

**CHARLES A. KERG**  
**REGISTERED LAND SURVEYOR NO. 7152**

102 West Main Street  
Shelby, Ohio 44875  
Phone: (419) 347-8799

**DESCRIPTION**  
**JAMES CAUDILL**  
**PART OF THE NORTHWEST QUARTER, SECTION FOUR (4)**  
**TOWNSHIP TWENTY-THREE (23), RANGE NINETEEN (19)**  
**CASS TOWNSHIP, RICHLAND COUNTY, OHIO**

**PARCEL A**

**DESCRIPTION:** Being part of the Northwest Quarter of Section Four (4), Township Twenty-three (23), Range Nineteen (19), Cass Township, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at a survey spike set at the intersection of the centerlines of Willet Road (Township Highway 68) and Base Line Road (County Highway 11), said point being the northeast corner of the Northwest Quarter of Section Four (4); thence S 0°02'24" E a distance of 835.34 feet along the centerline of Willet Road (east line of said quarter-section) to a magnail set at the northeast corner of 10.00 acres in the name of James E. and Betty L. Caudill per Deed Volume 813, Page 556 (southeast corner of 6.00 acres in the name of Randy A. Kessler per Official Record Volume 164, Page 111), being the real point of beginning of the parcel herein described;

- 1) thence S 0°02'24" E a distance of 208.17 feet along said line to a point, being referenced by an iron pin set S 88°37'52" W a distance of 15.00 feet;
  - 2) thence S 88°37'52" W a distance of 515.42 feet to an iron pin set on the west line of said 10.00 acres (east line of 78.63 acres in the name of Shirley J. Auck and Jean E. Myers per Deed Volume 822, Page 501 and Official Record Volume 402, Page 893);
  - 3) thence N 0°21'51" W a distance of 208.17 feet to an iron bar found (1.17 feet north - 2.01 feet east) at the northwest corner of said 10.00 acres (southwest corner of said 6.00 acres);
  - 4) thence N 88°38'03" E a distance of 516.60 feet to the real point of beginning of the parcel herein described, passing for reference an iron bar found 0.91 foot south of line and 16.28 feet westerly,
- and containing 2.465 acres, more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 5/8" in diameter with caps stamped "C.KERG, RLS 7152". Bearings are based on Survey Plat S, Page 260.

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

MLB  
INITIAL  
2/21/24  
DATE

T-171

T-171

PARCEL B

DESCRIPTION: Being part of the Northwest Quarter of Section Four (4), Township Twenty-three (23), Range Nineteen (19), Cass Township, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at a survey spike set at the intersection of the centerlines of Willet Road (Township Highway 68) and Base Line Road (County Highway 11), said point being the northeast corner of the Northwest Quarter of Section Four (4); thence S 0°02'24" E a distance of 1,043.51 feet along the centerline of Willet Road (east line of said quarter-section) to a point on the east line of 10.00 acres in the name of James E. and Betty L. Caudill per Deed Volume 813, Page 556 (referenced by an iron pin set S 88°37'52" W a distance of 15.00 feet), being the real point of beginning of the parcel herein described;

- 1) thence S 0°02'24" E a distance of 208.65 feet along said line to a point, being referenced by an iron pin set S 88°37'42" W a distance of 12.00 feet;
- 2) thence S 88°37'42" W a distance of 514.24 feet to an iron pin set on the west line of said 10.00 acres (east line of 78.63 acres in the name of Shirley J. Auck and Jean E. Myers per Deed Volume 822, Page 501 and Official Record Volume 402, Page 893);
- 3) thence N 0°21'51" W a distance of 208.65 feet along said line to an iron pin set;
- 4) thence N 88°37'52" E a distance of 515.42 feet to the real point of beginning of the parcel herein described

and containing 2.465 acres, more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 5/8" in diameter with caps stamped "C.KERG, RLS 7152". Bearings are based on Survey Plat S, Page 260.

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

INITIAL DATE  
MAB 7-21-04

PARCEL C

DESCRIPTION: Being part of the Northwest Quarter of Section Four (4), Township Twenty-three (23), Range Nineteen (19), Cass Township, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at a survey spike set at the intersection of the centerlines of Willet Road (Township Highway 68) and Base Line Road (County Highway 11), said point being the northeast corner of the Northwest Quarter of Section Four (4); thence S 0°02'24" E a distance of 1,252.16 feet along the centerline of Willet Road (east line of said quarter-section) to a point on the east line of 10.00 acres in the name of James E. and Betty L. Caudill per Deed Volume 813, Page 556 (referenced by an iron pin set S 88°37'42" W a distance of 12.00 feet), being the real point of beginning of the parcel herein described;

- 1) thence S 0°02'24" E a distance of 209.13 feet along said line to a point, being referenced by an iron pin set S 88°37'33" W a distance of 13.50 feet;
- 2) thence S 88°37'33" W a distance of 513.06 feet to a point on the west line of said 10.00 acres (east line of 78.63 acres in the name of Shirley J. Auck and Jean E. Myers per Deed Volume 822, Page 501 and Official Record Volume 402, Page 893), being referenced on line by an iron pin set 2.00 feet easterly;
- 3) thence N 0°21'51" W a distance of 209.13 feet along said line to an iron pin set;
- 4) thence N 88°37'42" E a distance of 514.24 feet to the real point of beginning of the parcel herein described

and containing 2.465 acres, more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 5/8" in diameter with caps stamped "C.KERG,RLS 7152". Bearings are based on Survey Plat S, Page 260.

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
MLB 7.21.04  
INITIAL DATE

F-171

T-171

PARCEL D

DESCRIPTION: Being part of the Northwest Quarter of Section Four (4), Township Twenty-three (23), Range Nineteen (19), Cass Township, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at a survey spike set at the intersection of the centerlines of Willet Road (Township Highway 68) and Base Line Road (County Highway 11), said point being the northeast corner of the Northwest Quarter of Section Four (4); thence S 0°02'24" E a distance of 1,461.29 feet along the centerline of Willet Road (east line of said quarter-section) to a point on the east line of 10.00 acres in the name of James E. and Betty L. Caudill per Deed Volume 813, Page 556 (referenced by an iron pin set S 88°37'33" W a distance of 13:50 feet), being the real point of beginning of the parcel herein described;

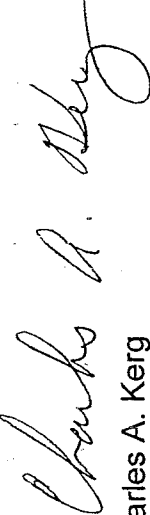
- 1) thence S 0°02'24" E a distance of 209.61 feet along said line to a railroad spike set at the southeast corner of said 10.00 acres (northeast corner of 95.0144 acres in the name of Muller-Hauss-Van Aken Farms Limited Partnership per Official Record Volume 899, Page 841);
- 2) thence S 88°37'24" W a distance of 511.87 feet along the north line of said 95.0144 acres to an iron pipe found (0.60 foot north - 0.57 foot east) at the southwest corner of said 10.00 acres (southeast corner of 78.63 acres in the name of Shirley J. Auck and Jean E. Myers per Deed Volume 822, Page 501 and Official Record Volume 402, Page 893), passing for reference an iron pipe found at 15.55 feet;
- 3) thence N 0°21'51" W a distance of 209.61 feet along the west line of said 10.00 acres (east line of said 78.63 acres) to a point, being referenced by an iron pin set N 88°37'33" E a distance of 2.00 feet;
- 4) thence N 88°37'33" E a distance of 513.06 feet to the real point of beginning of the parcel herein described

and containing 2.465 acres, more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 5/8" in diameter with caps stamped "C.KERG, RLS 7152". Bearings are based on Survey Plat S, Page 260.

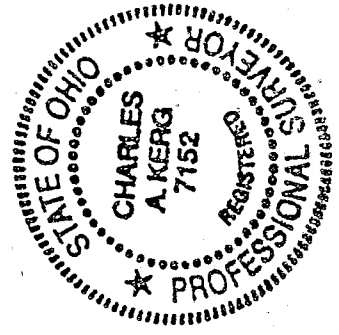
T-171

CERTIFICATION: I hereby certify that a boundary survey was made of the above property and that actual markers were found or set as indicated.

Prepared by  
KERG SURVEYING



Charles A. Kerg  
Registered Ohio Surveyor No. 7152  
Date: July 8, 2004



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

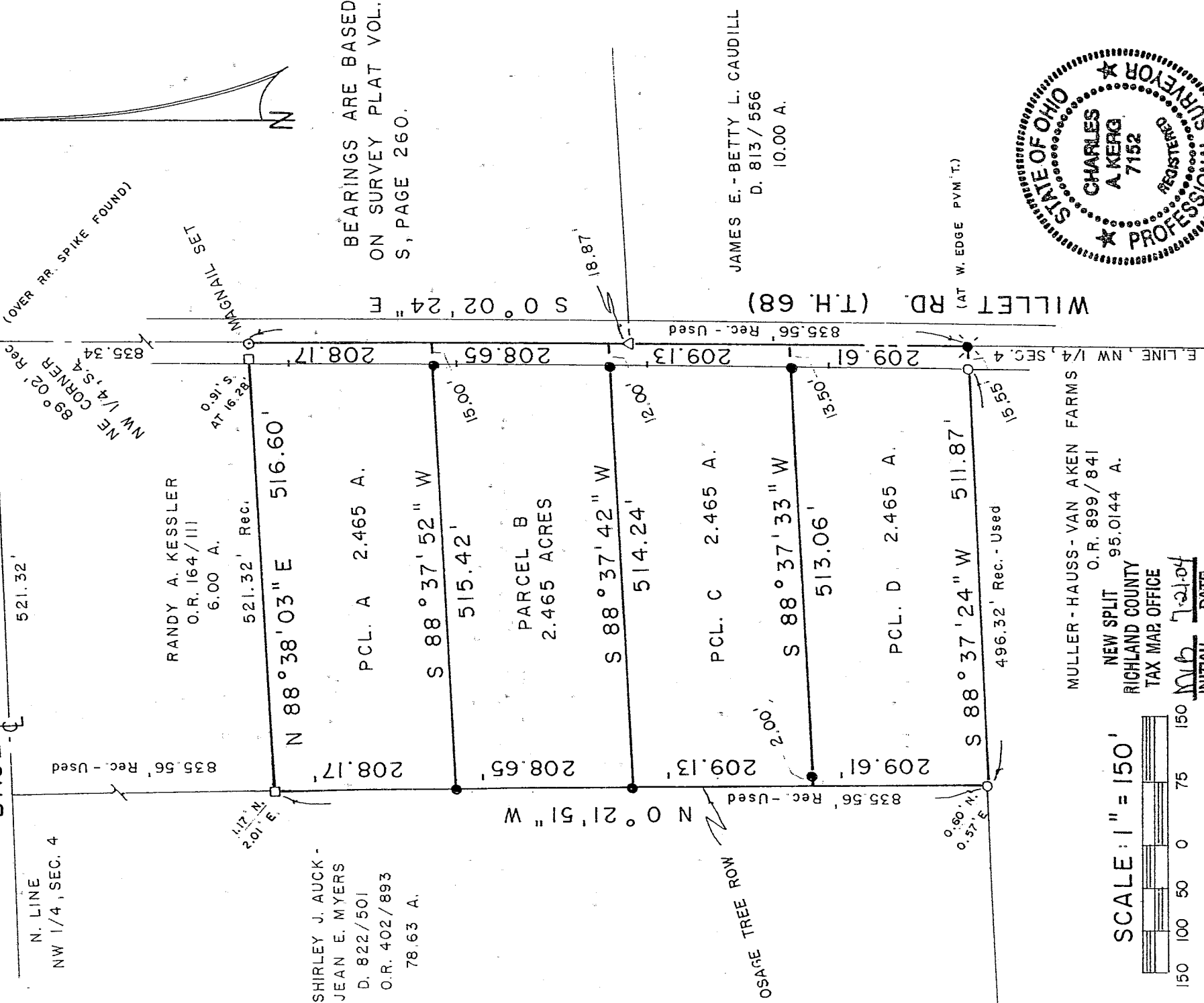
MLB 7-21-04  
INITIAL DATE

PLAT OF BOUNDARY SURVEY

# JAMES CAUDILL

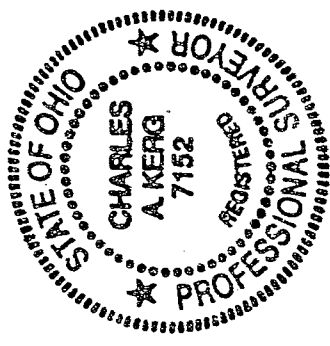
PART OF THE NORTHWEST QUARTER, SECTION FOUR(4)  
TOWNSHIP TWENTY-THREE(23), RANGE NINETEEN(19)  
CASS TOWNSHIP, RICHLAND COUNTY, OHIO

## BASE LINE RD. (C.H. II)

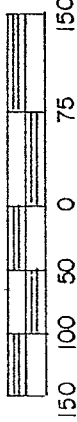


BEARINGS ARE BASED ON SURVEY PLAT VOL. S, PAGE 260.

JAMES E. - BETTY L. CAUDILL  
D. 813 / 556  
10.00 A.



SCALE: 1" = 150'



### LEGEND

- IRON PIPE FOUND
- IRON BAR FOUND
- △ IRON PIN FOUND
- RAILROAD SPIKE SET
- SURVEY SPIKE SET
- 5/8" IRON PIN SET WITH CAP.
- STAMPED "C. KERG, RLS 7152"

NEW SURVEY OF EXISTING PARCEL RICHLAND COUNTY TAX MAP OFFICE

INITIAL: **MB** DATE: **7-21-04**

PREPARED BY  
**KERG SURVEYING**

*Charles A. Kerg*

CHARLES A. KERG  
REGISTERED OHIO SURVEYOR 7152  
DATE: JULY 8, 2004

F-171