

NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 2-5-25
 INITIAL & DATE
RR-23

MARCUS N. BURKHOLDER AND
 REBEKAH ELIZABETH BURKHOLDER
 ORV. 3014, PG. 1921

13.1768 ACRES TOTAL

LINE	BEARING	DISTANCE
L-1	S 06°38'09" E	414.84'
L-2	S 07°14'09" E	198.39'

REFERENCE DOCUMENTS:

- ODOT FIELD BOOK 59 (S.R. 178)
- Y-118
- Y-177
- O-323
- O-322
- NN-174
- HH-268
- O-324

LINE	BEARING	DISTANCE
R-1	N 89°10'57" E	30.16'
R-2	S 82°12'03" W	29.67'
R-3	S 83°02'25" W	30.03'
R-4	S 89°10'57" W	30.17'
R-5	N 89°10'57" E	30.19'

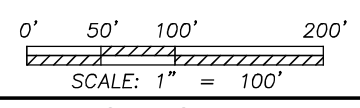
- LEGEND**
- IRON PIN FOUND
 - △ POINT OF DEFLECTION
 - ⊗ CONCRETE MONUMENT FOUND
 - IRON PIN SET-5/8" REBAR SET WITH I.D. CAP STAMPED "RAMSEY S-8396"

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. 70596 01/13/2025
 Date



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 SOUTHWEST QUARTER OF SECTION 13, CASS TOWNSHIP T-23 N, R-19 W RICHLAND COUNTY, OHIO

DRAWN SES	CHECKED NBR	SCALE 1" = 100'	DATE 01/13/2025
JOB NO: SM-6131		SHEET 1 OF 1	

RAMSEY SURVEYING
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LEGAL DESCRIPTION

**PART OF THE SW QUARTER SECTION 13
T-23 N, R-19 W
CASS TOWNSHIP
RICHLAND COUNTY, OHIO**

January 13, 2025

Situated in the Township of Cass, County of Richland, State of Ohio and being a part of the Southwest Quarter Section 13, Township 23-North, Range 19-West, being a portion of the lands conveyed to Marcus N. Burkholder and Rebekah Elizabeth Burkholder, by official record volume 3014, page 1921, being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the northwest corner of said Southwest Quarter;

Thence, **North 89 degrees 10 minutes 57 seconds East, 1790.45 feet** along the north line of said quarter to a point on the centerline of Ganges-Five Points Road-(C.H. 207)(60'R/W) and passing through an iron pin set for reference at 1760.29 feet;

Thence, **South 06 degrees 38 minutes 09 seconds East, 414.84 feet** along said centerline of Ganges-Five Points Road to a point of deflection being referenced by a concrete monument found South 82 degrees 12 minutes 03 seconds West, 29.67 feet therefrom;

Thence, **South 07 degrees 14 minutes 09 seconds East, 198.39 feet** continuing along said centerline of Ganges-Five Points Road to a point, referenced by an iron pin set South 89 degrees 10 minutes 57 seconds West, 30.19 feet therefrom, said point being the **Place of Beginning** of the parcel herein described.

Thence, the following **FIVE** Courses:

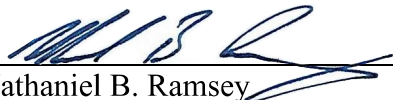
1. **South 07 degrees 14 minutes 09 seconds East, 328.42 feet** continuing along said centerline of Ganges-Five Points Road to a point of deflection being referenced by a concrete monument found South 83 degrees 02 minutes 25 seconds West, 30.03 feet therefrom;
2. **South 06 degrees 48 minutes 57 seconds East, 476.25 feet** continuing along said centerline of Ganges-Five Points Road to a point;
3. **South 89 degrees 10 minutes 57 seconds West, 760.00 feet** traversing through the aforementioned Burkholder parcel to an iron pin set, and passing through an iron pin set for reference at 30.17 feet;

4. **North 00 degrees 49 minutes 03 seconds West, 800.00 feet** traversing through said Burkholder parcel to an iron pin set;
5. **North 89 degrees 10 minutes 57 seconds East, 673.52 feet** traversing through said Burkholder parcel to the **Place of Beginning**, and passing through an iron pin set for reference at 643.33 feet, and containing 13.1768 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" rebar with cap stamped "Ramsey S-8396"

According to a survey made in January 2025 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-6131_Legal.docx



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