

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EAK 6-15-16
INITIAL DATE
II-160

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 6-15-16
INITIAL DATE
6-15-16

THE N. LINE SW 1/4

THE NW CORNER
OF THE SW 1/4
SECTION 3

S 89°20'04" E
820.36'

THE NE CORNER
OF THE SW 1/4
SECTION 3

THE NW CORNER
OF THE SE 1/4
SECTION 3

S 89°08'10" E
1038.04'

THE N. LINE SE 1/4

THE NE CORNER
OF THE SE 1/4
SECTION 3

LEON Z. NEWSWANGER AND LYDIA A.
NEWSWANGER, CO-TRUSTEES OF THE
NEWSWANGER LIVING TRUST, DATED JUNE
2, 2004 BY ORV. 2423, PG. 703

LOREN COMPANY AND RONALD COMPANY
ORV. 1236, PG. 133

N 01°04'34" E 2277.77'

PARCEL "B"
TOTAL
113.751 ACRES

THE E. LINE SW 1/4
(10.420 A.)

(37.925 A.)

(65.406 A.)

S 00°19'45" E 2647.56'

PAULA S. SEAMAN
ORV. 1719, PG. 486

ANDREW Z. MARTIN AND
MARLENE N. MARTIN LIVING TRUST
ORV. 2193, PG. 487

THE SE CORNER
OF THE SE 1/4
SECTION 3

THE SW CORNER
OF THE SE 1/4
SECTION 3

THE SE CORNER
OF THE SW 1/4
SECTION 3

THE S. LINE SE 1/4
1103.47'

S 89°24'42" W
1103.47'

☉ NOBLE ROAD - (C.H. 81)(60')

The Place of
Beginning
Parcel "A"

The Place of
Beginning
Parcel "B"

STATE ROUTE 603 - (60')
(GANGES-PLYMOUTH ROAD)

THE SW CORNER
OF THE SW 1/4
SECTION 3

THE S. LINE SW 1/4

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

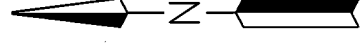
LEGEND

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

LINE	BEARING	DISTANCE
R-1	N 01°04'34" E	40.00'
R-2	N 01°04'34" E	40.00'
R-3	S 00°19'45" E	19.39'
R-4	S 00°19'45" E	3.54'
R-5	N 89°40'15" W	30.00'

LINE	BEARING	DISTANCE
L-1	N 89°40'15" W	406.06'
L-2	N 89°40'15" W	414.31'
L-3	N 01°04'34" E	402.02'
L-4	S 52°28'09" E	195.24'
L-5	S 41°26'09" E	380.67'

0' 150' 300' 600'
SCALE: 1" = 300'



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: Date: 6/13/16

Nathaniel B. Ramsey, P.S. #8396
For Ramsey Surveying



RAMSEY SURVEYING
Professional Land Surveying Services

283 Eby Road
Shiloh, Ohio 44878
TEL (419) 512-2596 FAX (419) 522-0399
EMAIL: ramsey@ramsey-surveying.com

SURVEY MADE AT THE REQUEST OF
LINUS SAUDER

**PART OF THE SOUTHWEST AND SOUTHWEST QUARTERS
OF SECTION 3, CASS TOWNSHIP,
T-23 N. R-19 W**

RICHLAND COUNTY, OHIO

DRAWN BY: [Signature] DATE: 06/04/2016
CHECKED BY: [Signature] SCALE: 1" = 300'
JOB NO: SM-5125 SHEET 1 OF 1

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Shiloh, Ohio 44878
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EMAIL rramsey@ramsey-surveying.com

June 7, 2016

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 Leon Z. Newswanger and Lydia A. Newswanger, Co-Trustees of the Newswanger Living Trust, dated June 2, 2004 by official record volume 2423, page 703 and being more particularly described as follows:

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

Thence, **North 89 degrees 40 minutes 15 seconds West, 406.06 feet** along the south line of said Southwest Quarter and said centerline of Noble Road, to a point on the centerline of State Route 603-(Ganges-Plymouth Road)(60'), and being the **Place of Beginning** for the parcel herein described,

Thence, the following **FOUR** Courses:

1. **North 89 degrees 40 minutes 15 seconds West, 414.31 feet** continuing along the south line of said quarter, passing through an iron pin set for reference at 30.00 feet, to an iron pin set in the southeast 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;
2. **North 01 degree 04 minutes 34 seconds East, 402.02 feet** along the east line of said Sauder Trust parcel to a point in the aforementioned centerline of State Route 603, and passing through an iron pin set for reference at 362.02 feet;
3. **South 52 degrees 28 minutes 09 seconds East, 195.24 feet** along the centerline of said State Route 96 to a survey spike set;

4. South 41 degrees 26 minutes 09 seconds East, 380.67 feet continuing along said centerline to the **Place of Beginning**, and containing 2.075 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" diameter rod with plastic cap stamped "Ramsey S-8396".

According to a survey made in June 2016 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.



Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5125A



NEW SPLIT
RICHLAND COUNTY
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RAMSEY SURVEYING

Professional Land Surveying Services

283 Eby Road
Shiloh, Ohio 44878
TEL (419) 512-2596
FAX (419) 522-0399
EMAIL ramsey@ramsey-surveying.com

June 7, 2016

LEGAL DESCRIPTION

PARCEL "B"

**PART SE 1/4 SECTION 3
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 Southeast and Southwest Quarters of Section 3, Township 23 North, Range 19 West, and being a portion of the lands conveyed to Leon Z. Newschwager and Lydia A. Newschwager, Co-Trustees of the Newschwager Living Trust, dated June 2, 2004 by official record volume 2423, page 703 and being more particularly described as follows:

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

Thence, the following **EIGHT** Courses:

1. **North 89 degrees 40 minutes 15 seconds West, 406.06 feet** along the south line of said quarter and said centerline of Noble Road, to a point on the centerline of State Route 603-(Ganges-Plymouth Road)(60°), being referenced by an iron pin set North 89 degrees 40 minutes 15 seconds West, 30.00 feet from said point;
2. **North 41 degrees 26 minutes 09 seconds West, 380.67 feet** along said centerline of State Route 603 to a survey spike set;
3. **North 52 degrees 28 minutes 09 seconds West, 195.24 feet** continuing along said centerline of State Route 603 to a point in the southeast corner of a parcel conveyed to Loren Company and Ronald Company by official record volume 1236, page 133;
4. **North 01 degree 04 minutes 34 seconds East, 2277.77 feet** along the east line of said Company parcel to an iron pipe found in the northeast corner thereof, said iron pipe also being on the north line of said Southwest Quarter, and passing through an iron pin set for reference at 40.00 feet;

5. **South 89 degrees 20 minutes 04 seconds East, 820.36 feet** along the north line of said quarter to an iron pin set in the northeast corner of said Southwest Quarter;
6. **South 89 degrees 08 minutes 10 seconds East, 1038.04 feet** along the north line of said Southeast Quarter to a point in the northwest corner of a parcel conveyed to Andrew Z. Martin and Marlene N. Martin Living Trust by official record volume 2193, page 487;
7. **South 00 degrees 19 minutes 45 seconds East, 2647.56 feet** along the west line of said Martin Living Trust parcel and the west line of a parcel conveyed to Paula S. Seaman by official record volume 1719, page 486, to a point in the southwest corner of said Seaman parcel, said point also being on the south line of said Southeast Quarter, and passing through an iron pin found for reference at 19.39 feet, and an iron pin set for reference at 2644.02 feet, respectively;
8. **South 89 degrees 24 minutes 42 seconds West, 1103.47 feet** along the south line of said Southeast Quarter to the **Place of Beginning**, and containing a total of 113.751 acres, more or less, of which 65.406 acres are located within said Southeast Quarter and 48.345 acres are located within said Southwest Quarter 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" diameter rod with plastic cap stamped "Ramsey S-8396".

According to a survey made in June 2016 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.



Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5125B



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