

JAY L. SAUDER
(1/2 INTEREST)
ORV. 1957, PG. 342

MARY N. SAUDER
(1/2 INTEREST)
ORV. 1980, PG. 434

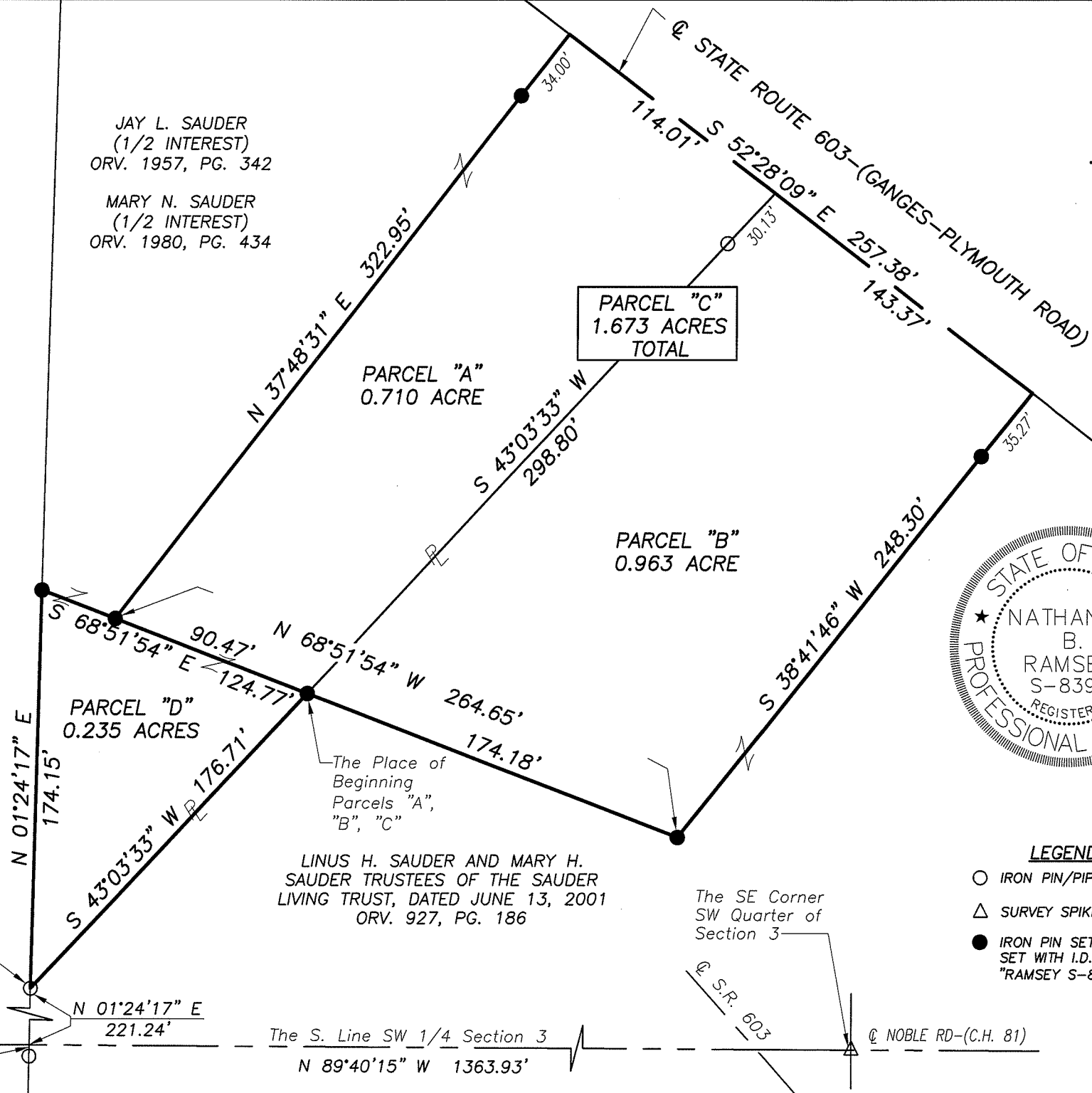
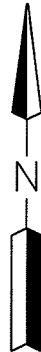
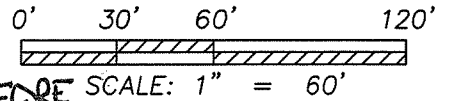
NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EAK 5-29-14
INITIAL DATE

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 5-29-14
INITIAL DATE

PARCEL "D" MUST
TRANSFER BEFORE
PARCEL "B"
GG-106



Distances shown hereon are expressed in feet and decimal parts thereof.

Bearings are based on Ohio state plane grid north as determined from GPS observations made April 2014 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: Nathaniel B. Ramsey 5/29/14
Nathaniel B. Ramsey, P.S. #8396 Date
For Ramsey Surveying



LEGEND

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

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
JAY L. SAUDER

PART OF THE SOUTHWEST QUARTER
OF SECTION 3, CASS TOWNSHIP,
T-23 N, R-19 W
RICHLAND COUNTY, OHIO

DRAWN NR	CHECKED NR	SCALE 1" = 60'	DATE 05/29/2014
JOB NO: SM-5072			SHEET 1 OF 1

The Place of Beginning Parcel "D"

LINUS H. SAUDER AND MARY H. SAUDER TRUSTEES OF THE SAUDER LIVING TRUST, DATED JUNE 13, 2001 ORV. 927, PG. 186

The SE Corner SW Quarter of Section 3

REF=0.80'
5/8" HEX BAR

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May 29, 2014

LEGAL DESCRIPTION

PARCEL "A"

**PART SW 1/4 SECTION 3
T-23 N, R-19 W
CASS TOWNSHIP
RICHLAND COUNTY, OHIO**

Situated in the Township of Cass, County of Richland, State of Ohio; being a part of the Southwest Quarter of Section 3, Township 23 North, Range 19 West, and being a portion of the lands conveyed to Jay L. Sauder by official record volume 1957, page 342 and Mary N. Sauder by official record volume 1980, page 434, and being more particularly described as follows:

Commencing at a survey spike found and accepted as marking the southeast corner of said quarter, said spike also being in the centerline of Noble Road-(C.H. 81);

Thence, North 89 degrees 40 minutes 15 seconds West, 1363.93 feet along the south line of said quarter, said centerline and said centerline extended to a point in the southwest corner of a parcel conveyed to Linus H. Sauder and Mary H. Sauder, Trustees of the Sauder Living Trust, Dated June 13, 2001 by official record volume 927, page 186, said point being referenced by a 5/8" hex bar found South 01 degree 24 minutes 17 seconds West, 0.80 feet from said point;

North 01 degree 24 minutes 17 seconds East, 221.24 feet along the west line of said Sauder Trust parcel to an iron pin found in the southerly existing corner of a parcel conveyed to the aforementioned Jay and Mary Sauder;

Thence, North 43 degrees 03 minutes 33 seconds East, 176.71 feet along a southeasterly line of said Jay and Mary Sauder parcel to an iron pin set, being the **Place of Beginning** for the parcel herein described,

Thence, the following **FOUR** Courses:

1. **North 68 degrees 51 minutes 54 seconds West, 90.47 feet** to an iron pin set;

2. **North 37 degrees 48 minutes 31 seconds East, 322.95 feet** to a point in the centerline of State Route 603-(Ganges-Plymouth Road), and passing through an iron pin set for reference at 288.95 feet;
3. **South 52 degrees 28 minutes 09 seconds East, 114.01 feet** along said centerline to a point in the northeast corner of said Jay & Mary Sauder parcel;
4. **South 43 degrees 03 minutes 33 seconds West, 298.80 feet** along the southeasterly line of said Jay & Mary Sauder parcel to the **Place of Beginning**, passing through an iron pin found for reference at 30.13 feet, and containing 0.710 of an acre, more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

Bearings are based on Ohio state plane grid north as determined from GPS observations made April 2014 and are used to express angles only.

Iron pins set are 5/8" diameter rod with plastic cap stamped "Ramsey S-8396".

According to a survey made in May 2014 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.



Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
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May 29, 2014

LEGAL DESCRIPTION

PARCEL "B"

**PART SW 1/4 SECTION 3
T-23 N, R-19 W
CASS TOWNSHIP
RICHLAND COUNTY, OHIO**

Situated in the Township of Cass, County of Richland, State of Ohio; being a part of the Southwest Quarter of Section 3, Township 23 North, Range 19 West, and being a portion of the lands conveyed to Linus H. Sauder and Mary H. Sauder, Trustees of the Sauder Living Trust, Dated June 13, 2001 by official record volume 927, page 186, and being more particularly described as follows:

Commencing at a survey spike found and accepted as marking the southeast corner of said quarter, said spike also being in the centerline of Noble Road-(C.H. 81);

Thence, North 89 degrees 40 minutes 15 seconds West, 1363.93 feet along the south line of said quarter, said centerline and said centerline extended to a point in the southwest corner of said Sauder Living Trust parcel, said point being referenced by a 5/8" hex bar found South 01 degree 24 minutes 17 seconds West, 0.80 feet from said point;

North 01 degree 24 minutes 17 seconds East, 221.24 feet along the west line of said Sauder Trust parcel to an iron pin found in an existing northwesterly corner thereof;

Thence, North 43 degrees 03 minutes 33 seconds East, 176.71 feet along a northwesterly line of said Sauder Trust parcel to an iron pin set, being the **Place of Beginning** for the parcel herein described,

Thence, the following **FOUR** Courses:

1. **North 43 degrees 03 minutes 33 seconds East, 298.80 feet** continuing with said northwesterly line to a point in the northwest corner of said parcel, said point also being on the centerline of State Route 603-(Ganges-Plymouth Road), and passing through and iron pin found for reference at 268.67 feet;

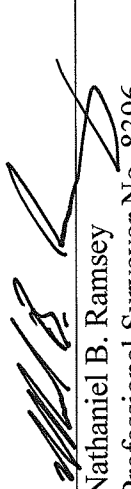
2. **South 52 degrees 28 minutes 09 seconds East, 143.37 feet** along the northeasterly line of said Sauder Trust parcel and said centerline to a point;
3. **South 38 degrees 41 minutes 46 seconds West, 248.30 feet** to an iron pin set, and passing through an iron pin set for reference at 35.27 feet;
4. **North 68 degrees 51 minutes 54 seconds West, 174.18 feet** to the **Place of Beginning**, and containing 0.963 of an acre, more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

Bearings are based on Ohio state plane grid north as determined from GPS observations made April 2014 and are used to express angles only.

Iron pins set are 5/8" diameter rod with plastic cap stamped "Ramsey S-8396".

According to a survey made in May 2014 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.




Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
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NEW SPLIT
RICHLAND COUNTY
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FAK 5-29-14
INITIAL DATE

PARCEL "D" MUST
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May 29, 2014

LEGAL DESCRIPTION

PARCEL "C"

**PART SW 1/4 SECTION 3
T-23 N, R-19 W
CASS TOWNSHIP
RICHLAND COUNTY, OHIO**

Situated in the Township of Cass, County of Richland, State of Ohio; being a part of the Southwest Quarter of Section 3, Township 23 North, Range 19 West and being more particularly described as follows:

Commencing at a survey spike found and accepted as marking the southeast corner of said quarter, said spike also being in the centerline of Noble Road-(C.H. 81);

Thence, North 89 degrees 40 minutes 15 seconds West, 1363.93 feet along the south line of said quarter, said centerline and said centerline extended to a point in the southwest corner of a parcel conveyed to Linus H. Sauder and Mary H. Sauder, Trustees of the Sauder Living Trust, Dated June 13, 2001 by official record volume 927, page 186, said point being referenced by a 5/8" hex bar found South 01 degree 24 minutes 17 seconds West, 0.80 feet from said point;

North 01 degree 24 minutes 17 seconds East, 221.24 feet along the west line of said Sauder Trust parcel to an iron pin found in the southerly existing corner of a parcel conveyed to Jay L. Sauder by official record volume 1957, page 342 and Mary N. Sauder by official record volume 1980, page 434;

Thence, North 43 degrees 03 minutes 33 seconds East, 176.71 feet along a southeasterly line of said Jay and Mary Sauder parcel to an iron pin set, being the **Place of Beginning** for the parcel herein described,

Thence, the following **FIVE** Courses:

1. **North 68 degrees 51 minutes 54 seconds West, 90.47 feet** to an iron pin set;

2. **North 37 degrees 48 minutes 31 seconds East, 322.95 feet** to a point in the centerline of State Route 603-(Ganges-Plymouth Road), and passing through an iron pin set for reference at 288.95 feet;
3. **South 52 degrees 28 minutes 09 seconds East, 257.38 feet** along said centerline to a point;
4. **South 38 degrees 41 minutes 46 seconds West, 248.30 feet** to an iron pin set, and passing through an iron pin set for reference at 35.27 feet;
5. **North 68 degrees 51 minutes 54 seconds West, 174.18 feet** to the **Place of Beginning**, and containing 1.673 acres, more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

Bearings are based on Ohio state plane grid north as determined from GPS observations made April 2014 and are used to express angles only.

Iron pins set are 5/8" diameter rod with plastic cap stamped "Ramsey S-8396".

According to a survey made in May 2014 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.



Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5072C.docx

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
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EAK 5-29-14
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May 29, 2014

LEGAL DESCRIPTION

PARCEL "D"

**PART SW 1/4 SECTION 3
T-23 N, R-19 W
CASS TOWNSHIP
RICHLAND COUNTY, OHIO**

Situated in the Township of Cass, County of Richland, State of Ohio; being a part of the Southwest Quarter of Section 3, Township 23 North, Range 19 West, and being a portion of the lands conveyed to Jay L. Sauder by official record volume 1957, page 342 and Mary N. Sauder by official record volume 1980, page 434, and being more particularly described as follows:

Commencing at a survey spike found and accepted as marking the southeast corner of said quarter, said spike also being in the centerline of Noble Road-(C.H. 81);

Thence, North 89 degrees 40 minutes 15 seconds West, 1363.93 feet along the south line of said quarter, said centerline and said centerline extended to a point in the southwest corner of a parcel conveyed to Linus H. Sauder and Mary H. Sauder, Trustees of the Sauder Living Trust, Dated June 13, 2001 by official record volume 927, page 186, said point being referenced by a 5/8" hex bar found South 01 degree 24 minutes 17 seconds West, 0.80 feet from said point;

North 01 degree 24 minutes 17 seconds East, 221.24 feet along the west line of said Sauder Trust parcel to an iron pin found in the southerly existing corner of a parcel conveyed to the aforementioned Jay and Mary Sauder, and being the **Place of Beginning** for the parcel herein described,

Thence, the following **THREE** Courses:

1. **North 01 degree 24 minutes 17 seconds East, 174.15 feet** continuing with the west line of said Jay and Mary Sauder parcel to an iron pin set;
2. **South 68 degrees 51 minutes 54 seconds East, 124.77 feet** to an iron pin set on the east line of said Jay and Mary Sauder parcel, the same being the west line of the aforementioned Sauder Trust parcel;

3. **South 43 degrees 03 minutes 33 seconds West, 176.71 feet** with a line common to the aforementioned parties to the **Place of Beginning**, and containing 0.235 of an acre, more or less, and subject to all legal highways, easements, leases, and use restrictions of record.


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Iron pins set are 5/8" diameter rod with plastic cap stamped "Ramsey S-8396".

According to a survey made in May 2014 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

Grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument does not constitute a principal building site will not be conveyed by said grantees, heirs and assigns, unless said parcel is sold together with land fronting on a public highway or dedicated street.




Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
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NEW SPLIT
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