

LESTER Z. NEWSWANGER AND
NAOMI M. NEWSWANGER
ORV. 2317 PG. 212

LESTER Z. NEWSWANGER AND NAOMI M. NEWSWANGER,
TRUSTEES OR THEIR SUCCESSORS IN TRUST, UNDER THE
LESTER Z. NEWSWANGER AND NAOMI M. NEWSWANGER
LIVING TRUST, DATED SEPTEMBER 29, 2009
ORV. 1957 PG. 345

GALEN B. AND JENNIFER Z. NEWSWANGER
ORV. 2641 PG. 555

PARCEL "B"
5.0297 ACRES
LESTER Z. NEWSWANGER AND
NAOMI M. NEWSWANGER
ORV. 2317 PG. 212

PARCEL "A"
5.0001 ACRES
TOTAL

LESTER Z. NEWSWANGER AND NAOMI M. NEWSWANGER,
TRUSTEES OR THEIR SUCCESSORS IN TRUST, UNDER THE
LESTER Z. NEWSWANGER AND NAOMI M. NEWSWANGER
LIVING TRUST, DATED SEPTEMBER 29, 2009
ORV. 1957 PG. 345

DALE B. & SAMANTHA NEWSWANGER
ORV. 2997 PG. 4955

LESTER Z. NEWSWANGER AND NAOMI M. NEWSWANGER,
TRUSTEES OR THEIR SUCCESSORS IN TRUST, UNDER THE
LESTER Z. NEWSWANGER AND NAOMI M. NEWSWANGER
LIVING TRUST, DATED SEPTEMBER 29, 2009
ORV. 1957 PG. 345

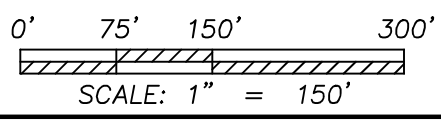
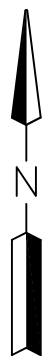
ERNEST S. WITMER
AND WILMA H WITMER
ORV. 3011 PG. 2172

NEW SURVEY OF EXISTING PARCEL
NEW SPLIT OF EXISTING PARCEL
RICHLAND COUNTY RICHLAND COUNTY
TAX MAP OFFICE TAX MAP OFFICE
EAK 8-29-24 EAK 8-29-24

INITIAL & DATE INITIAL & DATE
QQ-238

LEGEND

- IRON PIN FOUND
- △ RAILROAD SPIKE FOUND
- ∅ IRON PIPE FOUND
- STONE 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 Date: 08/20/2024
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 NORTHEAST & SOUTHEAST QUARTERS OF SECTION 13, CASS TOWNSHIP T-23 N, R-19 W RICHLAND COUNTY, OHIO

DRAWN SDS	CHECKED NBR	SCALE 1" = 150'	DATE 08/20/2024
JOB NO: SM-6028			SHEET 1 OF 1

RAMSEY SURVEYING

Professional Land Surveying Services

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

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 8-29-24

LEGAL DESCRIPTION

PARCEL "A"

**PART NE & SE 1/4 SECTION 13
CASS TOWNSHIP
RICHLAND COUNTY, OHIO**

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 8-29-24

INITIAL & DATE
QQ-238

INITIAL & DATE

August 26, 2024

Situated in the Township of Cass, County of Richland, State of Ohio and being a part of the Southeast Quarter of Section 13, Township 23 North, Range 19 West, being a parcel conveyed to Lester Z. Newswanger and Naomi M. Newswanger, Trustees or their successors in trust, under The Lester Z. Newswanger and Naomi M. Newswanger Living Trust, dated September 29, 2009 by official record volume 1957, page 345 and being more particularly described as follows:

Commencing at a stone found and accepted as marking the southwest corner of said Northeast Quarter;

Thence, **North 89 degrees 20 minutes 56 seconds East, 1661.37 feet** along the south line of said quarter to an iron pin found in the southeast corner of a parcel conveyed to Lester Z. Newswanger and Naomi M. Newswanger by official record volume 2317, page 212, being the **Place of Beginning** for the parcel herein described;

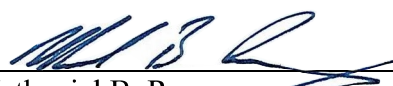
Thence, the following **FIVE** courses:

1. **North 00 degrees 46 minutes 28 seconds West, 499.53 feet** along an east line of said parcel to a railroad spike found in and existing interior corner thereof, also being on the centerline of State Route 603;
2. **South 55 degrees 15 minutes 27 seconds East, 625.92 feet** along said centerline to a railroad spike found;
3. **South 00 degrees 45 minutes 34 seconds East, 246.34 feet** to an iron pin set;
4. **South 89 degrees 20 minutes 56 seconds West, 508.78 feet** to an iron pin set on the east line of a parcel conveyed to Ernest S. Witmer and Wilma H. Witmer by official record volume 3011, page 2172;
5. **North 01 degree 05 minutes 55 seconds West, 109.34 feet** along said east line of said Witmer parcel to the **Place of Beginning**, containing a total of 5.0001 acres, more or less, of which 3.7223 acres are located within said Northeast Quarter and 1.2778 acres are located within said Southeast Quarter, and subject to all legal highways and easements of record.

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

Iron pins set are 5/8" rebar with I.D. cap stamped "Ramsey S-8396"

According to a survey made August 2024 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-6028_Parcel A.docx



LEGAL DESCRIPTION

PARCEL "B"

**PART NE 1/4 SECTION 13
CASS TOWNSHIP
RICHLAND COUNTY, OHIO**

August 26, 2024

Situated in the Township of Cass, County of Richland, State of Ohio and being a part of the Northeast Quarter of Section 13, Township 23 North, Range 19 West, being part of a parcel conveyed to Lester Z. Newswanger and Naomi M. Newswanger by official record volume 2317, page 212 and being more particularly described as follows:

Commencing at a stone found and accepted as marking the southwest corner of said Quarter;


Thence, **North 89 degrees 20 minutes 56 seconds East, 1319.54 feet** along the south line of said quarter to an iron pin found in the southeast corner of a parcel conveyed to Galen B. and Jennifer Z. Newswanger by official record volume 2641, page 555, being the **Place of Beginning** for the parcel herein described;

Thence, the following **FOUR** courses:

1. **North 02 degrees 09 minutes 20 seconds West, 756.00 feet** along the east line of said Galen B. and Jennifer Z. Newswanger parcel to a railroad spike found in the northeast corner thereof, also being on the centerline of State Route 603, and passing through an iron pin found for reference at 725.04 feet;
2. **South 55 degrees 15 minutes 27 seconds East, 442.36 feet** along said centerline to a railroad spike found in a northwest corner of a parcel conveyed to Lester Z. Newswanger and Naomi M. Newswanger, Trustees or their successors in trust, under The Lester Z. Newswanger and Naomi M. Newswanger Living Trust, dated September 29, 2009 by official record volume 1957, page 345;
3. **South 00 degrees 46 minutes 28 seconds East, 499.53 feet** along a west line of said Newswanger Trust parcel to an iron pin found on the south line of said Quarter, also being in a northeast corner of a parcel conveyed to Ernest S. Witmer and Wilma H. Witmer by official record volume 3011, page 2172;
4. **South 89 degrees 20 minutes 56 seconds West, 341.83 feet** along the south line of said Quarter, the north line of said Witmer parcel, to the **Place of Beginning**, containing 5.0297 acres, more or less, and subject to all legal highways and easements of record.

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

According to a survey made August 2024 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-6028_Parcel B.docx



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 8-29-24

INITIAL & DATE

QQ-238