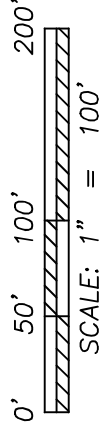


LINE BEARING	DISTANCE
R-1 N 78°49'26" E	29.11'
R-2 S 82°10'21" E	32.45'
R-3 N 74°57'10" E	30.00'



LEGEND

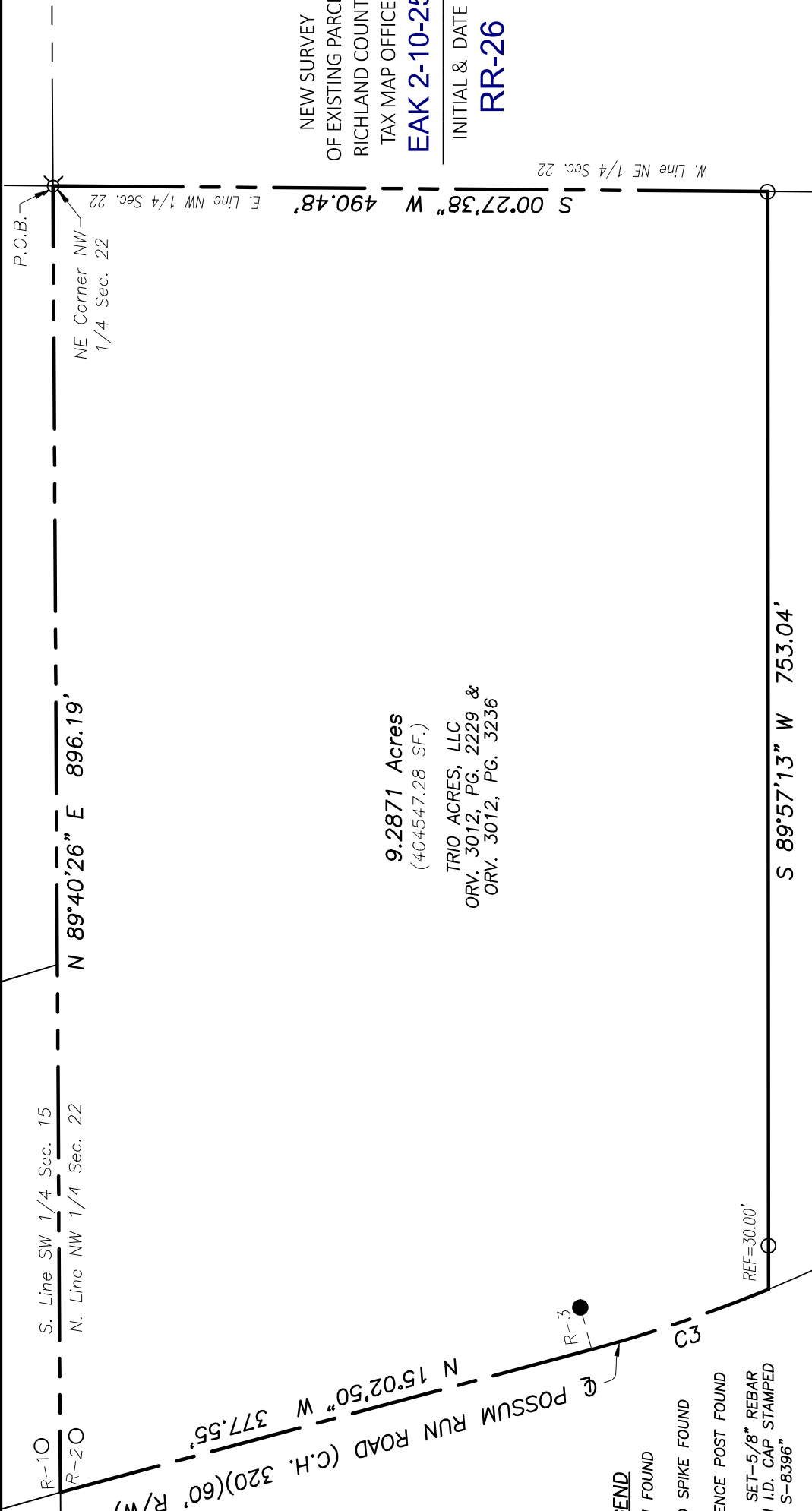
- IRON PIN FOUND
- △ RAILROAD SPIKE FOUND
- ⊗ METAL FENCE POST FOUND
- IRON PIN SET-5/8" REBAR SET WITH I.D. CAP STAMPED "RAMSEY S-8396"

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



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	995.51'	128.26'	128.17'	N 18°44'18" W	7°22'55"

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 AT THE REQUEST OF
TRIO ACRES LLC

PART OF THE NORTHWEST QUARTER
OF SECTION 22, WASHINGTON TOWNSHIP
T-20 N, R-18 W
RICHLAND COUNTY, OHIO

DRAWN: SRS
 CHECKED: NBR
 SCALE: 1" = 100'
 JOB NO: SM-6109
 DATE: 01/21/2025
 SHEET 1 OF 1

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 2-10-25
 INITIAL & DATE
RR-26

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LEGAL DESCRIPTION

January 21, 2025

Situated in the Township of Washington, County of Richland, State of Ohio; being a part of the Northwest Quarter of Section 22, Township 20-North, Range 18-West, being a parcel conveyed to Trio Acres, LLC, by official record volume 3012, page 229 and official record volume 3012, page 3236, and being more particularly described as follows:

Beginning for the same at a metal post found and accepted as marking the northeast corner of said Northwest Quarter;

Thence, the following **FIVE** Courses:

1. **South 00 degrees 27 minutes 38 second West, 490.48 feet** along the east line of said Quarter to an iron pin found in the northeast corner of a parcel conveyed to WTJF Group, LLC by official record volume 2560, page 618;
2. **South 89 degrees 57 minutes 13 second West, 753.04 feet** along the north line of said WTJF Group, LLC parcel to a point in the northwest corner thereof, being on the centerline of Possum Run Road-(C.H. 320)(60' R/W), and passing through an iron pin found for reference at 723.04 feet;
3. Along said centerline of Possum Run Road with a curve to the right having **a radius of 995.51 feet, a chord bearing North 18 degrees 44 minutes 18 seconds West, a chord length of 128.17 feet, a delta angle of 07 degrees 22 minutes 55 seconds, and arc length of 128.26 feet** to the point of tangency, being referenced by an iron pin set North 74 degrees 57 minutes 10 seconds East, 30.00 feet therefrom;
4. **North 15 degrees 02 minutes 50 seconds West, 377.55 feet** continuing along the said centerline of Possum Run Road to a point on the north line of the aforementioned Quarter, being referenced by an iron pin found North 78 degrees 49 minutes 26 seconds East, 29.11 feet therefrom and an iron pin found South 82 degrees 10 minutes 21 seconds East, 32.45 feet therefrom;
5. **North 89 degrees 40 minutes 26 seconds East, 896.19 feet** along the north line of said Quarter to the **Place of Beginning**, containing 9.2871 acres, 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.

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 2-10-25

INITIAL & DATE

RR-26


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-6109_Legal.docx

