44 minutes 28 seconds East, 88.73 feet** traversing aforementioned Korbas parcel with an extension of the north line of said Newland parcel to an iron pin set;
3. **South 01 degree 43 minutes 54 seconds East, 431.22 feet** traversing said Korbas parcel to an iron pin set on the north line of a parcel conveyed to William D. and Tammy L. Staton by official record volume 2096, page 800;

4. **North 88 degrees 21 minutes 48 seconds West, 88.80 feet** along said north line of Staton parcel to the **Place of Beginning**, passing through an iron pin set for reference at 85.80 feet, containing 0.8682 of an acre (37818.79 square feet), more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

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

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

The grantees, heirs and assigns to 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
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LEGAL DESCRIPTION

PARCEL 2

July 13, 2022

Situated in the Township of Jackson, County of Richland, State of Ohio, and being a part of the Southwest Quarter of Section 11, Township 22-North, Range 19-West and being a portion of the lands conveyed to Todd Korbas, Trustee under The Korbas Irrevocable Heritage Trust by official record volume 2524, page 535 of the Richland County Recorder's records and being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the southeast corner of said Quarter, said iron pin also being on the centerline of Holtz Road-(T.H. 198)(60' R/W);

Thence, **North 88 degrees 42 minutes 36 seconds West, 676.20 feet** along the south line of said Quarter, said centerline of Holtz Road, to a railroad spike found in the southwest corner of a parcel conveyed to William D. and Tammy L. Staton by official record volume 2096, page 800;

Thence **North 01 degree 43 minutes 54 seconds West, 267.50 feet** along the west line of said Staton parcel to a point in the northwest corner thereof;

Thence, **South 88 degrees 21 minutes 48 seconds East, 88.80 feet** along the north line of said Staton parcel to an iron pin set being the **Place of Beginning** of the parcel described herein, passing an iron pin set for reference at 3.00 feet;

Thence, the following **FIVE** courses:


1. **North 01 degree 43 minutes 54 seconds West, 431.22 feet** traversing aforementioned Korbas parcel to an iron pin set;
2. **North 85 degrees 44 minutes 28 seconds East, 105.31 feet** traversing said Korbas parcel to a point on a west line of a parcel conveyed to Shawn J. Alt by official record volume 2179, page 353, said point being referenced by an iron pin set North 32 degrees 36 minutes 54 seconds West, 2.00 feet therefrom;
3. **South 32 degrees 36 minutes 54 seconds East, 391.32 feet** along a westerly line of said Alt parcel and the southeasterly prolongation thereof, traversing said Korbas parcel, to an iron pin set, and passing through an iron pin set at 226.10 feet;

4. **South 19 degrees 05 minutes 18 seconds East, 125.99 feet** traversing said Korbas parcel to an iron pin set on the north line of a parcel conveyed to David A. & Patricia J. Mayer by official record volume 17, page 423;
5. **North 88 degrees 21 minutes 48 seconds West, 344.25 feet** along said north line of said Mayer parcel, the north line of a parcel conveyed to Steve and Valerie Kennedy by deed volume 888, page 568, and the north line of the aforementioned Staton parcel to the **Place of Beginning**, containing 2.3968 acres, more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

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

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

The grantees, heirs and assigns to 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
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LEGAL DESCRIPTION

PARCEL 3

July 13, 2022

Situated in the Township of Jackson, County of Richland, State of Ohio, and being a part of the Southwest Quarter of Section 11, Township 22-North, Range 19-West and being a portion of the lands conveyed to Todd Korbas, Trustee under The Korbas Irrevocable Heritage Trust by official record volume 2524, page 535 of the Richland County Recorder's records and being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the southeast corner of said Quarter, said iron pin also being on the centerline of Holtz Road-(T.H. 198)(60' R/W);

Thence, **North 88 degrees 42 minutes 36 seconds West, 676.20 feet** along the south line of said Quarter, said centerline of Holtz Road, to a railroad spike found in the southeast corner of a parcel conveyed to Leslie B. Newland by official record volume 1834, page 291 and official record volume 1834, page 293;

Thence **North 01 degree 43 minutes 54 seconds West, 689.59 feet** along the east line of said Newland parcel to concrete post found in the northeast corner thereof, said post also marking a southeast corner of a parcel conveyed to Shawn J. and Jennifer Alt by official record volume 2386, page 68, and being the **Place of Beginning** of the parcel herein described, and passing through an iron pin found for reference at 684.59 feet;

Thence, the following **FOUR** courses:


1. **North 01 degree 43 minutes 54 seconds West, 65.61 feet** along an east line of said Alt parcel to a point in a southwest corner of a parcel conveyed to Shawn J. Alt by official record volume 2179, page 353, said point being referenced by an iron pin found North 77 degrees 37 minutes 06 seconds, East, 1.27 feet therefrom;
2. **North 87 degrees 31 minutes 06 seconds East, 158.50 feet** along a south line of said Shawn J. Alt parcel to an iron pin set in an interior corner thereof;
3. **South 32 degrees 36 minutes 54 seconds East, 68.90 feet** along a westerly line of said Shawn J. Alt parcel to a point, passing through an iron pin set for reference at 66.90 feet;

4. **South 85 degrees 44 minutes 28 seconds West, 194.04 feet** traversing aforementioned Korbas parcel to the **Place of Beginning**, containing 0.2544 of an acre (11081.66 square feet), more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

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

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

The grantees, heirs and assigns to 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.



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