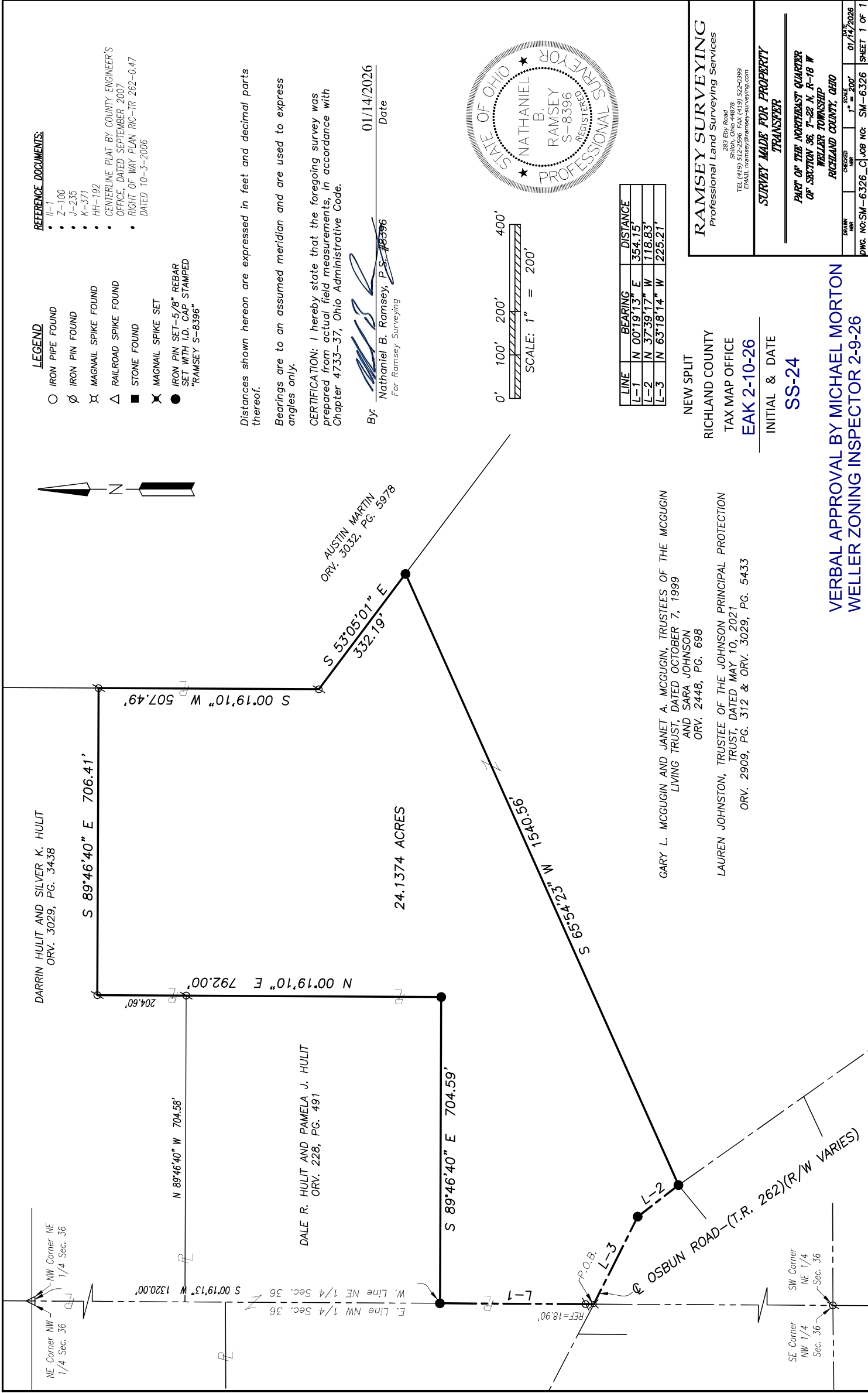






RAMSEY
SURVEYING

283 Eby Road
Shiloh, Ohio 44878
TEL (419) 522-0399
EMAIL nramsey@ramsey-surveying.com

LEGAL DESCRIPTION

**PART OF THE NE QUARTER SECTION 36
T-22 N, R-18 W
WELLER TOWNSHIP
RICHLAND COUNTY, OHIO**

January 21, 2026

Situated in the Township of Weller, County of Richland, State of Ohio; being a part of the Northeast Quarter of Section 36, Township 22-North, Range 18-West, being a portion of the lands conveyed to Gary L. McGugin and Janet A. McGugin, Trustees of the McGugin Living Trust, dated October 7, 1999 and Sara Johnson by official record volume 2448, page 698, and Lauren Johnston, Trustee of the Johnson Principal Protection Trust, dated May 10, 2021 by official record volume 2909, page 312 and official record volume 3029, page 5433 and being more particularly described as follows:

Beginning for the same at a Magnail spike found and accepted as marking the intersection of the west line of said Quarter with the centerline of Osbun Road-(T.R. 262)(R/W Varies);

Thence, the following **NINE** Courses:

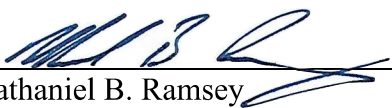
1. **North 00 degrees 19 minutes 13 seconds East, 354.15 feet** along the west line of said Quarter to an iron pin set in the southwest corner of a parcel conveyed to Dale R. Hulit and Pamela J. Hulit by official record volume 228, page 491, and passing through an iron pin found for reference at 18.90 feet;
2. **South 89 degrees 46 minutes 40 seconds East, 704.59 feet** along the south line of said Hulit parcel to an iron pin set in the southeast corner thereof;
3. **North 00 degrees 19 minutes 10 seconds East, 792.00 feet** along the west line of said Hulit parcel and a west line of a parcel conveyed to Darrin Hulit and Silver K. Hulit by official record volume 3029, page 3438 to an iron pin found in an existing interior corner of said Darrin Hulit parcel;
4. **South 89 degrees 46 minutes 40 seconds East, 706.41 feet** along a south line of said Darrin Hulit parcel to an iron pin found in the southeast corner thereof, and being on the west line of a parcel conveyed to Austin Martin by official record volume 3032, page 5978;
5. **South 00 degrees 19 minutes 10 seconds West, 507.49 feet** along the west line of said Martin parcel to an iron pin found in a southwest corner thereof;

- 6. **South 53 degrees 05 minutes 01 second East, 332.19 feet** along the southwesterly line of said Martin parcel to an iron pin set;
- 7. **South 65 degrees 54 minutes 23 seconds West, 1540.56 feet** to an iron pin set on the aforementioned centerline of Osbun Road;
- 8. **North 37 degrees 39 minutes 17 seconds West, 118.83 feet** along said centerline of Osbun Road to an iron pin set;
- 9. **North 63 degrees 18 minutes 14 seconds West, 225.21 feet** continuing along said centerline of Osbun Road to the **Place of Beginning**, containing 24.1374 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 performed in January 2026 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.



Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-6326_C_Legal



NEW SPLIT

RICHLAND COUNTY

TAX MAP OFFICE

EAK 2-10-26

INITIAL & DATE

SS-24