

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.

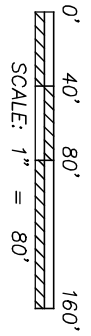
By: Nathaniel B. Ramsey, P.S. #33398 08/30/2022  
 For Ramsey Surveying Date

NEW SPLIT  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK** 9-27-22  
 INITIAL DATE  
**00-318**

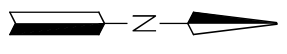
STEPHEN C. & JANICE M. KNOX  
 ORV. 2750, PG. 263

**PARCEL A**  
 3.9815 ACRES

**PARCEL B**  
 0.6213 ACRES  
 27,062.54 SQ. FT.



**LEGEND**  
 ■ STONE FOUND  
 ○ IRON PIN FOUND  
 ● IRON PIN SET-5/8" REBAR SET WITH I.D. CAP STAMPED "RAMSEY S-8396"



**RAMSEY SURVEYING**  
 Professional Land Surveying Services

**SURVEY MADE FOR PROPERTY**  
**TRANSFER**

**PART OF THE NORTHEAST QUARTER OF**  
**SECTION 21, JEFFERSON TOWNSHIP**  
**7-19 N. R-18 W.**  
**RICHLAND COUNTY, OHIO**

DRAWN	DATE
CHKD	SCALE
DATE	1" = 80'
JOB NO. SW-5207	SHEET 1 OF 1

**LEGAL DESCRIPTION**

**PARCEL A**

September 06, 2022

**Situated** in the Township of Jefferson, County of Richland, State of Ohio and being a part of the Northwest Quarter of Section 21, Township-19 N, Range- 18 W, and being a portion of the lands conveyed to One Legend, LLC by official record volume 2621, page 547, and being more particularly described as follows:

**Commencing** at a stone found and accepted as marking the southwest corner of said Northwest Quarter;

Thence, **North 00 degrees 19 minutes 48 seconds West, 1893.63 feet** along the west line of said Quarter to an iron pin found in the northwest corner of a parcel conveyed to Stephen C. and Janice M. Knox by official record volume 2750, page 263 and being the **Place of Beginning** of the parcel herein described;

Thence, the following **FOUR** courses:

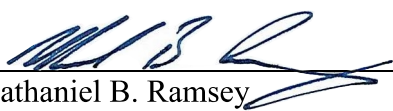
1. **North 00 degrees 19 minutes 48 seconds West, 260.00 feet** continuing along the west line of said Quarter to an iron pin set;
2. **North 89 degrees 15 minutes 14 seconds East, 667.07 feet** traversing aforementioned One Legend, LLC parcel to an iron pin set;
3. **South 00 degrees 19 minutes 48 seconds East, 260.00 feet**, traversing said One Legend, LLC parcel to an iron pin found in a northeast corner of aforementioned Knox parcel;
4. **South 89 degrees 15 minutes 14 seconds West, 667.07 feet** along a north line of said Knox parcel to the **Place of Beginning**, and containing 3.9815 acres, more or less, and subject to all legal highways and easements, leases, and use restrictions of record.

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

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

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

According to a survey made June 2017 and September 2022 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-5207C\_Parcel A.docx



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK** **9-27-22**  
INITIAL DATE  
**00-318**

**LEGAL DESCRIPTION**

**PARCEL B**

September 06, 2022

**Situated** in the Township of Jefferson, County of Richland, State of Ohio and being a part of the Northwest Quarter of Section 21, Township-19 N, Range- 18 W, and being a portion of the lands conveyed to One Legend, LLC by official record volume 2621, page 547, and being more particularly described as follows:

**Commencing** at a stone found and accepted as marking the southwest corner of said Northwest Quarter;

Thence, **North 00 degrees 19 minutes 48 seconds West, 1893.63 feet** along the west line of said Quarter to an iron pin found in the northwest corner of a parcel conveyed to Stephen C. and Janice M. Knox by official record volume 2750, page 263;

Thence, **South 89 degrees 15 minutes 14 seconds West, 667.07 feet** along a north line of said Knox parcel to an iron pin found in a northeast corner thereof and being the **Place of Beginning** of the parcel herein described;

Thence, the following **FOUR** courses:


1. **North 89 degrees 15 minutes 14 seconds East, 379.74 feet** traversing aforementioned One Legend, LLC parcel to an iron pin set;
2. **South 00 degrees 19 minutes 48 seconds East, 71.27 feet** traversing said One Legend, LLC parcel to an iron pin found in an interior corner of aforementioned Knox parcel;
3. **South 89 degrees 15 minutes 14 seconds West, 379.74 feet**, along a north line of said Knox parcel to an iron pin found in an interior corner thereof;
4. **North 00 degrees 19 minutes 48 seconds West, 71.27 feet** along an east line of said Knox parcel to the **Place of Beginning**, containing 0.6213 of an acre (27,062.54 sf), more or less, and subject to all legal highways and easements, leases, and use restrictions of record.

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

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

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