

PLAT OF BOUNDARY SURVEY

GLORIA E. MITCHELL

PART OF THE NORTHEAST QUARTER, SECTION TWELVE (12)
TOWNSHIP TWENTY-ONE (21), RANGE EIGHTEEN (18)
MADISON TOWNSHIP, RICHLAND COUNTY, OHIO

BEARINGS ARE BASED ON THE EAST LINE
OF THE NORTHEAST QUARTER OF SECTION
12 AS BEING, N04°30'00"E PER A SURVEY
BY JAMES B. ROBERTS DATED
DECEMBER, 1981.



FLEMING FALLS ROAD (T.H. 270)

D.M. SCHROPP, TRUSTEE
ORV 1095/252
1.18 ACRE

J.S. OCHELTRIE,
SCHROPP FAMILY
REYOCABLE LIVING
TRUST, A. & A.J., JR.
SCHROPP, TRUSTEES
LAND CONTRACT
ORV 2075/287

L.S. YOHA
ORV 1688/63
1.55 ACRES

J. BOWMAN, R. MESSER,
L. YOHA
LAND CONTRACT
ORV 1997/523

S.J. OCHELTRIE
ORV 2054/654
3.94 ACRES

L.E. HENDRICKSON
ORV 182/218
2 ACRES

L.E. HENDRICKSON
ORV 182/216
8.13 ACRES

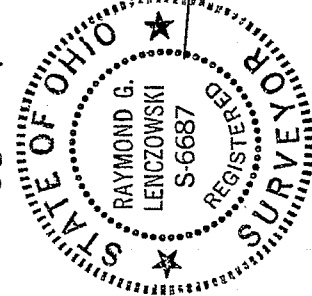
D & L.S. YOHA
DV 858/473
20.7 ACRES

LEGEND

- ⊙ AXLE FOUND
- IRON ROD FOUND
- ⊗ RAILROAD SPIKE FOUND
- IRON PIPE FOUND
- △ IRON PIN FOUND
- 5/8" DIAMETER IRON PIN SET WITH CAP STAMPED "KROCKA & ASSOC."

PREPARED BY
F.E. KROCKA & ASSOCIATES, INC.
86 WEST MAIN STREET
SHELBY, OHIO 44875
(419) 342-4556

Raymond G. Lenczowski
RAYMOND G. LENCZOWSKI
OHIO REGISTERED SURVEYOR NO. 6687
DATE: DECEMBER 28, 2011



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
FAX 1-10-12
INITIAL DATE
dd - 4

POINT OF BEGINNING

POINT OF COMMENCEMENT

0.2784 ACRE
(12126 Sq. Ft.)
G.E. MITCHELL
ORV 1738/725

R=1885.08'
Δ=07°25'39"
T=122.36'
A=244.37'
CB=N64°11'36"E
CL=244.20'

R=1935.08'
Δ=07°07'36"
T=120.50'
A=240.69'
CB=S65°01'53"W
CL=240.54'

475' (REC) - DEED CALLS TO NORTH R/W LINE OF RAILROAD
205.10' (REC)
55.61' (PER ORV 182/216)
480' (REC) ORV 182/218 CALLS TO NORTH R/W LINE OF RAILROAD

S04°21'42"W
59.88'
234.92' (REC)

N04°30'00"E
1186.60' (REC)
1209.95' (OBS)
E. LINE, NE 1/4, SEC. 12

342.06' (OBS)
342.53' (REC)
N86°12'02"W (REC)
N85°58'04"W (OBS)

N04°30'00"E
529.37' (OBS)
531.42' (REC)
SECOR.
NE 1/4,
SEC. 12

S. LINE, NE 1/4, SEC. 12

787.35' (OBS)
696.89' (REC)
732.35' (OBS)
R/W LINE OF RAILROAD
N02°58'00"E
55.00'

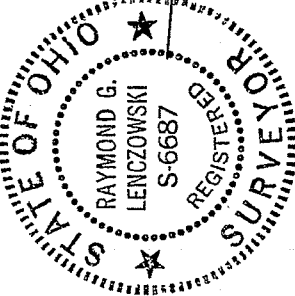
853.97' (OBS)
864.18' (REC)
913.85' (OBS)
N04°21'42"E

S.J. OCHELTRIE
ORV 2054/667
3.440 ACRES

191.72' (REC)
190.86' (OBS)

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5/8" DIAMETER IRON PIN SET WITH CAP STAMPED "KROCKA & ASSOC."

IRON PIN FOUND

IRON PIPE FOUND

RAILROAD SPIKE FOUND

AXLE FOUND

LEGEND

787.35' (OBS)
696.89' (REC)
732.35' (OBS)
R/W LINE OF RAILROAD
N02°58'00"E
55.00'

OLD CLEVELAND - 50'
SOUTHWESTERN RIN - 50'

FD & USED

FD & USED

FD & USED

FD & USED

FD & USED

FD & USED

F. E. KROCKA & ASSOCIATES, INC.
ENGINEERING AND SURVEYING
86 WEST MAIN STREET
SHELBY, OHIO 44875
PHONE: (419) 342-4556

DESCRIPTION
GLORIA E. MITCHELL
PART OF THE NORTHEAST QUARTER, SECTION TWELVE (12)
TOWNSHIP TWENTY-ONE (21), RANGE EIGHTEEN (18)
MADISON TOWNSHIP, RICHLAND COUNTY, OHIO

DESCRIPTION: Being part of the Northeast Quarter of Section Twelve (12), Township Twenty-One (21), Range Eighteen (18), Madison Township, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at an iron pipe found at the southeast corner of the Northeast Quarter of Section 12; thence $N04^{\circ}30'00''E$, a distance of 529.37 feet, along the east line of the Northeast Quarter of Section 12, to the southeast corner of a 8.13 acre parcel described in Official Record Volume 182, Page 216, said point being referenced by an iron pipe found 1.70 feet, West; thence $N85^{\circ}58'04''W$, a distance of 342.06 feet, along the south line of said 8.13 acre parcel, to an iron pipe found at the southwest corner of said 8.13 acre parcel, said point also being at the southeast corner of a 3.440 acre parcel described in Official Record Volume 2054, Page 667; thence $N04^{\circ}21'42''E$, 853.97 feet, along the east line of said 3.440 acre parcel (west line of said 8.13 acre parcel), to an iron pin set at the real point of beginning for the parcel herein described, said point also being on the former southerly line of the old Cleveland – Southwestern right-of-way (50 feet in width);

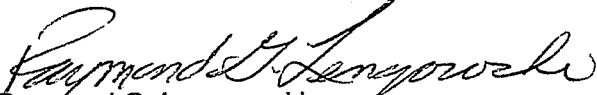
- 1 thence on a curve to the right having a radius of 1935.08 feet, a delta of $07^{\circ}07'36''$, and an arc length of 240.69 feet (chord bearing $S65^{\circ}01'53''W$, 240.54 feet), along the north line of said 3.440 acre parcel and the said south right-of-way line, to an iron pin set at the northwest corner of said 3.440 acre parcel, said point also being on the east line of a 20.7 acre parcel described in Deed Volume 858, Page 473;
- 2 thence $N02^{\circ}53'00''E$, a distance of 55.00 feet, along the east line of said 20.7 acre parcel, to an iron pipe found on the former northerly line of the old Cleveland – Southwestern right-of-way, said point also being on the south line of a 3.94 acre parcel described in Official Record Volume 2054, Page 654;
- 3 thence on a curve to the left having a radius of 1885.08 feet, a delta of $07^{\circ}25'39''$, and an arc length of 244.37 feet (chord bearing $N64^{\circ}11'36''E$, 244.20 feet), along said right-of-way line and the south line of said 3.94 acre parcel, to an iron pipe found at the northwest corner of said 8.13 acre parcel;
- 4 thence $S04^{\circ}21'42''W$, a distance of 59.88 feet, along the west line of said 8.13 acre parcel, to the real point of beginning,

Grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument will not be conveyed by said grantees, their heirs, and assigns, unless said parcel is sold together with an adjoining property.

and containing 0.2784 acre, more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 5/8" diameter with caps stamped "KROCKA & ASSOC." Bearings are based on the east line of the Northeast Quarter of Section 12 as being, N04°30'00"E per a survey by James B. Roberts dated December, 1981.

CERTIFICATION: I hereby certify that a survey was made of the above described parcel and all markers were found or set as indicated.

F. E. KROCKA & ASSOCIATES, INC.


Raymond G. Lenczowski
Ohio Registered Surveyor No. 6687
Date: December 28, 2011



63-11 Mitchell.doc

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 1-10-12
INITIAL DATE

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