



RAMSEY

SURVEYING

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

LEGAL DESCRIPTION

September 3, 2026

Situated in the Township of Monroe, County of Richland, State of Ohio: being a part of the Northeast and Northwest Quarters of Section 18, Township 22-North, Range 17-West, and being a parcel conveyed to Rand A. Smith and Mary A. Smith by official record volume 678, page 425, and being more particularly described as follows:

Beginning for the same at a point in the northwest corner of said Northeast Quarter and being in an existing interior corner of a parcel conveyed to Mark A. Zeeb by official record volume 2806, page 190, said point being referenced by an iron pipe found South 07 degrees 04 minutes 27 seconds West, 3.43 feet therefrom;

Thence, the following **EIGHT** courses:

1. **North 89 degrees 29 minutes 20 seconds East, 1361.74 feet** along the north line of said Northeast Quarter to an iron pin set in the northwest corner of a parcel conveyed to Spring Valley Farm, LLC, by official record volume 3013, page 666, said iron pin being referenced by an iron pipe found North 38 degrees 28 minutes 04 seconds West, 9.11 feet therefrom;
2. **South 01 degree 06 minutes 47 seconds East, 660.12 feet** along the west line of said Spring Valley Farm parcel to an iron pin set in a southwest corner thereof and being on the north line of a parcel conveyed to R&D Lucas Properties, LLC, by official record volume 2665, page 569, said iron pin being referenced by an iron pipe found South 86 degrees 45 minutes 11 seconds West, 89.00 feet therefrom;
3. **South 89 degrees 28 minutes 42 seconds West, 1360.22 feet** along the north line of said R&D Lucas Properties parcel to a point in a northwest corner thereof, and being on the west line of said Northeast Quarter, said point being referenced by an iron pin found South 89 degrees 28 minutes 42 seconds West, 0.24 feet therefrom;
4. **South 01 degree 14 minutes 42 seconds East, 55.52 feet** along the west line of said R&D Lucas Properties parcel, the west line of said Northeast Quarter, to a point on the centerline of East Hanley Road-(C.H. 139)(60' R/W), said point being referenced by an iron pin found North 01 degree 38 minutes 29 seconds West, 25.00 feet therefrom;

- 5. Northwesterly along a curve to the left, having a **radius of 1398.10 feet, a delta angle of 01 degree 29 minutes 00 seconds, an arc length of 36.20 feet, a chord bearing North 57 degrees 13 minutes 27 seconds West, and a chord distance of 36.20 feet** along said centerline of East Hanley Road to a point in a southeast corner of a parcel conveyed to Addam D. Kudla and Kristin M. Kudla by official record volume 2390, page 239;
- 6. **North 01 degree 14 minutes 42 seconds West, 66.04 feet** along an east line of said Kudla parcel to an iron pin set in an existing interior corner thereof, and passing through a Magnail spike set for reference in an asphalt driveway at 25.00 feet;
- 7. **North 89 degrees 29 minutes 20 seconds East, 30.00 feet** along a south line of said Kudla parcel to an iron pin set in a southeast corner thereof, and being on the west line of said Northeast Quarter;
- 8. **North 01 degree 14 minutes 42 seconds West, 630.00 feet** along the west line of said Northeast Quarter, the east line of said Kudla parcel, and east line of the aforementioned Zeeb parcel to the **Place of Beginning**, containing a total of 20.6797 acres, more or less, of which 20.6274 acres are located within said Northeast Quarter, and 0.0523 of an acre (2276.47 SF.) are located within said Northwest Quarter, 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 September 2026 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.



Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-6479_Legal.docx



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 9-17-26
INITIAL & DATE
SS-246