



RAMSEY SURVEYING

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

LEGAL DESCRIPTION

PARCEL A

August 11, 2026

Situated in the Township of Franklin, County of Richland, State of Ohio: being a part of the Northwest Quarter of Section 18, Township 22-North, Range 18-West, and being a portion of the parcel conveyed to Barbara S. See by deed volume 911, page 187, and being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the northeast corner of said Quarter, said iron pin also being in the northeast corner of a parcel conveyed to Grauer Land Holdings, LLC., and Samuel Grauer by official record volume 2932, page 33;

Thence, **South 00 degrees 26 minutes 03 seconds East, 2029.82 feet** along the east line of said Quarter, the east line of said Grauer parcel, to an iron pin found being the **Place of Beginning** of the parcel herein described;

Thence, the following **EIGHT** courses:

1. **South 00 degrees 26 minutes 03 seconds East, 435.10 feet** continuing along the east line of said Quarter to an iron pin set in the northeast corner of a parcel conveyed to Starr L. Kessler, Dawn Trosper, and Matthew Kessler by official record volume 2741, page 871;
2. **South 89 degrees 34 minutes 11 seconds West, 678.06 feet** along the north line of said Kessler parcel and along the north line of a parcel conveyed to Frederick J. Sanicky by official record volume 2729, page 166, to an iron pin found in the northwest corner of said Sanicky parcel;
3. **South 00 degrees 19 minutes 57 seconds East, 216.76 feet** along the west line of said Sanicky parcel to a point on the south line of said Quarter, the centerline of Boyce Road-(T.H. 238)(60' R/W), and passing through an iron pipe found for reference at 196.13 feet;
4. **South 89 degrees 20 minutes 12 seconds West, 238.04 feet** along the south line of said Quarter, said centerline of Boyce Road, to a point in the southeast corner of a parcel conveyed to Ryan C. Sampson by official record volume 3044, page 1767;
5. **North 00 degrees 40 minutes 19 seconds West, 214.42 feet** along the east line of said Sampson parcel to an iron pipe found in the northeast corner thereof, and passing through an iron pipe found for reference at 20.39 feet;

- 6. **South 89 degrees 19 minutes 41 seconds West, 203.55 feet** along the north line of said Sampson parcel to an iron pin set in the northwest corner thereof;
- 7. **North 15 degrees 34 minutes 20 seconds East, 478.03 feet** to an iron pin set on the south line of the aforementioned Grauer parcel;
- 8. **South 89 degrees 15 minutes 29 seconds East, 989.32 feet** along the south line of said Grauer parcel to the **Place of Beginning**, containing 12.0000 acres, more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

Bearings are to 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 August 2026 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-6466_Legal_Parcel A.docx



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 9-2-26

INITIAL & DATE

**PARCEL B MUST TRANSFER
BEFORE PARCEL A
SS-234**



RAMSEY
SURVEYING

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LEGAL DESCRIPTION

PARCEL B

August 11, 2026

Situated in the Township of Franklin, County of Richland, State of Ohio: being a part of the Northwest Quarter of Section 18, Township 22-North, Range 18-West, and being a portion of the parcel conveyed to Barbara S. See by deed volume 911, page 187, and being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the northeast corner of said Quarter, said iron pin also being in the northeast corner of a parcel conveyed to Grauer Land Holdings, LLC, and Samuel Grauer by official record volume 2932, page 33;

Thence, **South 00 degrees 26 minutes 03 seconds East, 2029.82 feet** along the east line of said Quarter, the east line of said Grauer parcel to an iron pin found in the southeast corner thereof;

Thence, **North 89 degrees 15 minutes 29 seconds West, 989.32 feet** along the south line of said Grauer parcel to an iron pin set being the **Place of Beginning** of the parcel herein described;

Thence, the following **EIGHT** courses:

1. **South 15 degrees 34 minutes 20 seconds West, 478.03 feet** to an iron pin set in the northwest corner of a parcel conveyed to Ryan C. Sampson by official record volume 3044, page 1767;
2. **South 00 degrees 40 minutes 19 seconds East, 214.39 feet** along the west line of said Sampson parcel to a point in the southwest corner thereof, said point also being on the south line of said Quarter, the centerline of Boyce Road-(T.H. 238)(60' R/W), and passing through an iron pin set for reference at 194.39 feet;
3. **South 89 degrees 20 minutes 12 seconds West, 121.08 feet** along the south line of said Quarter, said centerline of Boyce Road, to a point in the southeast corner of a parcel conveyed to Barbara S. See by official record volume 883, page 744;
4. **North 04 degrees 59 minutes 09 seconds East, 205.44 feet** along the east line of said See parcel to an iron pipe found in the northeast corner thereof, and passing through an iron pipe found for reference at 27.87 feet;

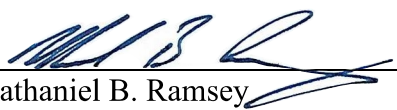
- 5. **South 89 degrees 23 minutes 16 seconds West, 213.00 feet** along the north line of said See parcel to an iron pipe found in the northwest corner thereof;
- 6. **South 05 degrees 04 minutes 28 seconds West, 205.66 feet** along the west line of said See parcel to an iron pin set in the southwest corner thereof, and being on the south line of said Quarter, said centerline of Boyce Road, and in a southeast corner of a parcel conveyed to Lester R. Champer and Victoria J. Champer by official record volume 1041, page 0023;
- 7. **North 04 degrees 01 minute 50 seconds East, 685.76 feet** along the east line of said Champer parcel to an iron pin set in an existing interior corner thereof;
- 8. **South 89 degrees 15 minutes 29 seconds East, 412.05 feet** along the south line of said Champer parcel and south line of said Grauer parcel to the **Place of Beginning**, containing 4.4928 acres, more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

The grantees, their heirs, successors and assigns do hereby covenant and agree that the parcel of land described by this instrument will not be used as a building site under zoning and subdivision regulations. Approval of this lot split does not guarantee that a sewage treatment system can be sited on this property. Should the lot be evaluated for future residential or commercial use, it must meet current zoning, subdivision and health department regulations.

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According to a survey made August 2026 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-6466_Legal_Parcel B.docx



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 9-2-24

INITIAL & DATE
SS-234