

STATE OF OHIO, DEPARTMENT OF NATURAL RESOURCES ORV. 1003, PG. 474

ARTHUR KRIKKE ORV. 2994, PG. 5339

LULA B. KINSTLE, TRUSTEE OF THE KINSTLE FAMILY REVOCABLE LIVING TRUST U/A/D FEBRUARY 27, 2002 ORV. 2402, PG. 566

JOSEPH H. ZIMMERMAN, MARTHA Z. ZIMMERMAN, H&W AND TITUS ZIMMERMAN, SUSAN ZIMMERMAN, H&W ORV. 1996, PG. 801

PARCEL "A"
27.937 AC.
(26.424 AC.)

HELEN E. PRY
DV. 320, PG. 282 & ORV. 824, PG. 799

PARCEL "B"
55.025 AC.
(33.995 AC.)

NOAH A. KEIM AND SARAH H. KEIM
ORV. 17, PG. 673

NOTE: LANE AREA SHOWN ON THIS PLAT IS DESCRIBED IN ORV. 1996, PG. 801 AS A PARCEL. EXTENSIVE RESEARCH WAS PERFORMED TO DETERMINE IF THIS PARCEL WAS EVER DEEDED OUT OF THE SUBJECT PROPERTY. NO RECORD WAS FOUND. THE LANGUAGE USED IN ORV. 1996, PAGE 801 ALSO STATES THAT IT IS TO BE USED FOR A LANE. IT IS MY OPINION THAT IT IS AN EASEMENT DRIVEWAY TO ACCESS THE PROPERTY FROM OLIVESBURG-FITCHVILLE ROAD.

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

NEW SURVEY OF EXISTING PARCEL RICHLAND COUNTY TAX MAP OFFICE
EAK 9-3-24 INITIAL & DATE

NEW SPLIT RICHLAND COUNTY TAX MAP OFFICE
EAK 9-3-24 INITIAL & DATE

QQ-262

LINE	BEARING	DISTANCE
L7	S 83°32'02" W	363.00'
L8	N 83°32'02" E	370.82'
L9	S 83°00'16" W	80.36'
L10	N 44°42'44" W	177.12'
L11	N 83°53'32" E	35.45'
L12	N 52°40'22" E	110.13'
L13	N 74°48'29" E	279.29'

LINE	BEARING	DISTANCE
R1	N 00°05'32" E	4.74'
R2	N 34°33'47" W	0.37'
R3	N 71°54'41" W	36.47'
R4	N 06°02'06" W	26.62'
R5	S 89°03'01" E	15.47'
R6	N 01°22'14" W	12.34'
R7	N 20°51'38" W	10.41'
R8	N 26°51'00" W	10.12'
R9	N 01°21'36" W	10.30'

0' 150' 300' 600'
SCALE: 1" = 300'



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 08/26/2024 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 SOUTHEAST QUARTER OF SECTION 12, BUTLER TOWNSHIP, T-23 N, R-18 W RICHLAND COUNTY, OHIO

DRAWN NBR	CHECKED NBR	SCALE 1" = 300'	DATE 08/26/2024
JOB NO: SM-5879		SHEET 1 OF 1	

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LEGAL DESCRIPTION

PARCEL "A"

August 26, 2024

Situated in the Township of Butler, County of Richland, State of Ohio and being part of the Southeast Quarter of Section 12 Township 23-North, Range 18-West and being a portion of the lands conveyed to Helen E. Pry by deed volume 320, page 282 and official record volume 824, page 799 and being more particularly described as follows:

Beginning for the same at an iron pin found and accepted as marking the northwest corner of said Quarter;

Thence, the following **NINE** courses:

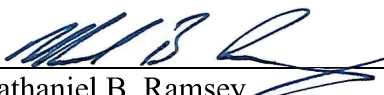
1. **South 87 degrees 38 minutes 49 seconds East, 1378.45 feet** along the north line of said quarter to a point in the northwest corner of a parcel conveyed to Noah A. Keim and Sarah H. Keim by official record volume 17, page 673, being referenced by an iron pin found North 00 degrees 05 minutes 32 seconds East, 4.74 feet therefrom;
2. **South 01 degree 21 minutes 36 seconds East, 716.82 feet** along the west line of said Keim parcel to a point in the center of a drainage ditch, passing through an iron pin set for reference at 706.52 feet;
3. **South 74 degrees 48 minutes 29 seconds West, 279.29 feet** along the centerline of said drainage ditch to a point referenced by an iron pin set North 26 degrees 51 minutes 00 seconds West, 10.12 feet therefrom;
4. **South 52 degrees 40 minutes 22 seconds West, 110.13 feet** continuing along the centerline of said drainage ditch to a point referenced by an iron pin set North 20 degrees 51 minutes 38 seconds West, 10.41 feet therefrom;
5. **South 85 degrees 13 minutes 42 seconds West, 779.57 feet** continuing along the centerline of said drainage ditch to a point on the centerline of Olivesburg-Fitchville Road-(C.H. 77)(60'), said point being referenced by an iron pin set North 71 degrees 54 minutes 41 seconds West, 36.47 feet therefrom;
6. **South 83 degrees 00 minutes 16 seconds West, 80.36 feet** continuing along the centerline of said drainage ditch to a point referenced by an iron pin set North 06 degrees 02 minutes 06 seconds West, 26.62 feet therefrom;

7. **North 44 degrees 42 minutes 44 seconds West, 177.12 feet** continuing along the centerline of said drainage ditch to a point referenced by an iron pin set South 89 degrees 03 minutes 01 second East, 15.47 feet therefrom;
8. **South 83 degrees 53 minutes 32 seconds West, 35.45 feet** continuing along the centerline of said drainage ditch to a point on the west line of the aforementioned Southeast Quarter;
9. **North 01 degree 22 minutes 14 seconds West, 865.97 feet** along the west line of said Quarter, and passing through an iron pin set for reference at 12.34 feet, to the **Place of Beginning** and containing 27.937 acres, 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.

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

According to a survey made in August, 2024 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.



Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5879_R04_PARCEL A_Legal.docx



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 9-13-24

INITIAL & DATE
QQ-262

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LEGAL DESCRIPTION

PARCEL "B"

August 26, 2024

Situated in the Township of Butler, County of Richland, State of Ohio and being part of the Southeast Quarter of Section 12 Township 23-North, Range 18-West and being a portion of the lands conveyed to Helen E. Pry by deed volume 320, page 282 and official record volume 824, page 799 and being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the northwest corner of said Quarter;

Thence, **South 87 degrees 38 minutes 49 seconds East, 1378.45 feet** along the north line of said quarter to a point in the northwest corner of a parcel conveyed to Noah A. Keim and Sarah H. Keim by official record volume 17, page 673, being referenced by an iron pin found North 00 degrees 05 minutes 32 seconds East, 4.74 feet therefrom;

Thence, **South 01 degree 21 minutes 36 seconds East, 716.82 feet** along the west line of said Keim parcel to a point in the center of a drainage ditch, passing through an iron pin set for reference at 706.52 feet, and being the **Place of Beginning** of the parcel herein described;

Thence, the following **NINE** courses:


1. **South 01 degree 21 minutes 36 seconds East, 1915.90 feet** continuing along the west line of said Keim parcel to a point in the southwest corner thereof, being on the south line of said Quarter and being referenced by an iron pin found North 34 degrees 33 minutes 47 seconds West, 0.37 feet therefrom;
2. **North 87 degrees 13 minutes 35 seconds West, 1378.66 feet** along the south line of said Quarter to an iron pin found in the southwest corner thereof;
3. **North 01 degree 22 minutes 14 seconds West, 1756.64 feet** along the west line of said Quarter, to a point in the center of a drainage ditch, being referenced by an iron pin set North 01 degree 22 minutes 14 seconds West, 12.34 feet therefrom;
4. **North 83 degrees 53 minutes 32 seconds East, 35.45 feet** along the center of said drainage ditch to a point, said point being referenced by an iron pin set South 89 degrees 03 minutes 01 second East, 15.47 feet therefrom;

5. **South 44 degrees 42 minutes 44 seconds East, 177.12 feet** continuing along the center of said drainage ditch to a point, said point being referenced by an iron pin set North 06 degrees 02 minutes 06 seconds West, 26.62 feet therefrom;
6. **North 83 degrees 00 minutes 16 seconds East, 80.36 feet** continuing along the center of said drainage ditch to a point on the centerline of Olivesburg-Fitchville Road-(C.H. 77)(60'), said point being referenced by an iron pin set North 71 degrees 54 minutes 41 seconds West, 36.47 feet therefrom;
7. **North 85 degrees 13 minutes 42 seconds East, 779.57 feet** continuing along the centerline of said drainage ditch to a point referenced by an iron pin set North 20 degrees 51 minutes 38 seconds West, 10.41 feet therefrom;
8. **North 52 degrees 40 minutes 22 seconds East, 110.13 feet** continuing along the centerline of said drainage ditch to a point referenced by an iron pin set North 26 degrees 51 minutes 00 seconds West, 10.12 feet therefrom;
9. **North 74 degrees 48 minutes 29 seconds East, 279.29 feet** along the centerline of said drainage ditch to the **Place of Beginning** and containing 55.025 acres, more or less, and subject to all legal highways, leases, servitudes, use restrictions, and easements of record.

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NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE

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