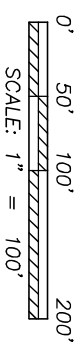
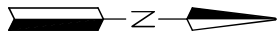


NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 5-15-23

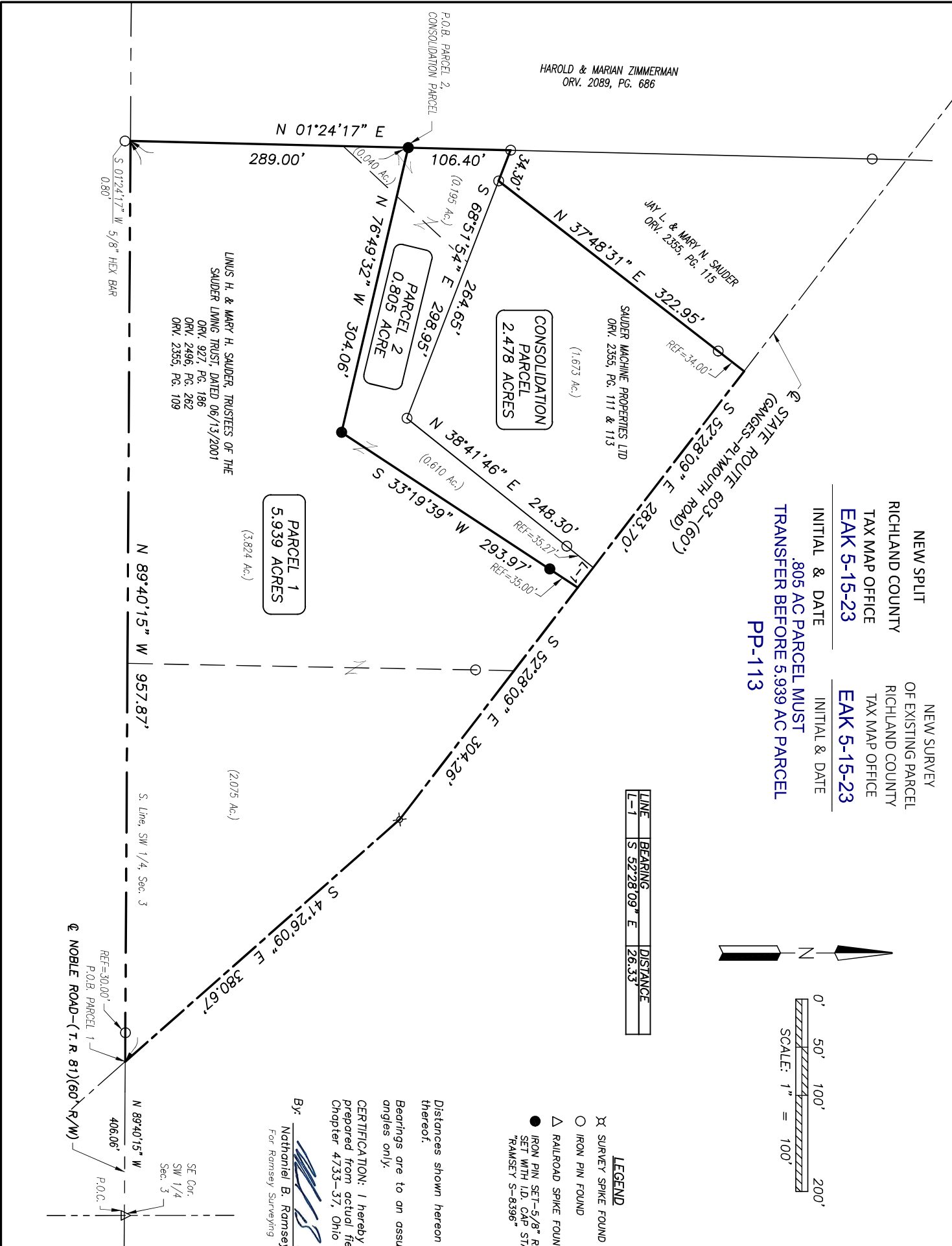
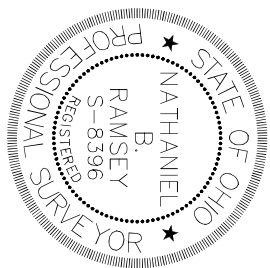
NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 5-15-23

INITIAL & DATE
 .805 AC PARCEL MUST
 TRANSFER BEFORE 5.939 AC PARCEL
PP-113



LINE	BEARING	DISTANCE
L-1	S 52°28'09" E	26.33'

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



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: **Nathaniel B. Ramsey, P.S. #8396**
 For Ramsey Surveying Date: 04/24/2023

RAMSEY SURVEYING
 Professional Land Surveying Services

283 EBY Road
 SHELTON, OHIO 44888
 TEL (419) 543-0399
 EMAIL: nramsey@ramsey-surveying.com

SURVEY MADE FOR PROPERTY TRANSFER

PART OF THE SOUTHWEST QUARTER OF SECTION 3, T-29 N. R-19 W RICHLAND COUNTY, OHIO

DRAWN	SCALE	DATE
NO. 1	1" = 500'	04/24/2023
DESIGNED	NO. 1	SHEET 1 OF 1
JOB NO.	SM-5818	

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

LEGAL DESCRIPTION

PARCEL 1

April 24, 2023

Situated in the Township of Cass, County of Richland, State of Ohio and being 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. and Mary H. Sauder, Trustees of the Sauder Living Trust, dated 06/13/2001 by official record volume 927, page 186, official record volume 2496, page 262 and official record volume 2355, page 109 and being more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the southeast corner of said Quarter and being on the centerline of Noble Road-(T.R. 81)(60' R/W);

Thence, **North 89 degrees 40 minutes 15 seconds West, 406.06 feet** along the South line of said Quarter, said centerline of Noble Road to a point at the intersection of the centerline of State Route 603-(Ganges-Plymouth Road)(60' R/W), said point being the **Place of Beginning** of the parcel herein described, and being referenced by an iron pin found North 89 degrees 40 minutes 15 seconds West, 30.00 feet therefrom;

Thence, the following **SIX** courses:


1. **North 89 degrees 40 minutes 15 seconds West, 957.87 feet** along the South line of said Quarter to a point in the southeast corner of a parcel conveyed to Harold and Marian Zimmerman by official record volume 2089, page 686, said point being referenced by a 5/8" hex bar found South 01 degree 24 minutes 17 seconds West, 0.80 feet therefrom
2. **North 01 degree 24 minutes 17 seconds East, 289.00 feet** along the east line of said Zimmerman parcel to an iron pin set;
3. **South 76 degrees 49 minutes 32 seconds East, 304.06 feet** traversing aforementioned Sauder parcel to an iron pin set;
4. **North 33 degrees 19 minutes 39 seconds East, 293.97 feet** traversing said Sauder parcel to a point on the aforementioned centerline of State Route 603, passing through an iron pin set at 258.97 feet;
5. **South 52 degrees 28 minutes 09 seconds East, 304.26 feet** along said centerline of State Route 603 to a survey spike found at a point of deflection;

6. **South 41 degrees 26 minutes 09 seconds East, 380.67 feet** continuing along said centerline of State Route 603 to the **Place of Beginning**, and containing 5.939 acres, more or less, and subject to all legal highways, leases, servitudes, use restrictions, and easements 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 April, 2023 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5818 PARCEL 1_Legal



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 5-15-23

INITIAL & DATE

**.805 AC PARCEL MUST
TRANSFER BEFORE THIS PARCEL**

PP-113

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

LEGAL DESCRIPTION

PARCEL 2

April 24, 2023

Situated in the Township of Cass, County of Richland, State of Ohio and being 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. and Mary H. Sauder, Trustees of the Sauder Living Trust, dated 06/13/2001 by official record volume 927, page 186, official record volume 2496, page 262 and official record volume 2355, page 109 and being more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the southeast corner of said Quarter and being on the centerline of Noble Road-(T.R. 81)(60' R/W);

Thence, **North 89 degrees 40 minutes 15 seconds West, 1363.93 feet** along the south line of said Quarter to a point in the southeast corner of a parcel conveyed to Harold and Marian Zimmerman by official record volume 2089, page 686, being referenced by a 5/8" hex bar found South 01 degree 24 minutes 17 seconds West, 0.80 feet therefrom;

Thence, **North 01 degree 24 minutes 17 seconds East, 289.00 feet** along the east line of said Harold and Marian Zimmerman parcel to an iron pin set, being the **Place of Beginning** of the parcel herein described;

Thence, the following **SIX** courses:

1. **North 01 degree 24 minutes 17 seconds East, 106.40 feet** continuing along the east line of said Zimmerman parcel to an iron pin found in the southwest corner of a parcel conveyed to Jay L. and Mary N. Sauder by official record volume 2355, page 115;
2. **South 68 degrees 51 minutes 54 seconds East, 298.95 feet** along the southerly line of said Sauder parcel and along the southerly line of a parcel conveyed to Sauder Machine Properties LTD by official record volume 2355, page 111 & 113 to an iron pin found in the southeast corner thereof;
3. **North 38 degrees 41 minutes 46 seconds East, 248.30 feet** along the easterly line of said Sauder Machine Properties LTD parcel to a point on the centerline of State Route 603-(Ganges-Plymouth Road (60' R/W), passing through an iron pin found for reference at 213.03 feet;
4. **South 52 degrees 28 minutes 09 seconds East, 26.33 feet** along said centerline of State Route 603 to a point;


5. **South 33 degrees 19 minutes 39 seconds West, 293.97 feet** traversing aforementioned Linus H. and Mary H. Sauder parcel to an iron pin set, passing through an iron pin set for reference at 35.00 feet;
6. **North 76 degrees 49 minutes 32 seconds West, 304.06 feet** traversing said Linus H. and Mary H. Sauder parcel to the **Place of Beginning**, containing 0.805 of an acre, more or less, and subject to all legal highways, leases, servitudes, use restrictions, and easements 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".

The grantees, his heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument 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.

According to a survey made in April, 2023 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.



Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5818 PARCEL 2_Legal



NEW SPLIT
RICHLAND COUNTY
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EAK 5-15-23

INITIAL & DATE
PP-113

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

LEGAL DESCRIPTION

CONSOLIDATION PARCEL

April 24, 2023

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

Commencing at a railroad spike found and accepted as marking the southeast corner of said Quarter and being on the centerline of Noble Road-(T.R. 81)(60' R/W);

Thence, **North 89 degrees 40 minutes 15 seconds West, 1363.93 feet** along the south line of said Quarter to a point in the southeast corner of a parcel conveyed to Harold and Marian Zimmerman by official record volume 2089, page 686, being referenced by a 5/8" hex bar found South 01 degree 24 minutes 17 seconds West, 0.80 feet therefrom;

Thence, **North 01 degree 24 minutes 17 seconds East, 289.00 feet** along the east line of said Harold and Marian Zimmerman parcel to an iron pin set, being the **Place of Beginning** of the parcel herein described;

Thence, the following **SIX** courses:

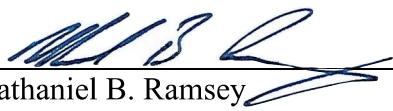
1. **North 01 degree 24 minutes 17 seconds East, 106.40 feet** continuing along the east line of said Zimmerman parcel to an iron pin found in the southwest corner of a parcel conveyed to Jay L. and Mary N. Sauder by official record volume 2355, page 115;
2. **South 68 degrees 51 minutes 54 seconds East, 34.30 feet** along the southerly line of said Sauder parcel to an iron pin found in the southeasterly corner thereof;
3. **North 37 degrees 48 minutes 31 seconds East, 322.95 feet** along the easterly line of said Sauder parcel to a point in the northeasterly corner thereof, said point also being on the centerline of State Route 603-(Ganges-Plymouth Road)(60'), and passing through an iron pin found for reference at 288.95 feet;
4. **South 52 degrees 28 minutes 09 seconds East, 283.70 feet** along said centerline to a point;
5. **South 33 degrees 19 minutes 39 seconds West, 293.97 feet** to an iron pin set, passing through an iron pin set for reference at 35.00 feet;

6. **North 76 degrees 49 minutes 32 seconds West, 304.06 feet** traversing aforementioned Sauder parcel to the **Place of Beginning**, and containing 2.478 acres, more or less, and subject to all legal highways, leases, servitudes, use restrictions, and easements 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 April, 2023 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5818 PARCEL 1_Legal



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
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INITIAL & DATE

PP-113