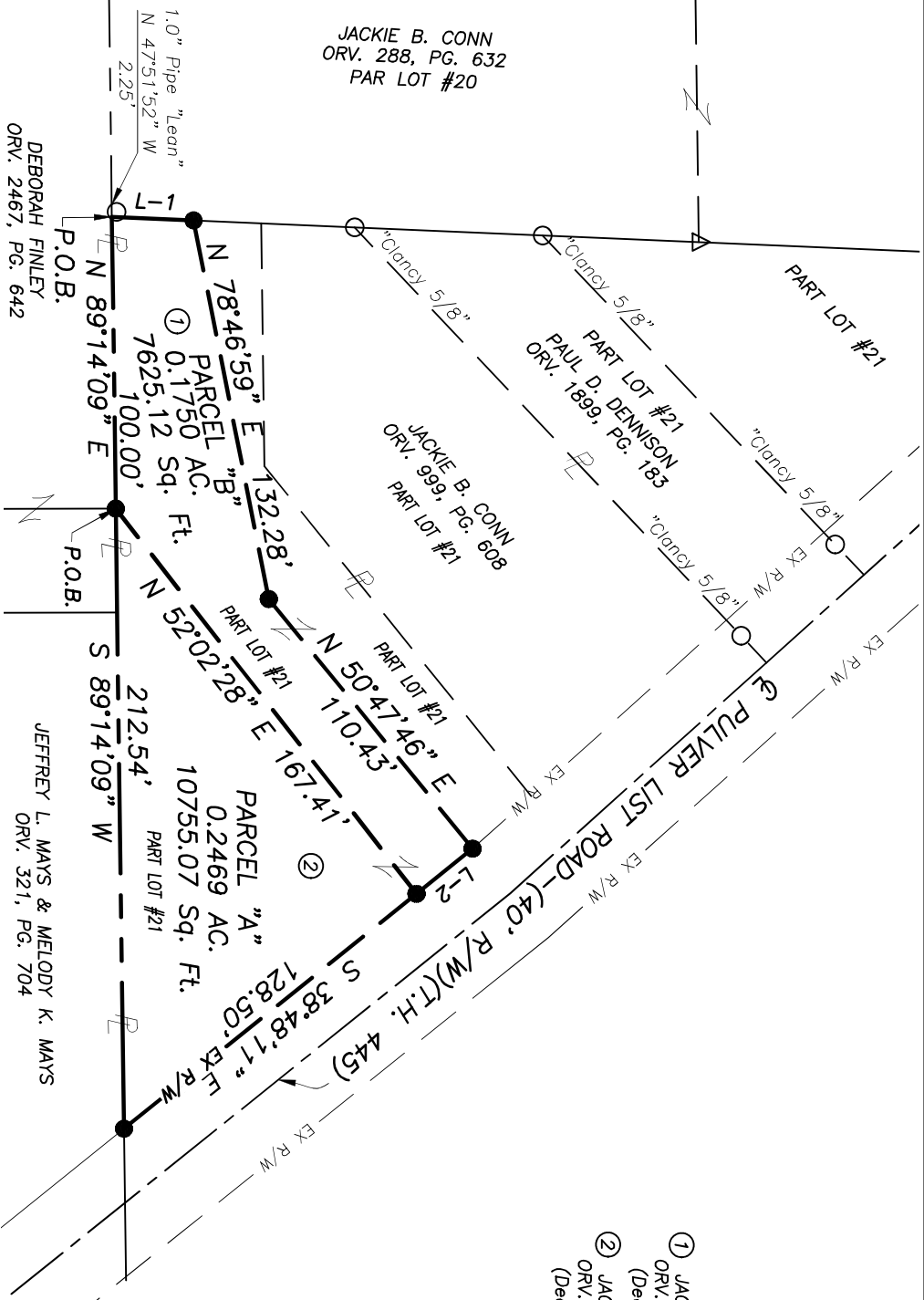




NEW SPLIT  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK** 2-22-22  
 INITIAL DATE

NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK** 2-22-22  
 INITIAL DATE

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L-1  | N 02°28'02" E | 28.02'   |
| L-2  | S 38°48'11" E | 24.67'   |



- ① JACKIE B. CONN  
 ORV. 288, PG. 632  
 (Deed Parcel "1")
- ② JACKIE B. CONN  
 ORV. 288, PG. 632  
 (Deed Parcel "V")

THE SE CORNER  
 OF THE NW 1/4  
 OF SECTION 23

THE S LINE NW 1/4 SEC. 23  
 THE N. LINE SW 1/4 SEC. 23

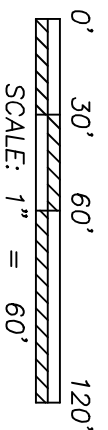
"Rebar 1/2"

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 01/28/1982



**LEGEND**

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

**RAMSEY SURVEYING**  
 Professional Land Surveying Services

283 Eby Road  
 Sillion, Ohio 44878  
 TEL: (419) 512-2596 FAX: (419) 522-0399  
 EMAIL: nramsey@ramsey-surveying.com

**SURVEY MADE FOR  
 PROPERTY TRANSFER**

PART OF LOT #21 IN JOAN SHERMAN SUBDIVISION #1,  
 PLAT VOLUME 3, PAGE 7, PART OF THE NORTHWEST  
 QUARTER OF SECTION 23, T-21 N, R-18 W  
 MADISON TOWNSHIP, RICHLAND COUNTY, OHIO

| DATE     | SCALE    | CHECKED | DRAWN |
|----------|----------|---------|-------|
| 01/28/22 | 1" = 60' |         |       |

JOB NO: SM-5663 SHEET 1 OF 1

**LEGAL DESCRIPTION**

**PARCEL "A"**

**Situated** in the Township of Madison, County of Richland, State of Ohio and being a part of John Sherman Subdivision #1 as recorded in plat volume 3, page 7 in the Northwest Quarter of Section 23, Township 21 North, Range 18 West, and being a parcel conveyed to Jackie B. Conn by official record volume 288, page 632 (deed parcel "V") of the Richland County Recorder's Records and being more particularly described as follows:

**Commencing** at a point in the southwest corner of Lot #21, said point also being on the south line of said Northwest Quarter of Section 23 and being referenced by an iron pipe found North 47 degrees 51 minutes 52 seconds West, 2.25 feet therefrom;


Thence, **North 89 degrees 14 minutes 09 seconds East, 100.00 feet** along said south line of said Lot #21 and the south line of said Quarter to an iron pin set in the southwesterly corner of said Conn parcel, and being the **Place of Beginning** of the parcel herein described;

Thence, the following **THREE** courses:

1. **North 52 degrees 02 minutes 28 seconds East, 167.41 feet** along the northerly line of said Conn parcel to an iron pin set in the northeasterly corner thereof, said iron pin also being on the southerly right of way line of Pulver List Road-(40' R/W)(T.H. 445);
2. **South 38 degrees 48 minutes 11 seconds East, 128.50 feet** along the easterly line of said Conn parcel and said southerly right of way line to an iron pin set in the southeasterly corner of said Conn parcel, and being on aforementioned south line of Lot #21 and the south line of said Quarter;
3. **South 89 degrees 14 minutes 09 seconds West, 212.54 feet** along the south line of said Lot #21 and the south line of said Quarter to the **Place of Beginning**, containing 0.2469 of an acre (10755.07 sq. ft.), more or less, and subject to all legal highways, leases, servitudes, use restrictions, and easements of record.

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

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

  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-5663\_Parcel A.docx



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK**     **2-22-22**  
INITIAL     DATE  
**00-46**

**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"**

**Situated** in the Township of Madison, County of Richland, State of Ohio and being a part of John Sherman Subdivision #1 as recorded in plat volume 3, page 7 in the Northwest Quarter of Section 23, Township 21 North, Range 18 West, and being a portion of a parcel conveyed to Jackie B. Conn by official record volume 288, page 632 (deed parcel "II") of the Richland County Recorder's Records and being more particularly described as follows:

**Beginning** for the same at a point in the southwest corner of Lot #21, said point also being on the south line of said Northwest Quarter of Section 23 and being referenced by an iron pipe found North 47 degrees 51 minutes 52 seconds West, 2.25 feet therefrom;

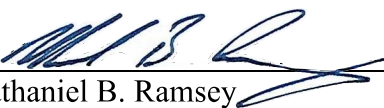
Thence, the following **SIX** courses:

1. **North 02 degrees 28 minutes 02 seconds East, 28.02 feet** along the west line of said Lot #21 and the west line of said Conn parcel to an iron pin set;
2. **North 78 degrees 46 minutes 59 seconds East, 132.28 feet**, traversing said Conn parcel, to an iron pin set;
3. **North 50 degrees 47 minutes 46 seconds East, 110.43 feet**, traversing said Conn parcel to an iron pin set on an easterly line thereof, said iron pin also being on the southerly right of way line of Pulver List Road-(40' R/W)(T.H. 445);
4. **South 38 degrees 48 minutes 11 seconds East, 24.67 feet** along the easterly line of said Conn parcel and said southerly right of way line to an iron pin set in the southeasterly corner of said Conn parcel, and being in the northeasterly corner of a parcel conveyed to Jackie B. Conn by official record volume 288, page 632(deed parcel "V");
5. **South 52 degrees 02 minutes 28 seconds West, 167.41 feet** along a line common to said Conn parcels to an iron pin set in the westerly corner of said Conn parcel (deed parcel "V" ORV. 288, Pg. 632), and being on the south line of said Lot #21 and the south line of said Quarter;
6. **South 89 degrees 14 minutes 09 seconds West, 100.00 feet** along the south line of said Lot #21 and the south line of said Quarter to the **Place of Beginning**, containing 0.1750 of an acre (7625.12 sq. ft.), more or less, and subject to all legal highways, leases, servitudes, use restrictions, and easements of record.

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

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

The grantees, their 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.

  
\_\_\_\_\_  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-5663\_Parcel B.docx



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK**     **2-22-22**  
\_\_\_\_\_  
INITIAL                      DATE  
**00-46**