

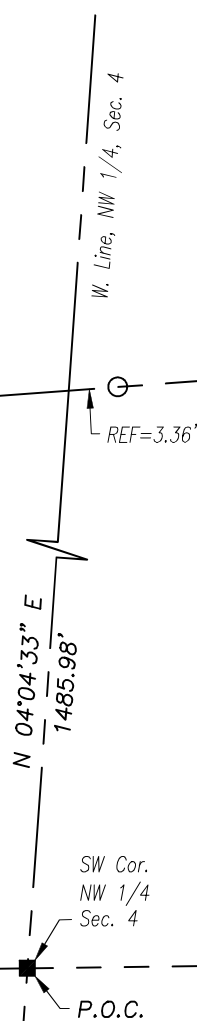
JAMES R. DICK
(1/2 Interest)
DV. 806, PG. 113

DORIS A. DICK, TRUSTEE UNDER
THE DORIS A. DICK TRUST
AGREEMENT DATED 09/29/1997
(1/2 Interest)
ORV. 542, PG. 909

DORIS A. DICK, TRUSTEE UNDER
THE DORIS A. DICK TRUST
AGREEMENT DATED 09/29/1997
ORV. 542, PG. 911

LINE	BEARING	DISTANCE
L1	N 36°24'54" W	33.18'
L2	S 66°44'54" E	62.58'
L3	N 83°24'54" W	68.33'
L4	N 83°24'54" W	92.46'
L5	N 05°23'54" W	95.46'

2.9843 AC.
TOTAL
(1.7288 AC.)

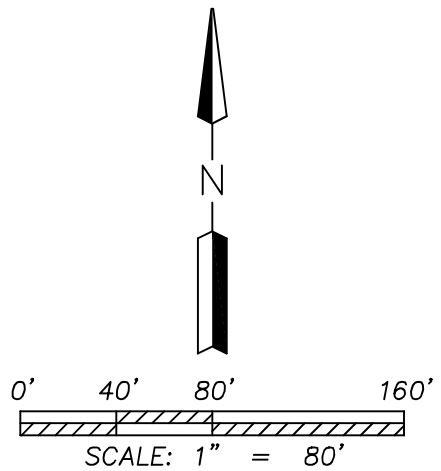


NEW SURVEY
NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 12-26-22
INITIAL & DATE

OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 12-26-22
INITIAL & DATE

00-421

- LEGEND**
- ∅ IRON PIPE FOUND
 - STONE FOUND
 - IRON PIN FOUND
 - △ MAGNAIL SPIKE SET
 - 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 Date: 12/06/2022
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 NORTHWEST QUARTER OF SECTION 4, JACKSON TOWNSHIP T-22 N, R-19 W RICHLAND COUNTY, OHIO

DRAWN HCG	CHECKED NBR	SCALE 1" = 80'	DATE 12/06/2022
JOB NO: SM-5772			SHEET 1 OF 1

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LEGAL DESCRIPTION
PARCEL 1

December 6, 2022

Situated in the Township of Jackson, County of Richland, State of Ohio, and being a part of the Northwest Quarter of Section 4, Township 22-North, Range 19-West and being a portion of the lands conveyed to Doris A. Dick, Trustee under the Doris A. Dick Trust Agreement dated 09/29/1997 (1/2 interest) by official record volume 542, page 909 and James R. Dick (1/2 interest) by deed volume 806, page 113 of the Richland County Recorder's records and being more particularly described as follows:

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

Thence, **North 04 degrees 04 minutes 33 seconds East, 1485.98 feet** along the west line of said Quarter to a point on the centerline of Shelby-Ganges Road-(C.R. 61)(60' R/W);

Thence, **North 85 degrees 45 minutes 09 seconds East, 612.88 feet** along said centerline of Shelby-Ganges Road to a 2" Magnail spike set at a point of deflection, passing through an iron pin found for reference at 3.36 feet;

Thence, **South 83 degrees 24 minutes 54 seconds East, 376.47 feet** continuing along said centerline of Shelby-Ganges Road to an iron pin set in the southeast corner of a 1.7288 acre parcel conveyed to Doris A. Dick, Trustee under the Doris A. Dick Trust Agreement dated 09/29/1997 by official record volume 542, page 911, said iron pin being the **Place of Beginning** of the parcel herein described;

Thence, the following **EIGHT** courses:

1. **North 06 degrees 35 minutes 06 seconds East, 367.32 feet** along the east line of said 1.7288 acre parcel to an iron pin found in the northeast corner thereof;
2. **North 83 degrees 24 minutes 54 seconds West, 367.73 feet** along the north line of said 1.7288 acre parcel to an iron pin set in the northwest corner thereof;
3. **North 36 degrees 24 minutes 54 seconds West, 33.18 feet** traversing aforementioned Dick parcel with an extension of a west line of said 1.7288 acre parcel to an iron pin set;
4. **North 81 degrees 39 minutes 17 seconds East, 259.78 feet** traversing said Dick parcel to an iron pin set;


5. **North 89 degrees 27 minutes 17 seconds East, 127.14 feet** traversing said Dick parcel to an iron pin set;
6. **South 66 degrees 44 minutes 54 seconds East, 62.58 feet** traversing said Dick parcel to an iron pin set;
7. **South 03 degrees 52 minutes 44 seconds West, 456.86 feet** traversing said Dick parcel to an iron pin set on the aforementioned centerline of Shelby-Ganges Road;
8. **North 83 degrees 24 minutes 54 seconds West, 68.33 feet** along said centerline of Shelby-Ganges Road to the **Place of Beginning**, containing 1.2555 acres, more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

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

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 December 2022 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.



 Nathaniel B. Ramsey
 Professional Surveyor No. 8396
 For Ramsey Surveying
 SM-5772_LEGAL



NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 12-26-22

INITIAL & DATE
00-421

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**LEGAL DESCRIPTION
COMBINATION PARCEL**

December 6, 2022

Situated in the Township of Jackson, County of Richland, State of Ohio, and being a part of the Northwest Quarter of Section 4, Township 22-North, Range 19-West and being more particularly described as follows:

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

Thence, **North 04 degrees 04 minutes 33 seconds East, 1485.98 feet** along the west line of said Quarter to a point on the centerline of Shelby-Ganges Road-(C.R. 61)(60' R/W);

Thence, **North 85 degrees 45 minutes 09 seconds East, 612.88 feet** along said centerline of Shelby-Ganges Road to a 2" Magnail spike set at a point of deflection, passing through an iron pin found for reference at 3.36 feet;

Thence, **South 83 degrees 24 minutes 54 seconds East, 284.01 feet** continuing along said centerline of Shelby-Ganges Road to an iron pin set in the southwest corner of a 1.7288 acre parcel conveyed to Doris A. Dick, Trustee under the Doris A. Dick Trust Agreement dated 09/29/1997 by official record volume 542, page 911, said iron pin being the **Place of Beginning** of the parcel herein described;

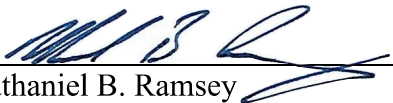
Thence, the following **SEVEN** courses:

1. **North 05 degrees 23 minutes 54 seconds West, 95.46 feet** to an iron pin set
2. **North 36 degrees 24 minutes 54 seconds West, 407.74 feet** to an iron pin set;
3. **North 81 degrees 39 minutes 17 seconds East, 259.78 feet** to an iron pin set;
4. **North 89 degrees 27 minutes 17 seconds East, 127.14 feet** to an iron pin set;
5. **South 66 degrees 44 minutes 54 seconds East, 62.58 feet** to an iron pin set;
6. **South 03 degrees 52 minutes 44 seconds West, 456.86 feet** to an iron pin set on the aforementioned centerline of Shelby-Ganges Road;
7. **North 83 degrees 24 minutes 54 seconds West, 160.79 feet** along said centerline of Shelby-Ganges Road to the **Place of Beginning**, containing 2.9843 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.

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

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Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5772_LEGAL combo



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 12-26-22

INITIAL & DATE

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