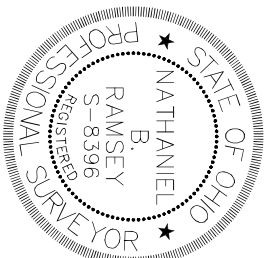


Distances shown hereon are expressed in feet and decimal parts thereof.  
Bearings are to an assumed meridian and are used to express angles only.

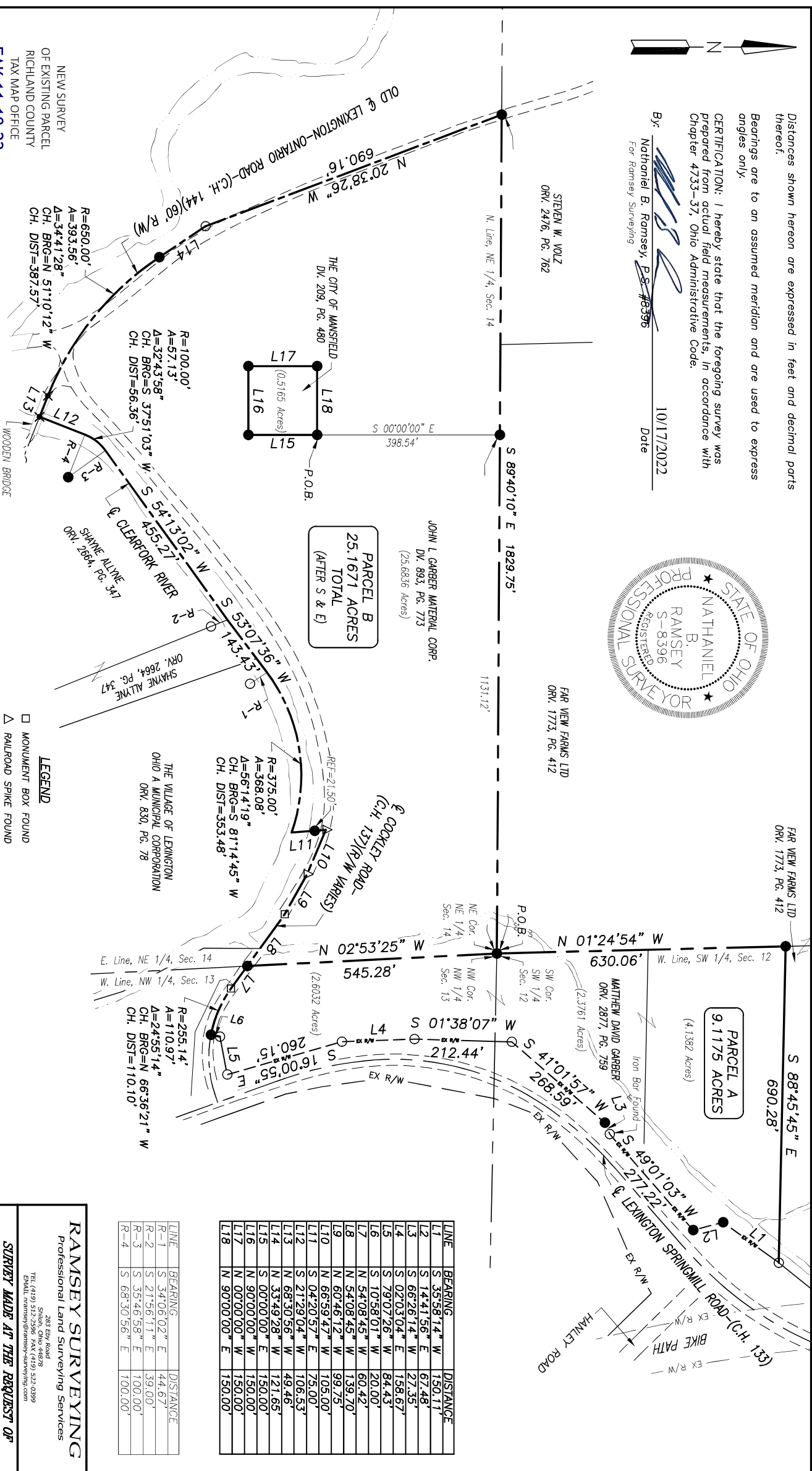
CERTIFICATION: I hereby state that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code.

By:   
Nathaniel B. Ramsey, P.S. #8396  
For Ramsey Surveying  
Date 10/17/2022



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK 11-10-22  
INITIAL & DATE

00-380

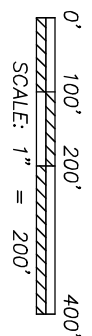


**PARCEL B**  
25.1671 ACRES  
TOTAL  
(AFTER S & E)

**PARCEL A**  
9.1175 ACRES  
(4.1382 Acres)

**LEGEND**

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



LINE	BEARING	DISTANCE
L1	S 35°58'14" W	150.11'
L2	S 14°41'56" E	67.48'
L3	S 66°26'14" W	27.35'
L4	S 02°03'04" E	158.67'
L5	S 79°07'26" W	84.43'
L6	S 10°58'01" W	20.00'
L7	N 54°08'45" W	60.42'
L8	N 54°08'45" W	139.70'
L9	N 60°46'12" W	99.75'
L10	N 66°59'47" W	105.00'
L11	S 04°20'57" E	75.00'
L12	S 21°29'04" W	106.53'
L13	N 68°30'56" W	49.46'
L14	N 33°49'28" W	121.65'
L15	S 00°00'00" E	150.00'
L16	N 90°00'00" W	150.00'
L17	N 00°00'00" W	150.00'
L18	N 90°00'00" E	150.00'

LINE	BEARING	DISTANCE
R-1	S 34°06'02" E	44.67'
R-2	S 21°56'11" E	39.00'
R-3	S 35°46'58" E	100.00'
R-4	S 68°30'56" E	100.00'

**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 AT THE REQUEST OF**  
**MATT GARBER**

DRAWN	SCALE	DATE
NOV	1" = 200'	10/17/22
CHECKED	DATE	SHEET
NOV	10/17/22	1 OF 1

JOBS NO. SM-5763

PARCELS OF THE NE 1/4 OF SECTION 14, NW 1/4 OF SECTION 13 & SW 1/4 OF SECTION 12, T30Y TOWNSHIP 1-30 N, R-19 W  
RICHLAND COUNTY, OHIO

**LEGAL DESCRIPTION**

**Parcel A**

October 17, 2022

**Situated** in the Township of Troy, County of Richland, State of Ohio, and being a part of the Northwest Quarter of Section 13 and part of the Southwest Quarter of Section 12, Township 20-North, Range 19-West and being the lands conveyed to Matthew David Garber, by official record volume 2877, page 759 of the Richland County Recorder's records and being more particularly described as follows:

**Beginning** for the same at an iron pin set at the southwest corner of said Southwest Quarter;

Thence, the following **FIFTEEN** courses:


1. **North 01 degree 24 minutes 54 seconds West, 630.06 feet** along the west line of said Southwest Quarter to an iron pin set in the southwest corner of a parcel conveyed to Far View Farms LTD by official record volume 1773, page 412;
2. **South 88 degrees 45 minutes 45 seconds East, 690.28 feet** along the south line of said Far View Farms LTD parcel to an iron pin found on a westerly right of way line of Lexington Springmill Road-(C.H. 133)(R/W varies);
3. **South 35 degrees 58 minutes 14 seconds West, 150.11 feet** along said westerly right of way line of Lexington Springmill Road to an iron pin set;
4. **South 14 degrees 41 minutes 56 seconds East, 67.48 feet** along a westerly right of way line of Lexington Springmill Road to an iron pin set;
5. **South 49 degrees 01 minute 03 seconds West, 277.22 feet** along a westerly right of way line of Lexington Springmill Road to an iron bar found;
6. **South 66 degrees 26 minutes 14 seconds West, 27.35 feet** along a westerly right of way line of Lexington Springmill Road to an iron pin set;
7. **South 41 degrees 01 minute 57 seconds West, 268.59 feet** along a westerly right of way line of Lexington Springmill Road to an iron pin found;
8. **South 01 degree 38 minutes 07 seconds West, 212.44 feet** along a westerly right of way line of Lexington Springmill Road to an iron pin found;
9. **South 02 degrees 03 minutes 04 seconds East, 158.67 feet** along a westerly right of way line of Lexington Springmill Road to an iron pin found;
10. **South 16 degrees 00 minutes 55 seconds East, 260.15 feet** along a westerly right of way line of Lexington Springmill Road to an iron pin found at the intersection of a northerly right of way line of Cockley Road-(C.H. 137)(R/W varies);
11. **South 79 degrees 07 minutes 26 seconds West, 84.43 feet** along said northerly right of way line of Cockley Road to an iron pin found in an interior corner of aforementioned Matthew David Garber parcel;
12. **South 10 degrees 58 minutes 01 second West, 20.00 feet** along an east line of said Garber parcel to an iron pin set on the centerline of aforementioned Cockley Road;

13. Along said centerline of Cockley Road with a curve to the right having a **radius of 255.14 feet, an arc length of 110.97 feet, a delta angle 24 degrees 55 minutes 14 seconds, a chord bearing North 66 degrees 36 minutes 21 seconds West and chord distance of 110.10 feet** to a monument box found;
14. **North 54 degrees 08 minutes 45 seconds West, 60.42 feet** along said centerline of Cockley Road to an iron pin set on the west line of aforementioned Northwest Quarter;
15. **North 02 degrees 53 minutes 25 seconds West, 545.28 feet** along the west line of said Northwest Quarter to the **Place of Beginning**, containing 9.1175 acres, of which 6.5143 acres are located within said Southwest Quarter and 2.6032 acres are located within said Northwest Quarter, 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.

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

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

  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-5763\_LEGAL Parcel A.docx



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

**EAK 11-10-22**

INITIAL & DATE

**OO-380**

**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

**LEGAL DESCRIPTION**

**Parcel B**

October 17, 2022

**Situated** in the Township of Troy, County of Richland, State of Ohio, and being a part of the Northeast Quarter of Section 14, Township 20-North, Range 19-West and being a parcel conveyed to John L. Garber Material Corporation, by deed volume 893, page 773 of the Richland County Recorder's records and being more particularly described as follows:

**Beginning** for the same at an iron pin set at the northeast corner of said Quarter;

Thence, the following **FIFTEEN** courses:

1. **South 02 degrees 53 minutes 25 seconds East, 545.28 feet** along the east line of said Quarter to an iron pin set on the centerline of Cockley Road-(C.H. 137)(R/W varies);
2. **North 54 degrees 08 minutes 45 seconds West, 139.70 feet** along said centerline of Cockley road to a monument box found;
3. **North 60 degrees 46 minutes 12 seconds West, 99.75 feet** continuing along said centerline of Cockley Road to a railroad spike found;
4. **North 66 degrees 59 minutes 47 seconds West, 105.00 feet** continuing along said centerline of Cockley Road to a railroad spike found in a northwest corner of a parcel conveyed to The Village of Lexington Ohio a municipal corporation by official record volume 830, page 78;
5. **South 04 degrees 20 minutes 57 seconds East, 75.00 feet** along a west line of said Village of Lexington parcel to a point on the centerline of the Clearfork river, said point being an interior corner of The Village of Lexington parcel, passing through an iron pin set for reference at 21.50 feet;
6. Continuing along said centerline of the Clearfork River, a north line of said Village of Lexington parcel with a curve to the left having a **radius of 375.00 feet, arc length of 368.08 feet, delta angle 56 degrees 14 minutes 19 seconds, a chord bearing South 81 degrees 14 minutes 45 seconds West and a chord distance of 353.48 feet** to a point referenced by an iron pin found South 34 degrees 06 minutes 02 seconds East, 44.67 feet therefrom;

7. **South 53 degrees 07 minutes 36 seconds West, 143.43 feet** continuing along said centerline of the Clearfork River, a northerly line of said Village of Lexington parcel and a northerly line of a parcel conveyed to Shayne Allyne by official record volume 2664, page 347 to a point in a northerly corner of said Allyne parcel, referenced by an iron pin found South 21 degrees 56 minutes 11 seconds East, 39.00 feet therefrom;
8. **South 54 degrees 13 minute 02 seconds West, 455.27 feet** continuing along said centerline of the Clearfork River, a north line of said Allyne parcel to a point referenced by an iron pin set South 35 degrees 46 minutes 58 seconds East, 100.00 feet therefrom;
9. Continuing along said centerline of the Clearfork River, a north line of said Allyne parcel, with a curve to the left having **a radius of 100.00 feet, an arc length of 57.13 feet, a delta angle 32 degrees 43 minutes 58 seconds, a chord bearing South 37 degrees 51 minutes 03 seconds West and chord distance of 56.36 feet** to a point referenced by an iron pin set South 68 degrees 30 minutes 56 seconds East, 100.00 feet therefrom;
10. **South 21 degrees 29 minutes 04 seconds West, 106.53 feet** continuing along said centerline of the Clearfork River and a northerly line of said Allyne parcel to a 2" Magnail spike set in a wooden bridge on the old centerline of Lexington-Ontario Road-(C.H. 144)(60' R/W);
11. **North 68 degrees 30 minutes 56 seconds West, 49.46 feet** along said old centerline of Lexington-Ontario Road to a 2" Magnail spike set in a wooden bridge;
12. Continuing along said centerline of Lexington-Ontario Road with a curve to the right having **a radius of 650.00 feet, an arc length of 393.56 feet, a delta angle 34 degrees 41 minutes 28 seconds, a chord bearing North 51 degrees 10 minutes 12 seconds West and chord distance of 387.57 feet** to an iron pin set;
13. **North 33 degrees 49 minutes 28 seconds West, 121.65 feet** continuing along said centerline of Lexington-Ontario Road to an iron pin found;
14. **North 20 degrees 38 minutes 26 seconds West, 690.16 feet** continuing along said centerline of Lexington-Ontario Road to an iron pin set on the north line of said Quarter;
15. **South 89 degrees 40 minutes 10 seconds East, 1829.75 feet** along the north line of said Quarter to the **Place of Beginning**, containing 25.6836 acres, more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

**Excepting** therefrom a parcel:

**Situated** in the Township of Troy, County of Richland, State of Ohio, and being a part of the Northeast Quarter of Section 14, Township 20-North, Range 19-West and being conveyed to the City of Mansfield by deed volume 209, page 480 of the Richland County Recorder's records and being more particularly described as follows:

**Commencing** at an iron pin set in the Northeast corner of said Quarter;

Thence, **North 89 degrees 40 minutes 10 seconds West, 1131.12 feet** along the North line of said Quarter to an iron pin set;

Thence, **South 00 degrees 00 minutes 00 seconds East, 398.54 feet** to an iron pin set being the **Place of Beginning** of the parcel herein described;

Thence the following **FOUR** courses:


1. **South 00 degrees 00 minutes 00 seconds East, 150.00 feet** to an iron pin set;
2. **North 90 degrees 00 minutes 00 seconds West, 150.00 feet** to an iron pin set;
3. **North 00 degrees 00 minutes 00 seconds West, 150.00 feet** to an iron pin set;
4. **North 90 degrees 00 minutes 00 seconds East, 150.00 feet** to the **Place of Beginning**, containing 0.5165 of an acre, more or less and subject to all legal highways, easements, leases and use restrictions of record.

**Containing 25.1671 Acres after exceptions.**

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"

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

  
Nathaniel B. Ramsey  
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SM-5763\_LEGAL Parcel B.docx



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