

DESCRIPTION OF 0.49 ACRE PARCEL
CAROLINE SAUDER

Situated in the State of Ohio, County of Richland, Monroe Township, part of the Southeast Quarter of Section Five (5), Township Twenty-two (22), Range Seventeen (17), and being a 0.49 acre parcel of land out of a 4.22 acre and a 4.39 acre tract conveyed to Caroline M. Sauder, per Official Record Volume 1216, Page 795 & Official Record Volume 1216, Page 793, of the Richland County Recorder's Records, and being more particularly described as follows:

Commencing at an iron pipe found at the Northeast corner of the southeast quarter of Section 5 and being in the centerlines of Kerr Road (Township Highway 354) and Lucas North Road (Township Highway 357).

Thence South 00°45'29" East, 431.56 feet with the east line of the southeast quarter of Section 5 and with the centerline of said Lucas North Road to an iron pin found.

Thence South 88°12'46" West, 93.82 feet to a point being referenced by an iron pin found at North 04°25'30" West, 0.42 feet. Said point being the place of beginning for the parcel herein described.

Thence with the following five (5) courses:

1. South 72°25'41" West, 221.59 feet to a rebar set;
2. North 24°39'30" West, 293.30 feet to a rebar set on the south line of land now or formerly owned by Edward & Janet Gilliland per Deed Volume 710, Page 140;
3. North 88°12'46" East, 113.62 feet with the south line of said Gilliland land and the south line of Edward & Janet Gilliland per Deed Volume 698, Page 232 to an iron pin found;
4. South 00°45'29" East, 210.00 feet with the west line of land now or formerly owned by Donald R. & Faye A. Sauder per Official Record Volume 1301, Page 224 to a rebar set;
5. North 88°12'46" East, 217.39 feet with the south line of said Sauder's land to the point of beginning for the parcel herein described, containing 0.49 acre more or less, of which 0.05 acre out of a 4.39 acre parcel and 0.44 acre out of a 4.22acre parcel, subject to all legal easements, restrictions, and rights-of-way now on record.

All rebar set are 5/8-inch diameter x 30 inch long with plastic cap stamped "Lutz 6756".

Bearings are based on a survey performed by Warne Clancy dated March 27, 1997. (Richland County Tax Map Office File 125).

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 under applicable zoning 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.

I hereby certify that this description is based upon an actual field survey made under the supervision of David E. Lutz Registered Surveyor No. 6756, and all monumentation was set or found as indicated.

Prior Deed Reference: Official Record Volume 1216, Page 795 & Official Record Volume 1216, Page 793

Prepared by:

David E. Lutz
Registered Surveyor No. 6756
Dated: June 26, 2008



7-258

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
MLB 6-30-08
INITIAL DATE

7-258

Z-258

PLAT OF PROPERTY SURVEY FOR
CAROLINE SAUDER

PART OF THE SOUTHEAST QUARTER OF SECTION FIVE (5)
TOWNSHIP TWENTY-TWO (22), RANGE SEVENTEEN (17)
MONROE TOWNSHIP, RICHLAND COUNTY, OHIO



BASIS OF BEARINGS

BEARINGS ARE BASED ON A SURVEY
PERFORMED BY WARNE CLANCY DATED
MARCH 27, 1997. (RICHLAND COUNTY TAX MAP
OFFICE FILE 125)

KERR RD. (T.H. 354) P.O.C.

N LINE SE 1/4 SEC 5

SEC 5
T22N
R17E
S1/4

LUCAS NORTH RD. (T.H. 357)
S 00°45'29" E 431.56'

221.56' E LINE SE 1/4 SEC 5

K.L. ROTH
0.81 ACRE
DRV 860, P 103

D.F. & B.S. ROSE
0.63 ACRE
DV 838, P 375

E. & J. GILLAND
0.53 ACRE
DV 698, P 232

E. & J. GILLAND
1.00 ACRE
DV 710, P 140

D.R. & F.A. SAUDER
1.500 ACRE
DRV 1301, P 224

C.M. SAUDER
4.22 ACRE
DRV 1216, P 793

N 88°12'46" E 100'
113.62'
0.05 ACRE

0.44 ACRE

0.49 ACRE TOTAL

S 00°45'29" E 210.00'

N 24°39'30" W 293.30'

N 88°12'46" E 217.39'

N 04°25'30" W 0.42'

S 88°12'46" W 93.82'

S 72°25'41" W 221.59'



LEGEND

- 5/8" DIA. X 30" LONG REBAR SET WITH PLASTIC CAP STAMPED "LUTZ 6756"
 - IRON PIN FOUND
 - ⊙ IRON PIPE FOUND
- NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
- INITIAL DATE
MLB 6-30-08



CERTIFICATION: I HEREBY CERTIFY THAT THE
FOREGOING SURVEY WAS PREPARED FROM
ACTUAL FIELD MEASUREMENTS IN ACCORDANCE
WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE
CODE.

PREPARED BY

David E. Lutz

DAVID E. LUTZ
OHIO REGISTERED SURVEYOR NO. 6756
DATE: June 26, 2008

Lutz