

**SURVEYOR'S DESCRIPTION FOR
MICHAEL RIETCHLIN**

3.192 Acres

Situated in the Township of Cass, County of Richland, State of Ohio, being part of the Northeast Quarter of Section 14, Township 23, Range 19 and being more particularly described as follows:

Commencing at an iron pin set in the northeast corner of said Northeast Quarter of Section 14;

Thence S 02° 33' 32" W, 60.46 feet along the east line of said Northeast Quarter of Section 14 to an iron pin set, said iron pin being the **true place of beginning**;

Thence with following **FIVE** courses:

- 1) **S 02° 33' 32" W, 620.61 feet** and continuing along said east line of said Northeast Quarter of Section 14 to a point, said point being referenced by an iron pin set S 76° 11' 12" W, 44.86 feet from said point;
- 2) **S 76° 11' 12" W, 44.86 feet** to an iron pin set;
- 3) **N 63° 27' 16" W, 269.06 feet** to an iron pin set;
- 4) **N 14° 51' 06" E, 533.15 feet** to an iron pin set;
- 5) **S 88° 24' 20" E, 175.38 feet** to the **true place of beginning**, and containing **3.192 acres**, more or less, and subject to all legal highways and easements of record.

The grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.

Bearings are to an assumed meridian and are used to express angles only.

According to a survey made in October 2021 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.

All iron pins set are 5/8" diameter rod with plastic cap stamped "STEVENS 7052".



Roger L. Stevens
 Roger L. Stevens
 Registered Surveyor No. 7052
 CASS-13-14C

NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK **10-22-21**
 INITIAL DATE
NN-391

7.916 Acres

Situated in the Township of Cass, County of Richland, State of Ohio, being part of the Northwest Quarter of Section 13, Township 23, Range 19 and being more particularly described as follows:

Commencing at an iron pin set in the northwest corner of said Northwest Quarter of Section 13;

Thence S 02° 33' 32" W, 681.07 feet along the west line of said Northwest Quarter of Section 13 to a point, said point being referenced by an iron pin set S 76° 11' 12" W, 44.86 feet from said point and being the **true place of beginning**;

Thence with following **SIX** courses:

- 1) N 76° 11' 12" E, **164.52 feet** to an iron pin set;
- 2) N 54° 41' 02" E, **140.76 feet** to an iron pin found in southwesterly corner of a parcel of land conveyed to Mex Properties LLC by official records volume 2936, page 89;
- 3) S 47° 09' 39" E, **314.02 feet** along a southerly line of said land of Mex Properties LLC to an iron pin found in the southeasterly corner of said land, said iron pin also being in a west line of a parcel of land conveyed to Martin and Lucy Sauder by official records volume 502, page 259;
- 4) S 02° 24' 41" W, **567.92 feet** along a west line of said land of Martin and Lucy Sauder to an iron pin found in an interior corner of said land;
- 5) N 86° 53' 58" W, **510.00 feet** along a north line of said land of Martin and Lucy Sauder to an iron pin found in a northwest corner of said land, said iron pin also being in said west line of said Northwest Quarter of Section 13;
- 6) N 02° 33' 32" E, **633.33 feet** along said west line of said Northwest Quarter of Section 13 to the **true place of beginning**, and containing **7.916 acres**, more or less, and subject to all legal highways and easements of record.

The grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.

Bearings are to an assumed meridian and are used to express angles only.

According to a survey made in October 2021 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.

All iron pins set are 5/8" diameter rod with plastic cap stamped "STEVENS 7052".



Roger L. Stevens

Roger L. Stevens
Registered Surveyor No. 7052
CASS-13-14C

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK **10-22-21**

INITIAL DATE
NN-391

EASEMENT A

Grantor reserves an easement 20.00 feet in width for ingress and egress, the centerline of said easement being described as follow:

Situated in the Township of Cass, County of Richland, State of Ohio, being part of the Southwest Quarter of Section 12 and being part of the Northwest Quarter of Section 13, Township 23, Range 19 and being more particularly described as follows:

Commencing at an iron pin set in the southwest corner of said Southwest Quarter of Section 12, said iron pin also being in the northwest corner of said Northwest Quarter of Section 13;

Thence S 02° 33' 32" W, 50.46 feet along the west line of said Northwest Quarter of Section 13 to a point, said point being the **true place of beginning**;

Thence with following **THREE** courses:

- 1) **S 88° 24' 20" E, 82.67 feet** to a point;
- 2) **N 87° 28' 54" E, 264.83 feet** to a point;
- 3) **N 38° 54' 03" E, 71.25 feet** to a point being in the centerline of S.R. 603 (60'), said point being the northeastly terminous of said easement;

EASEMENT B

Grantor grants to grantees their heirs and assigns an easement 20.00 feet in width for ingress and egress, the centerline of said easement being described as follow:

Situated in the Township of Cass, County of Richland, State of Ohio, being part of the Northeast Quarter of Section 14, Township 23, Range 19 and being more particularly described as follows:

Commencing at an iron pin set in the northeast corner of said Northeast Quarter of Section 14;

Thence S 02° 33' 32" W, 50.46 feet along the east line of said Northeast Quarter of Section 14 to a point, said point being the **true place of beginning**;

Thence with following course:

- 1) **N 88° 24' 20" W, 175.55 feet** to a point being west terminous of said easement;

Bearings are to an assumed meridian and are used to express angles only.

According to a survey made in October 2021 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.

All iron pins set are 5/8" diameter rod with plastic cap stamped "STEVENS 7052".



Roger L. Stevens

Roger L. Stevens
Registered Surveyor No. 7052
CASS-13-14C