

REFERENCE DOCUMENTS:

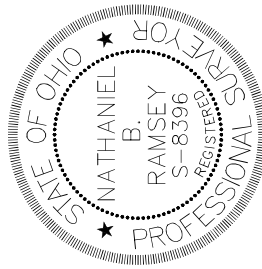
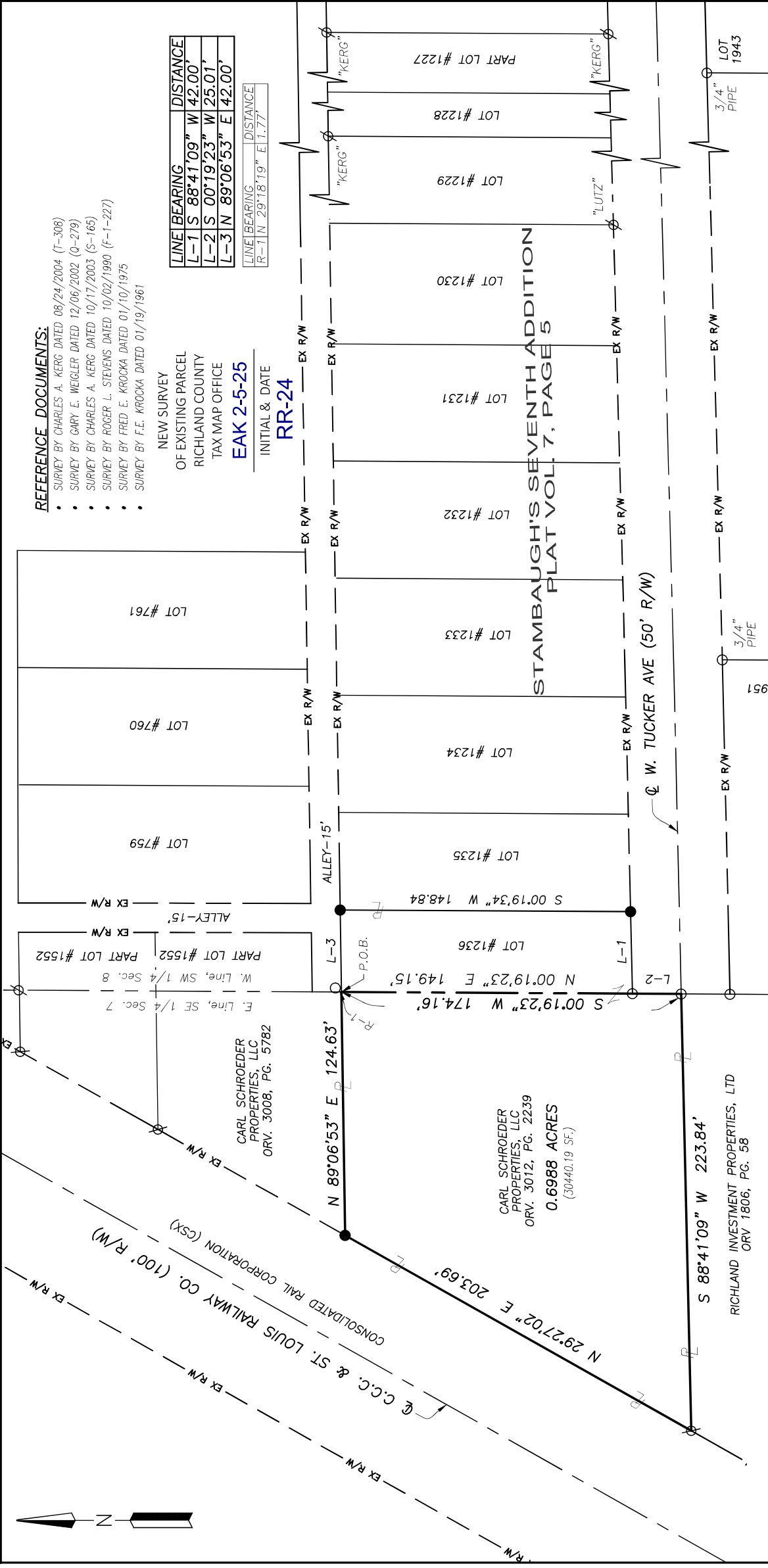
- SURVEY BY CHARLES A. KERIG DATED 08/24/2004 (T-308)
- SURVEY BY GARY E. WEIGLER DATED 12/06/2002 (Q-279)
- SURVEY BY CHARLES A. KERIG DATED 10/17/2003 (S-165)
- SURVEY BY ROGER L. STEVENS DATED 10/02/1990 (F-1-227)
- SURVEY BY FRED E. KROCKA DATED 01/10/1975
- SURVEY BY F.E. KROCKA DATED 01/19/1961

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 2-5-25


INITIAL & DATE
RR-24

LINE	BEARING	DISTANCE
L-1	S 88°41'09" W	42.00'
L-2	S 00°19'23" W	25.01'
L-3	N 89°06'53" E	42.00'

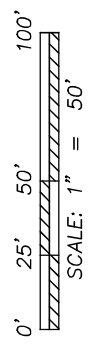
LINE	BEARING	DISTANCE
R-1	N 29°18'19" E	1.77'



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: 01/20/2025
For Ramsey Surveying

- LEGEND**
- IRON PIPE FOUND
 - ◊ IRON PIN 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
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 7, T-22 N. R-19 W. RICHLAND COUNTY, OHIO

DRAWN	SPS	CHECKED	NBR	DATE	SHEET
				01/20/2025	1 OF 1

JOB NO: SM-6135

LEGAL DESCRIPTION

**PART SOUTHEAST
QUARTER SECTION 7
T-22 N, R-19 W
CITY OF SHELBY
RICHLAND COUNTY, OHIO**

January 20, 2025

Situated in the City of Shelby, County of Richland, State of Ohio and being a part of the Southeast Quarter Section 7, Township 22-North, Range 19-West, being a parcel conveyed to Carl Schroeder Properties, LLC, by official record volume 3012, page 2239, being more particularly described as follows:

Beginning for the same at a point in the northwest corner of Lot 1236 of Stambaugh's Seventh Addition as recorded in Plat Vol. 7, page 5, said point also being on the east line of said Southeast Quarter, and being referenced by an iron pipe found North 29 degrees 18 minutes 19 seconds East, 1.77 feet, therefrom;


Thence, the following **FOUR** Courses:

1. **South 00 degrees 19 minutes 23 seconds West, 174.16 feet** along the west line of said Lot 1236 and the southerly prolongation thereof, also being the east line of said Quarter, to an iron pipe found in the northeast corner of a parcel conveyed to Richland Investment Properties, Ltd. by official record volume 1806, page 58;
2. **South 88 degrees 41 minutes 09 seconds West, 223.84 feet** along the north line of said Richland Investment Properties parcel to an iron pin found on the easterly existing right of way line of the Consolidated Rail Corporation (CSX) parcel;
3. **North 29 degrees 27 minutes 02 seconds East, 203.69 feet** along said easterly existing right of way line to an iron pin set in the southwest corner of a parcel conveyed to Carl Schroeder Properties, LLC, by official record volume 3008, page 5782;
4. **North 89 degrees 06 minutes 53 seconds East, 124.63 feet** along the south line of said Schroeder parcel to the **Place of Beginning**, containing 0.6988 of an acre (30440.19 sf), 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
SM-6135_Legal.docx



NEW SURVEY
OF EXISTING PARCEL
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RR-24