

☉ ST. JAMES ROAD—(T.R. 36)(60' R/W)
 N. Line, NW 1/4 Section 33

P.O.C.
 S 89°56'10" W
 736.64'
 NE Corner
 NW 1/4
 Section 33

ERIC PARR
 ORV. 3009, PG. 1844

362.45'
 S 02°30'13" W

P.O.B.

N 89°56'06" E 252.50'

182.45'
 S 02°30'13" W

1.3359 AC.

KELLER FARMS II, LLC
 ORV. 2997, PG. 473

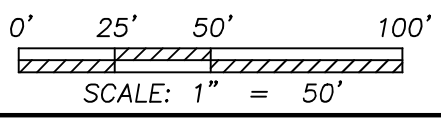
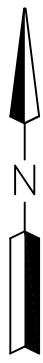
KELLER FARMS II, LLC
 ORV. 3014, PG. 3837

278.95'
 N 02°30'16" E

274.32'
 S 69°21'44" W

NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
 EAK 12-6-24

INITIAL & DATE
 QQ-343



- LEGEND**
- IRON PIN FOUND
 - △ RAILROAD SPIKE FOUND
 - 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* 11/04/2024
 Nathaniel B. Ramsey, P.S. #8396 Date
 For Ramsey Surveying

RAMSEY SURVEYING
 Professional Land Surveying Services

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 Shiloh, Ohio 44878
 TEL (419) 512-2596 FAX (419) 522-0399
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SURVEY MADE FOR PROPERTY TRANSFER

PART OF THE NORTHWEST QUARTER OF SECTION 33, TROY TOWNSHIP T-20 N, R-19 W RICHLAND COUNTY, OHIO

DRAWN NBR	CHECKED NBR	SCALE 1" = 50'	DATE 11/04/2024
DWG NO: SM-5831_B_R02		JOB NO: SM-5831	SHEET 1 OF 1

LEGAL DESCRIPTION

**PART OF THE NW 1/4 SECTION 33
T-20 N, R-19 W
TROY TOWNSHIP
RICHLAND COUNTY, OHIO**

November 1, 2024

Situated in the Township of Troy, County of Richland, State of Ohio; being a part of the Northwest Quarter Section 33, Township 20-North, Range 19-West, and being a portion of the lands conveyed to Keller Farms II, LLC by official record volume 2997, page 473, being more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the northeast corner of said Quarter, said railroad spike also being on the centerline of St. James Road (T.R. 36) (60' R/W);

Thence, **South 89 degrees 56 minutes 10 seconds West, 736.64 feet** along the north line of said Quarter and said centerline of said St. James Road to an iron pin found in the northeast corner of a parcel conveyed to Eric Parr by official record volume 3009, page 1844;

Thence, **South 02 degrees 30 minutes 13 seconds West, 362.45 feet** along the east line of said Parr parcel to an iron pin found in the southeast corner thereof, being the **Place of Beginning** of the parcel herein described;

Thence, the following **FOUR** courses:


1. **South 02 degrees 30 minutes 13 seconds West, 182.45 feet** traversing through the aforementioned Keller Farms parcel to an iron pin set;
2. **South 69 degrees 21 minutes 44 seconds West, 274.32 feet** traversing through said Keller Farms parcel to an iron pin found in a southeast corner of a parcel conveyed to Keller Farms II, LLC by official record volume 3014, page 3837;
3. **North 02 degrees 30 minutes 16 seconds East, 278.95 feet** along an east line of said Keller Farms II, LLC parcel to an iron pin found on the east line thereof, said pin also being in the southwest corner of the aforementioned Parr parcel;
4. **North 89 degrees 56 minutes 06 seconds East, 252.50 feet** along the south line of said Parr parcel to the **Place of Beginning**, containing 1.3359 acres, more or less, and subject to all legal highways, leases, servitudes, use restrictions, and easements of record.

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

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

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


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5831_C_Legal.docx



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 12-6-24

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