

PLAT OF BOUNDARY SURVEY

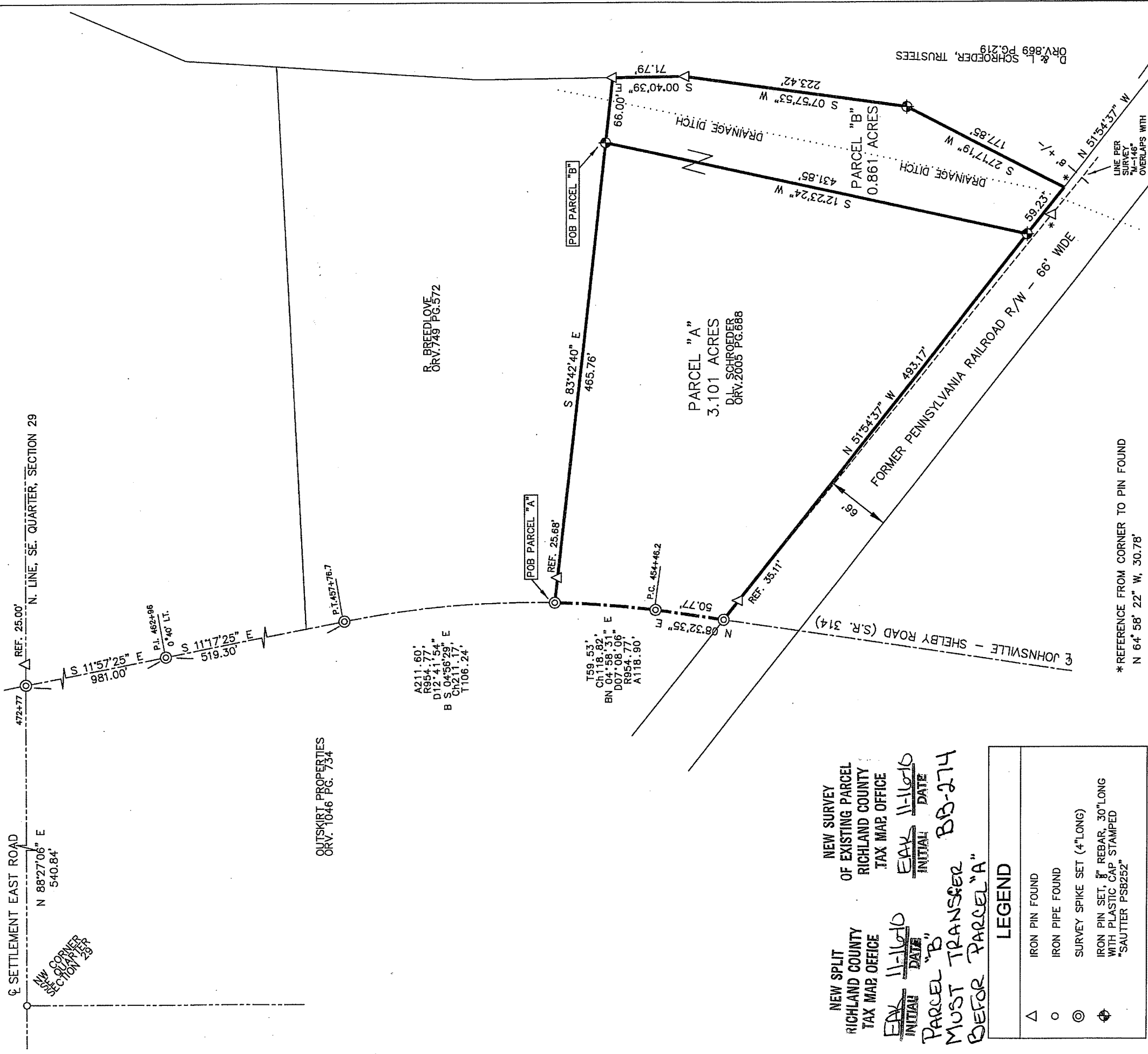
DALE SCHROEDER

PART OF THE SOUTHEAST QUARTER SECTION 29

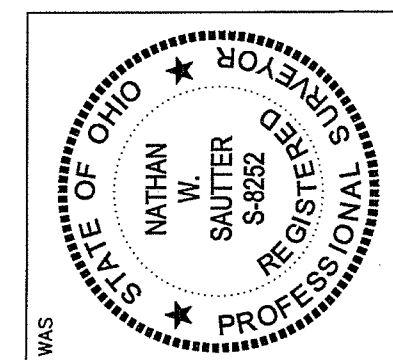
TOWNSHIP 22, RANGE 19

SHARON TOWNSHIP

RICHLAND COUNTY, OHIO



* REFERENCE FROM CORNER TO PIN FOUND
N 64° 58' 22" W, 30.78'

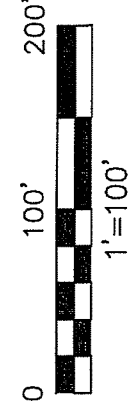


CERTIFICATION: I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4735-37 OF THE OHIO ADMINISTRATIVE CODE AND ALL MONUMENTS WERE FOUND OR SET AS INDICATED.

Nathan W. Sautter

NATHAN W. SAUTTER, P.S.
OHIO PROFESSIONAL SURVEYOR NO. 8252
4000 BEAM ROAD CRESTLINE, OH 44827
PHONE: 419-295-2459
EMAIL: NSAUTTER@MSN.COM
DATE: 10-15-2010

BEARINGS ARE BASED ON THE NORTH LINE OF BOTH PARCELS AS BEING S 83° 42' 40" E PER SURVEY "M-146" ON FILE AT THE RICHLAND COUNTY TAX MAP OFFICE



- REFERENCE MATERIAL:
- 1) SURVEY BOOK M PAGE 146
 - 2) SURVEY BOOK S PAGE 294
 - 3) SURVEY FILE F-2 PAGE 336
 - 4) "ROGERS FARM SURVEY" DATED MARCH 1921
 - 5) DEEDS AS SHOWN
 - 6) TAX MAPS
 - 7) SHEET 4 OF 4 DEDICATION PLAT OF JOHNSVILLE-SHELBY ROAD DATED MAY 1937

DESCRIPTION
PARCEL "A"

3.101 ACRES
PART OF THE SOUTHEAST QUARTER SECTION 29
TOWNSHIP 22, RANGE 19
SHARON TOWNSHIP
RICHLAND COUNTY, OHIO

DESCRIPTION: Being a part of the Southeast Quarter Section 29, Township 22, Range 19, Sharon Township, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at a survey nail set at the intersection of the centerline of Johnsville-Shelby Road (State Route 314) and the north line of said Southeast Quarter of Section 29; thence S11°57'25"E, along the centerline of State Route 314, a distance of 981.00 feet to a survey nail set; thence S11°17'25"E, continuing along the centerline of State Route 314, a distance of 519.30 feet to a survey nail set; thence continuing along the centerline of State Route 314 and along a curve concave to the west with an arc length of 211.60 feet, radius of 954.77 feet, central angle 12°41'54", chord bearing S04°56'29"E, chord length of 211.17 feet to a survey nail set at the southwest corner of a parcel of land currently owned by R. Breedlove (Official Record Volume 749, Page 572) and at the point of beginning of the parcel herein described;

- 1) thence S83°42'40"E, along the southerly line of Breedlove's property and passing for reference an iron pin found at 25.68 feet, a total distance of 465.76 feet to an iron pin set;
- 2) thence S12°23'24"W, 431.85 feet to an iron pin set on the northerly right of way line of the former Pennsylvania Railroad and an existing property line of D. and L. Schroeder, Trustees (Official Record Volume 869, Page 219);
- 3) thence N51°54'37"W, along the northerly right of way line of the former Pennsylvania Railroad and passing for reference an iron pin found at 458.06 feet, a total distance of 493.17 feet to a survey nail set on the centerline of State Route 314;
- 4) thence N08°32'35"E, along the centerline of State Route 314, 50.77 feet to a survey nail set;
- 5) thence continuing along the centerline of State Route 314 and along a curve concave to the west with an arc length of 118.90 feet, radius of 954.77 feet, central angle of 07°08'06", chord bearing N04°58'31"E, chord length of 118.82 feet to the point of beginning and,

containing 3.101 Acres, but subject to all legal easements, restrictions, and rights-of-way of record.

Bearings are based on the northerly line of the described parcel as being S83°42'40"E per survey "M-146" on file at the Richland County Tax Map Office. Distances are expressed in feet and decimal parts thereof. Iron pins set are 5/8" diameter, 30" long reinforcing bar with plastic cap stamped "Sautter PS8252".

The above description was prepared from a boundary survey performed by me, Nathan W. Sautter, Ohio Registered Professional Surveyor Number 8252, per Chapter 4733 Section 37 of the Ohio Administrative Code on October 9, 2010. All monuments were found or set as indicated.



Nathan W. Sautter, P.S.
Ohio Professional Surveyor No. 8252
4000 Beam Road
Crestline, OH 44827
Phone: 419-295-2459



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
DATE 11-16-10
INITIAL PAK
PARCEL "B" Must
TRANSFER BEFORE
THIS PARCEL
BB-274

Date: 10-15-2010

DESCRIPTION
PARCEL "B"

0.861 ACRES
PART OF THE SOUTHEAST QUARTER SECTION 29
TOWNSHIP 22, RANGE 19
SHARON TOWNSHIP
RICHLAND COUNTY, OHIO

DESCRIPTION: Being a part of the Southeast Quarter Section 29, Township 22, Range 19, Sharon Township, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at a survey nail set at the intersection of the centerline of Johnsville-Shelby Road (State Route 314) and the north line of said Southeast Quarter of Section 29; thence $S11^{\circ}57'25''E$, along the centerline of State Route 314, a distance of 981.00 feet to a survey nail set; thence $S11^{\circ}17'25''E$, continuing along the centerline of State Route 314, a distance of 519.30 feet to a survey nail set; thence continuing along the centerline of State Route 314 and along a curve concave to the west with an arc length of 211.60 feet, radius of 954.77 feet, central angle $12^{\circ}41'54''$, chord bearing $S04^{\circ}56'29''E$, chord length of 211.17 feet to a survey nail set at the southwest corner of a parcel of land currently owned by R. Breedlove (Official Record Volume 749, Page 572); thence $S83^{\circ}42'40''E$, along the southerly line of Breedlove's property and passing for reference an iron pin found at 25.68 feet, a total distance of 465.76 feet to an iron pin set at the point of beginning of the parcel herein described;

- 1) thence $S83^{\circ}42'40''E$, continuing along Breedlove's southerly line, **66.00 feet** to an iron pin found at Breedlove's southeast corner and on the westerly line of a parcel currently owned by D. and L. Schroeder, Trustees (Official Record Volume 869, Page 219);
- 2) thence $S00^{\circ}40'39''E$, along Schroeder's westerly line, **71.79 feet** to an iron pin found;
- 3) thence $S07^{\circ}57'53''W$, continuing along Schroeder's westerly line, **223.42 feet** to an iron pin set;
- 4) thence $S27^{\circ}17'19''W$, continuing along Schroeder's westerly line, **177.85 feet** to a point on the northerly right of way of the former Pennsylvania Railroad being referenced by an iron pin found $N64^{\circ}58'22''W$ a distance of 30.78 feet;
- 5) thence $N51^{\circ}54'37''W$, along the northerly right of way of said former Pennsylvania Railroad, **59.23 feet** to an iron pin set;
- 6) thence $N12^{\circ}23'24''E$, **431.85 feet** to the point of beginning and,

containing **0.861 Acres**, but subject to all legal easements, restrictions, and rights-of-way of record.

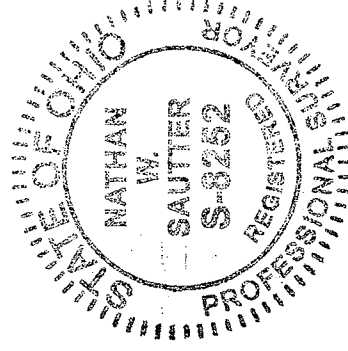
Bearings are based on the northerly line of the described parcel as being $S83^{\circ}42'40''E$ per survey "M-146" on file at the Richland County Tax Map Office. Distances are expressed in feet and decimal parts thereof. Iron pins set are $5/8''$ diameter, $30''$ long reinforcing bar with plastic cap stamped "Sautter PS8252".

The grantees, his heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site under applicable zoning and will not be conveyed by said grantees, heirs, and assigns independent and separate from any adjoining or contiguous parcel.

The above description was prepared from a boundary survey performed by me, Nathan W. Sautter, Ohio Registered Professional Surveyor Number 8252, per Chapter 4733 Section 37 of the Ohio Administrative Code on October 9, 2010. All monuments were found or set as indicated.

Nathan W. Sautter

Nathan W. Sautter, P.S.
Ohio Professional Surveyor No. 8252
4000 Beam Road
Crestline, OH 44827
Phone: 419-295-2459
Date: 10-15-2010



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK INITIAL 11-16-10
DATE
PB-274