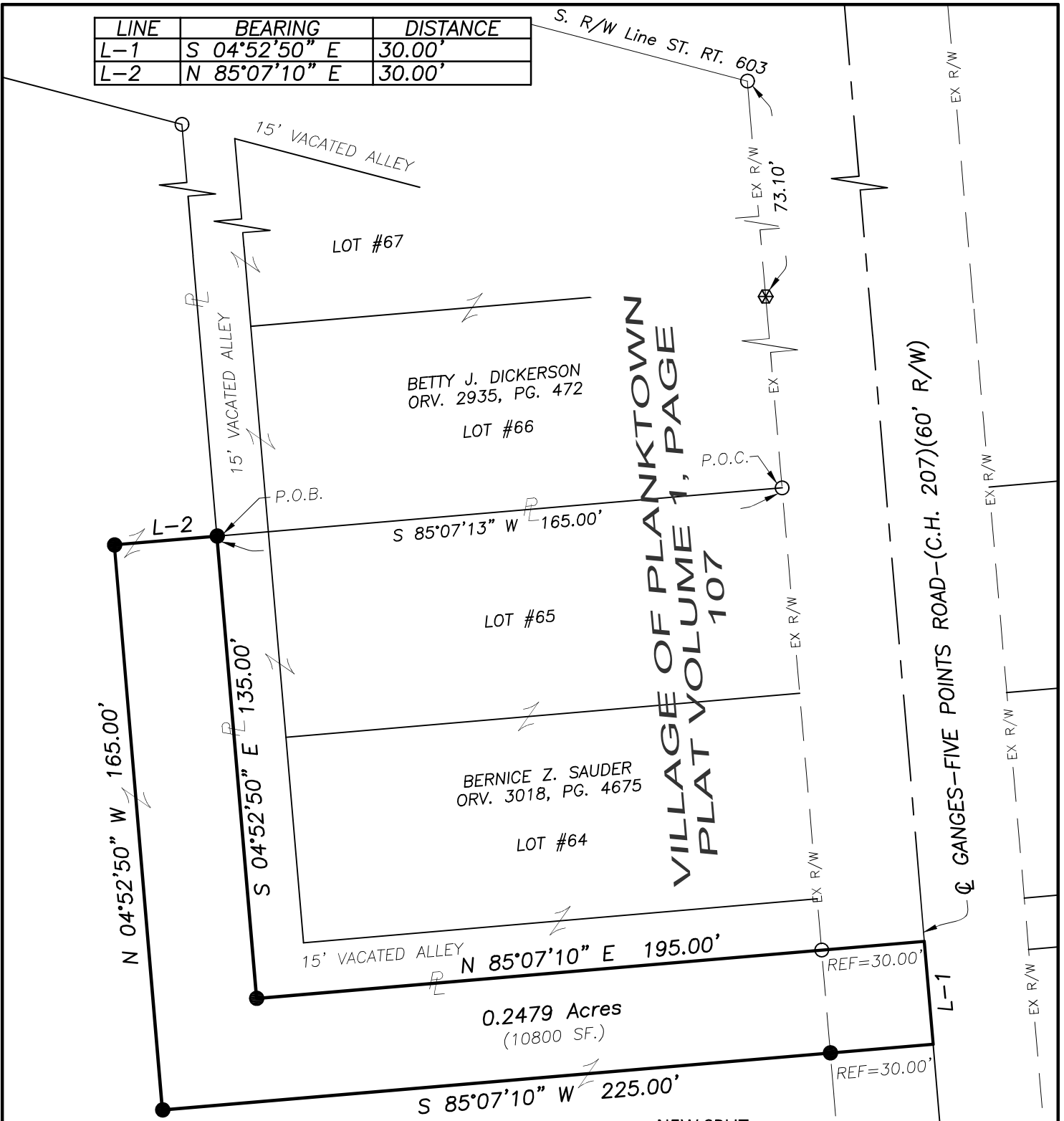


LINE	BEARING	DISTANCE
L-1	S 04°52'50" E	30.00'
L-2	N 85°07'10" E	30.00'



MARTIN SAUDER AND LUCY SAUDER
ORV. 502, PG. 259

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 2-28-25

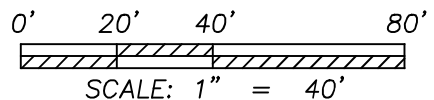
INITIAL & DATE

RR-46



LEGEND

- IRON PIN FOUND
- △ MAGNAIL SPIKE FOUND
- ⊗ R/W 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. #8396 01/30/2025
For Ramsey Surveying 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 NORTHWEST QUARTER OF SECTION 13, CASS TOWNSHIP T-23 N, R-19 W RICHLAND COUNTY, OHIO

DRAWN SDS	CHECKED NBR	SCALE 1" = 40'	DATE 01/30/2025
JOB NO: SM-6138			SHEET 1 OF 1

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283 Eby Road
Shiloh, Ohio 44878
TEL (419) 512-2596
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LEGAL DESCRIPTION

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

February 5, 2025

Situated in the Township of Cass, County of Richland, State of Ohio and being a part of the Northwest Quarter Section 13, Township 23-North, Range 19-West, being a portion of the lands conveyed to Martin Sauder and Lucy Sauder by official record volume 502, page 259, being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the northeast corner of Lot #65 in the Village of Planktown as recorded in plat volume 1, page 107, also being marking the northeast corner of a parcel conveyed to Bernice Z. Sauder by official record volume 3018, page 4675;

Thence, **South 85 degrees 07 minutes 13 seconds West, 165.00 feet** along the north line of said Bernice Z. Sauder parcel, the north line of said Lot 65 and the westerly prolongation thereof, to an iron pin set on the west line of a vacated 15-ft. wide alley, and being the **Place of Beginning** of the parcel herein described;

Thence, the following **SIX** Courses:

1. **South 04 degrees 52 minutes 50 seconds East, 135.00 feet** along the west line of said vacated alley, also being the west line of said Bernice Z. Sauder parcel to an iron pin set in the southwest corner thereof;
2. **North 85 degrees 07 minutes 10 seconds East, 195.00 feet** along the south line of said Bernice Z. Sauder parcel, the south line of a 15-ft. wide vacated alley, and the easterly prolongation thereof, to a point on the centerline of Ganges-Five Points Road-(C.H. 207)(60'R/W), passing through an iron pin found for reference at 165.00 feet;
3. **South 04 degrees 52 minutes 50 seconds East, 30.00 feet** along the said centerline of Ganges-Five Points Road to a point;
4. **South 85 degrees 07 minutes 10 seconds West, 225.00 feet** traversing through the aforementioned Martin Sauder parcel to an iron pin set, passing through an iron pin set for reference at 30.00 feet;
5. **North 04 degrees 52 minutes 50 seconds West, 165.00 feet** traversing through said Martin Sauder parcel to an iron pin set;

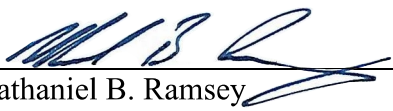
6. **North 85 degrees 07 minutes 10 seconds East, 30.00 feet** traversing through said Martin Sauder parcel to the **Place of Beginning**, containing 0.2479 of an acre (10800 SF.), more or less, and subject to all legal highways, leases, servitudes, use restrictions, and easements of record.

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"

Grantees, their 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 February 2025 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-6138_Legal



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 2-28-25

INITIAL & DATE

RR-46