

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

INITIAL & DATE
RR-47

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

SW Corner of
 the NW 1/4
 Sec. 13
 N. Line of the SW 1/4 Sec. 13
 P.O.C.

N 89°10'57" E 1519.37

N 00°49'03" W 60.00'

N 89°10'57" E 265.00'

0.3692 ACRES
 (16083.42 SF)

S. Line of the NW 1/4 Sec. 13

S 89°10'57" W 271.11'

S 06°38'09" E 60.31'

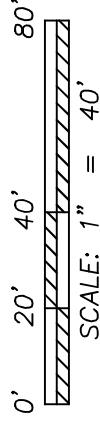
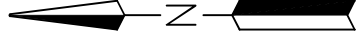
REF=30.16'

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STA. 446+21.46
 30' RT. & L.T.

STA. 433+34.40
 30' RT. & L.T.

GANGES-FIVE POINTS ROAD-(C.H. 207)(60' R/W)



LEGEND


- IRON PIN FOUND
- ⊗ CONCRETE MONUMENT FOUND
- △ POINT OF DEFLECTION
- 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:  01/30/2025 Date
 Nathaniel B. Ramsey, P.S. #8396
 For Ramsey Surveying

RAMSEY SURVEYING
 Professional Land Surveying Services

283 Eby Road
 Shiloh, OH 45478
 TEL (419) 572-2596 FAX (419) 572-0399
 EMAIL nramsey@ramsey-surveying.com

SURVEY MADE AT FOR PROPERTY TRANSFER

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

DRAWN SOS	CHECKED NR	DATE 01/30/2025
JOB NO: SM-6137		SHEET 1 OF 1

LEGAL DESCRIPTION

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

January 31, 2025

Situated in the Township of Cass, County of Richland, State of Ohio and being a part of the Northwest Quarter of 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 southwest corner of said Northwest Quarter;

Thence, **North 89 degrees 10 minutes 57 seconds East, 1519.37 feet** along the south line of said Quarter to an iron pin set being the **Place of Beginning** of the parcel herein described;

Thence, the following **FOUR** Courses:


1. **North 00 degrees 49 minutes 03 seconds West, 60.00 feet** traversing said Sauder parcel to an iron pin set;
2. **North 89 degrees 10 minutes 57 seconds East, 265.00 feet** traversing said Sauder parcel to a point on the centerline of Ganges-Five Points Road-(C.H. 207)(60'R/W) passing through an iron pin set for reference at 234.84 feet;
3. **South 06 degrees 38 minutes 09 seconds East, 60.31 feet** along the said centerline of Ganges-Five Points Road to a point being on the south line of said Quarter;
4. **South 89 degrees 10 minutes 57 seconds West, 271.11 feet** along the south line of said Quarter and said Sauder parcel to the **Place of Beginning**, and passing through an iron pin set for reference at 30.16 feet, and containing 0.3692 of an acre (16083.42 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 January 2025 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-6137_Legal



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