



**RAMSEY SURVEYING**  
*Professional Land Surveying Services*

283 Eby Road  
Shiloh, Ohio 44878  
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**LEGAL DESCRIPTION**

**PART NE 1/4 SECTION 23  
T-22 N, R-18 W  
WELLER TOWNSHIP  
RICHLAND COUNTY, OHIO**

**PARCEL "A"**

January 16, 2025

**Situated** in the Township of Weller, County of Richland, State of Ohio and being a part of the Northeast Quarter of Section 23, Township 22-North, Range 18-West, being a portion of "deed Parcel 1" of the lands conveyed to Ronald M. Rufener and Kay M. Rufener, trustees of the Ronald and Kay Rufener Joint Revocable Trust Agreement, Dated 10/17/2024 by official record volume 3021, page 4231, being more particularly described as follows:

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

Thence, the following **NINE** courses:

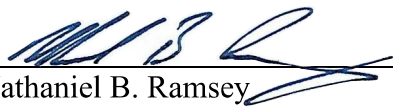
1. **South 89 degrees 56 minutes 50 seconds East, 667.88 feet** along the north line of said Quarter to an iron pin found on the west line of a parcel conveyed to Franklin Cemetery Association by official record volume 2043, page 630;
2. **South 00 degrees 40 minutes 34 seconds East, 365.31 feet** along the west line of said Franklin Cemetery parcel to an iron pin found in the southwest corner thereof;
3. **South 89 degrees 55 minutes 19 seconds East, 511.11 feet** along the south line of said Franklin Cemetery parcel to a railroad spike found in the southeast corner thereof, also being on the centerline of Franklin Church Road (C.H. 243) (60' R/W);
4. **South 22 degrees 32 minutes 59 seconds East, 64.80 feet** along said centerline of Franklin Church Road to a railroad spike found in the northeast corner of "deed parcel 4", a parcel conveyed to Ronald M. Rufener and Kay M. Rufener, trustees of the Ronald and Kay Rufener Joint Revocable Trust Agreement, Dated 10/17/2024 by official record volume 3021, page 4231
5. **North 89 degrees 57 minutes 14 seconds West, 729.93 feet** along the north line of said "deed parcel 4" of the Rufener Trust lands to an iron pin found in a northwestern corner thereof;

6. **South 62 degrees 20 minutes 46 seconds West, 212.52 feet** along a northerly line of said “deed parcel 4” of the Rufener Trust lands to an iron pin found in a northwestern corner thereof;
7. **South 21 degrees 14 minutes 14 seconds East, 282.15 feet** along the west line of said “deed parcel 4” of the Rufener Trust lands to an iron pin set;
8. **South 68 degrees 45 minutes 46 seconds West, 437.64 feet** traversing through the aforementioned “deed parcel 1” of the Rufener Trust lands to an iron pin set on the west line thereof, also being on the west line of the aforementioned Northeast Quarter;
9. **North 00 degrees 57 minutes 11 seconds East, 946.14 feet** along the west line of said Quarter to the **Place of Beginning**, and containing 11.0545 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” rebar with cap stamped “Ramsey S-8396”

According to a survey made in January 2025 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
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NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

**EAK 1-30-25**

INITIAL & DATE

**PARCEL B MUST TRANSFER  
BEFORE THIS PARCEL**

**RR-18**

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**LEGAL DESCRIPTION**

**PART NE 1/4 SECTION 23  
T-22 N, R-18 W  
WELLER TOWNSHIP  
RICHLAND COUNTY, OHIO**

**PARCEL "B"**

January 16, 2025

**Situated** in the Township of Weller, County of Richland, State of Ohio and being a part of the Northeast Quarter of Section 23, Township 22-North, Range 18-West, being a portion of "deed Parcel 1" of the lands conveyed to Ronald M. Rufener and Kay M. Rufener, trustees of the Ronald and Kay Rufener Joint Revocable Trust Agreement, Dated 10/17/2024 by official record volume 3021, page 4231, being more particularly described as follows:

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

Thence, **South 00 degrees 57 minutes 11 seconds West, 946.14 feet** along the west line of said Quarter to an iron pin set, being the **Place of Beginning** of the parcel herein described;

Thence, the following **FIVE** courses:

1. **North 68 degrees 45 minutes 46 seconds East, 437.64 feet** traversing through said "deed parcel 1" of the Rufener trust lands to an iron pin set on the west line of "deed parcel 4", a parcel conveyed to Ronald M. Rufener and Kay M. Rufener, trustees of the Ronald and Kay Rufener Joint Revocable Trust Agreement, Dated 10/17/2024 by official record volume 3021, page 4231;
2. **South 21 degrees 14 minutes 14 seconds East, 493.55 feet** along a west line of said "deed parcel 4" of the Rufener Trust lands to an iron pin found in a southwest corner thereof;
3. **South 37 degrees 44 minutes 58 seconds East, 159.41 feet** along a west line of said "deed parcel 4" of the Rufener Trust lands to an iron pin set in the southwesterly corner thereof, also being a northerly corner of "deed parcel 2", a parcel conveyed to Ronald M. Rufener and Kay M. Rufener, trustees of the Ronald and Kay Rufener Joint Revocable Trust Agreement, Dated 10/17/2024 by official record volume 3021, page 4231;
4. **North 83 degrees 32 minutes 22 seconds West, 694.51 feet** along a northerly line of said "deed parcel 2" to a point in the northwest corner thereof, said point also being on the west line of the aforementioned Northeast Quarter, being referenced by an iron pin found North 83 degrees 32 minutes 22 seconds, 2.74 feet therefrom;


5. **North 00 degrees 57 minutes 11 seconds East, 349.45 feet** along the west line of said Quarter to the **Place of Beginning**, containing 5.7633 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 January 2025 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

  
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Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-6062\_Legal\_B.docx



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 1-30-25**

\_\_\_\_\_  
INITIAL & DATE

**RR-18**