




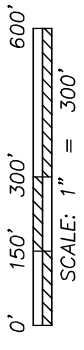
LINE BEARING	DISTANCE
L-1 N 76°08'42" E	218.38'
L-2 S 38°37'37" W	43.91'

Distances shown hereon are expressed in feet and decimal parts thereof.
 Bearings are to an assumed meridian and are used to express angles only.

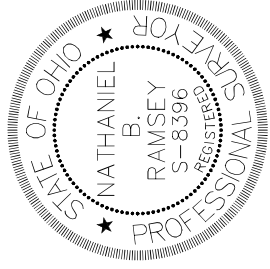
CERTIFICATION: I hereby state that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4753-37, Ohio Administrative Code.

By:  Nathaniel B. Ramsey, P.S. #8396
 For Ramsey Surveying Date 01/21/2025

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



NEW SURVEY
 OF EXISTING PARCEL
 OF RICHLAND COUNTY
 TAX MAP OFFICE
EAK 2-5-25
 INITIAL & DATE
RR-25



RAMSEY SURVEYING
 Professional Land Surveying Services
 283 Eby Road
 Chillicothe, Ohio 44828
 TEL (419) 512-2586 FAX (419) 522-0399
 EMAIL: nramsey@ramsey-surveying.com

SURVEY MADE AT THE REQUEST OF
TRIO ACRES LLC.
PART OF THE SOUTHWEST AND SOUTHEAST QUARTERS
OF SECTION 1, JEFFERSON TOWNSHIP
T-19 N, R-18 W
RICHLAND COUNTY, OHIO

DRAWN BY: [Blank] CHECKED BY: [Blank] DATE: 01/21/2025
 SCALE: 1" = 300'
 JOB NO: SM-6110 SHEET 1 OF 1

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

November 14, 2024

Situated in the Township of Jefferson, County of Richland, State of Ohio; being a part of the Southwest and Southeast Quarters of Section 1, Township 19-North, Range 18-West, being the lands conveyed to Trio Acres, LLC, by official record volume 3012, page 3236, being more particularly described as follows:

Beginning for the same at a railroad spike found and accepted as marking the southeast corner of said Southwest Quarter, and being on the centerline of Riggle Road-(T.R. 399)(40' R/W);

Thence, the following **THIRTEEN** Courses:


1. **North 87 degrees 14 minutes 53 seconds West, 741.66 feet** along the south line of said Southwest Quarter, and said centerline of Riggle Road to a point in the southeast corner of a parcel conveyed to the Larry David Gatton and Sharon Ruth Gatton Revocable Living Trust by official record volume 156, page 285;
2. **North 00 degrees 27 minutes 21 seconds West, 1363.00 feet** along the east line of said Gatton Trust parcel to an iron pin set in a northeast corner thereof, and passing through an iron pin found for reference at 15.00 feet;
3. **North 88 degrees 59 minutes 24 seconds West, 539.60 feet** along a north line of said Gatton Trust parcel to an iron pin found in an existing interior corner thereof;
4. **North 04 degrees 14 minutes 39 seconds West, 357.00 feet** along an east line of said Gatton Trust parcel to a point in a northeast corner thereof, being on the south line of a parcel conveyed to Richard Glenn Ertel and Cindy L. Ertel by official record volume 3011, page 2091, and also being on the centerline of Rhinehart Road-(C.R. 398)(60' R/W), and passing through an iron pin found for reference at 327.00 feet;
5. **North 76 degrees 08 minutes 42 seconds East, 218.38 feet** along the south line of the said Ertel parcel, and said centerline of said Rhinehart Road, to a point in the southeast corner thereof;
6. **North 00 degrees 54 minutes 27 seconds West, 653.16 feet** along the east line of said Ertel parcel to an iron pin set in the northeast corner thereof, said iron pin also being on the south line of a parcel conveyed to Richard Glenn Ertel and Cindy L. Ertel by official record volume 3011, page 2093, and passing through an iron pipe found for reference at 25.50 feet;
7. **South 86 degrees 15 minutes 37 seconds East, 522.97 feet** along the south line of said Ertel parcel to a point in the southeast corner thereof, being on the centerline of the aforementioned Rhinehart Road, and passing through an iron pin found for reference at 492.97 feet;
8. **South 38 degrees 37 minutes 37 seconds West, 43.91 feet** along said centerline of Rhinehart Road to a point in the southwest corner of a parcel conveyed to Norman R. Britton and Barbara A. Britton by official record volume 1670, page 231;

9. **South 86 degrees 31 minutes 14 seconds East, 253.14 feet** along the south line of said Britton parcel to an iron pin found in an existing interior corner thereof, and passing through an iron pin found for reference at 30.00 feet;
10. **South 01 degree 32 minutes 01 second East, 1051.93 feet** along a west line of said Britton parcel and the west line of a parcel conveyed to Lawrence R. Mickley and Karen L. Mickley by official record volume 2977, page 738 to an iron pin found in a southwest corner thereof;
11. **South 86 degrees 19 minutes 03 seconds East, 945.03 feet** along a south line of said Mickley parcel to an iron pin set in the northwest corner of a parcel conveyed to Accessible Living Services, LLC. by official record volume 2321, page 332;
12. **South 00 degrees 24 minutes 41 seconds West, 1306.78 feet** along the west line of said Accessible Living Services, LLC. parcel to a point on the centerline of the aforementioned Riggle Road, also being the south line of the aforementioned Southeast Quarter, and passing through an iron pipe found for reference at 1282.22 feet;
13. **North 86 degrees 47 minutes 06 seconds West, 594.00 feet** along said centerline of Riggle Road and the south line of said Quarter to the **Place of Beginning**, containing a total of 60.644 acres, of which 42.328 acres are located within said Southwest Quarter, and 18.316 acres are located within said Southeast Quarter, more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

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

Iron pins set are 5/8" rebar with plastic 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-6110_Legal.docx



NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE

EAK 2-5-25

INITIAL & DATE

RR-25