

LINE	BEARING	DISTANCE
L1	S 00°28'16" E	60.45'
L2	S 88°56'25" W	175.78'
L3	S 66°06'31" E	269.06'
L4	N 73°31'55" E	209.38'
L5	N 52°01'47" E	140.76'
L6	N 07°33'00" W	155.89'
L7	N 56°06'41" W	233.95'

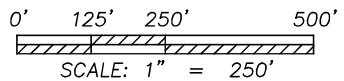
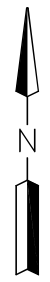
MICHAEL D. RIETSCHLIN
DV. 803, PG. 416

PARCEL 2
83.2520 ACRES

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

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 5-17-23
INITIAL & DATE
PP-117

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
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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 Date: 05/01/2023
For Ramsey Surveying



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 FOR PROPERTY TRANSFER

PART OF THE NE 1/4 OF SECTION 14 & THE NW 1/4 OF SECTION 13, CASS TOWNSHIP T-23 N, R-19 W RICHLAND COUNTY, OHIO

DRAWN HCO	CHECKED NBR	SCALE 1" = 250'	DATE 05/01/2023
JOB NO: SM-5813		SHEET 1 OF 1	

LEGAL DESCRIPTION

Parcel 1

May 1, 2023

Situated in the Township of Cass, County of Richland, State of Ohio and being part of the Northeast Quarter of Section 14 and part of the Northwest Quarter of section 13 Township 23-North, Range 19-West and being a portion of the lands conveyed to Michael D. Rietschlin by deed volume 803, page 416 and being more particularly described as follows:

Beginning for the same at an iron pin found and accepted as marking the northeast corner of said Northeast Quarter and being in a northwest corner of a parcel conveyed to Marcus N. and Rebekah E. Burkholder by official record volume 2999, page 799;

Thence, the following **SEVENTEEN** courses:

1. **South 00 degrees 28 minutes 16 seconds East, 60.45 feet** along the east line of said Northeast Quarter, a west line of said Burkholder parcel to an iron pin set in an interior corner thereof;
2. **South 88 degrees 56 minutes 25 seconds West, 175.78 feet** along a north line of said Burkholder parcel to an iron pin found in a northwest corner thereof;
3. **South 12 degrees 11 minutes 51 seconds West, 533.15 feet** along a west line of said Burkholder parcel to an iron pin set;
4. **South 66 degrees 06 minutes 31 seconds East, 269.06 feet** along a southerly line of said Burkholder parcel to an iron pin found in a southerly corner thereof;
5. **North 73 degrees 31 minutes 55 seconds East, 209.38 feet** along a southerly line of said Burkholder parcel to an iron pin found in a southerly corner thereof;
6. **North 52 degrees 01 minute 47 seconds East, 140.76 feet** along a southerly line of said Burkholder parcel to an iron pin found in the southwesterly corner of a parcel conveyed to Mex Properties LLC by official record volume 2936, page 89;
7. **South 49 degrees 48 minutes 52 seconds East, 314.02 feet** along the southerly line of said Mex Properties LLC parcel to an iron pin found on a west line of a parcel conveyed to Martin and Lucy Sauder by official record volume 502, page 259;
8. **South 00 degrees 14 minutes 39 seconds East, 567.95 feet** along said west line of Sauder parcel to an iron pin found in an interior corner thereof;
9. **North 89 degrees 33 minutes 58 seconds West, 501.39 feet** along a north line of said Sauder parcel to an iron pin set in a northwest corner thereof, being on the east line of aforementioned Northeast Quarter;
10. **North 07 degrees 33 minutes 00 seconds West, 155.89 feet** traversing aforementioned Rietschlin parcel to an iron pin set;
11. **North 56 degrees 06 minutes 41 seconds West, 233.95 feet** traversing said Rietschlin parcel to an iron pin set;
12. **North 14 degrees 20 minutes 42 seconds West, 441.52 feet** traversing said Rietschlin parcel to an iron pin set;

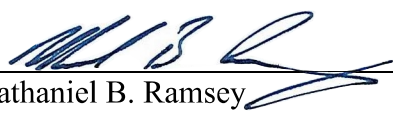
13. **North 66 degrees 47 minutes 53 seconds West, 780.28 feet** traversing said Rietschlin parcel to a point, passing through an iron pin set at 755.88 feet;
14. **South 36 degrees 14 minutes 51 seconds West, 542.51 feet** traversing said Rietschlin parcel to an iron pin set;
15. **South 69 degrees 20 minutes 24 seconds West, 486.51 feet** traversing said Rietschlin parcel to an iron pin found in the southeast corner of a parcel conveyed to Board of Trustees of Cass Township by official record volume 276, page 518;
16. **North 00 degrees 38 minutes 53 seconds West, 867.53 feet** along the east line of said Board of Trustees of Cass Township parcel to an iron pin set on the north line of aforementioned Northeast Quarter;
17. **North 88 degrees 51 minutes 36 seconds East, 1816.61 feet** along the north line of said Northeast Quarter to the **Place of Beginning**, and containing 30.9996 acres of which 23.1781 acres are located within said Northeast Quarter and 7.8215 acres are located within said Northwest Quarter, 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 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 May, 2023 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.



 Nathaniel B. Ramsey
 Professional Surveyor No. 8396
 For Ramsey Surveying
 SM-5813_PARCEL 1_Legal



NEW SPLIT
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283 Eby Road
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EMAIL nramsey@ramsey-surveying.com

LEGAL DESCRIPTION

Parcel 2

May 1, 2023

Situated in the Township of Cass, County of Richland, State of Ohio and being part of the Northeast Quarter of Section 14 Township 23-North, Range 19-West and being a portion of the lands conveyed to Michael D. Rietschlin by deed volume 803, page 416 and being more particularly described as follows:

Beginning for the same at an iron pin found and accepted as marking the southeast corner of said Quarter;

Thence, the following **NINE** courses:

1. **South 89 degrees 41 minutes 34 seconds West, 1808.40 feet** along the south line of said Quarter to an iron pin found in the southeast corner of a parcel conveyed to Randall L. and Eileen M. Eisenhower by official record volume 800, page 771
2. **North 00 degrees 38 minutes 53 seconds West, 1754.75 feet** along the east line of said Eisenhower parcel to an iron pin found in the northeast corner thereof;
3. **North 69 degrees 20 minutes 24 seconds East, 486.51 feet** traversing aforementioned Rietschlin parcel to an iron pin set;
4. **North 36 degrees 14 minutes 51 seconds East, 542.51 feet** traversing said Rietschlin parcel to a point;
5. **South 66 degrees 47 minutes 53 seconds East, 780.28 feet** traversing said Rietschlin parcel to an iron pin set, passing through an iron pin set for reference at 24.40 feet;
6. **South 14 degrees 20 minutes 42 seconds East, 441.52 feet** traversing said Rietschlin parcel to an iron pin set;
7. **South 56 degrees 06 minutes 41 seconds East, 233.95 feet** traversing said Rietschlin parcel to an iron pin set;
8. **South 07 degrees 33 minutes 00 seconds East, 155.89 feet** traversing said Rietschlin parcel to an iron pin set on the east line of aforementioned Quarter;


9. **South 00 degrees 28 minutes 16 seconds East, 1334.00 feet** along the east line of said Quarter to the **Place of Beginning**, and containing 83.2520 acres, more or less and subject to all legal highways, leases, servitudes, use restrictions, and easements of record.

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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 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 May, 2023 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5813_PARCEL 2_Legal



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
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