

PLAT OF BOUNDARY SURVEY

HOOVER-McKENZIE

PARTS OF THE NORTHEAST QUARTER, SECTION FOUR(4), JACKSON TWP.  
 TOWNSHIP TWENTY-TWO(22), RANGE NINETEEN(19) AND  
 PARTS OF THE SOUTHEAST QUARTER, SECTION THIRTY-THREE(33), CASS TWP.  
 TOWNSHIP TWENTY-THREE(23), RANGE NINETEEN(19)  
 RICHLAND COUNTY, OHIO

LONDON W. RD.  
 (REF. F-2-321)  
 166.24  
 W. LINE, SE 1/4, SEC. 33  
 EARL N. - ELVA W. HOOVER  
 O.R. 83/340  
 80 A.  
 N 0°24'00" E  
 967.69'

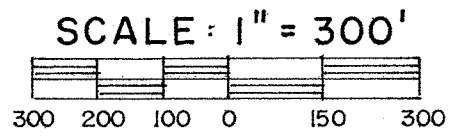
WILMER R. - LYDIA S. ZIMMERMAN, TR.  
 O.R. 2027/697  
 84.5 A.

BEARINGS ARE BASED ON  
 SURVEY PLAT VOL. G-287.

COURSES

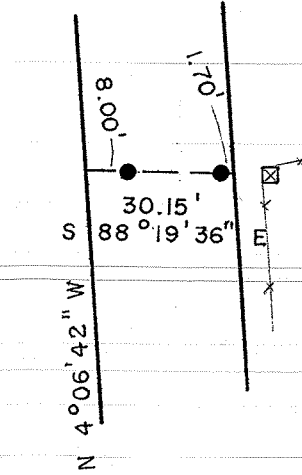
- Ⓐ S 51°11'30" W 112.71'
- Ⓑ S 14°31'58" E 92.00'
- Ⓒ S 68°30'24" E 108.83'

NOTE: IN REGARD TO 30' LANE,  
 SOUTH PART (0.635 A.) IS JOINT  
 OWNERSHIP BETWEEN OWNERS OF  
 24.03 ACRE AND 50 ACRE PARCELS.  
 REFERENCE D.476/32, O.R. 205/223,  
 AND O.R. 521/24.



LEGEND

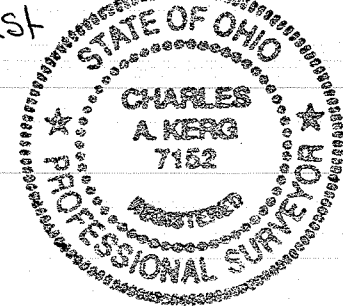
- ☒ WOOD FENCEPOST FOUND
- STONE FOUND
- ▣ IRON ROD FOUND
- ⊗ RAILROAD SPIKE FOUND
- △ IRON PIN FOUND
- ⊙ SURVEY SPIKE FOUND
- 2" MAGNAIL SET
- 5/8" IRON PIN SET WITH CAP STAMPED "C. KERG, RLS 7152"



DETAIL: 1" = 40'

NEW SPLIT  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
 EAK 2-22-12  
 INITIAL DATE  
 dd-38  
 35.802 AC PARCEL  
 MUST TRANSFER  
 FIRST

NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
 EAK 2-22-12  
 INITIAL DATE  
 dd-38



SEE DETAIL  
 N 4°06'42" W  
 S 4°06'42" E  
 0.635 A.  
 R. L. SHETLER  
 O.R. 1032/17  
 JUANITA J. FITZPATRICK, et al.  
 O.R. 521/24  
 24.03 A.  
 J.-F. JENNINGS  
 D. 790/448  
 SHELBY GANGES RD.  
 S 85°25'28" W - 30.00'

(C.H. 61)  
 SHELBY GANGES RD.

PREPARED BY  
 KERG SURVEYING

*Charles A. Kerg*  
 CHARLES A. KERG  
 REGISTERED OHIO SURVEYOR NO. 7152  
 DATE: FEBRUARY 14, 2012

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

86 West Main St. #D  
Shelby, Ohio 44875  
Phone: (419) 612-3800

**DESCRIPTION**  
**EARL HOOVER**

**PART OF THE SOUTHEAST QUARTER, SECTION THIRTY-THREE (33)  
TOWNSHIP TWENTY-THREE (23), RANGE NINETEEN (19)  
CASS TOWNSHIP, RICHLAND COUNTY, OHIO**

DESCRIPTION: Being a part of the Southeast Quarter of Section Thirty-three (33), Township Twenty-three (23), Range Nineteen (19), Cass Township, Richland County, Ohio, and being more particularly described as follows:

The real point of beginning of the same being an iron pin set at the southwest corner of the Southeast Quarter of Section Thirty-three (33), said point being the southwest corner of 50 acres in the name of Philip J. and Patricia McKenzie per Official Record Volume 205, Page 223;

- 1) thence N 0° 24' 00" E a distance of 967.69 feet along the west line of said quarter-section to a wood fencepost found at the northwest corner of said 50 acres (southwest corner of 84.5 acres in the name of Wilmer R. and Lydia S. Zimmerman, Trustees per Official Record Volume 2027, Page 697);
- 2) thence S 88° 06' 55" E a distance of 1,738.97 feet along the north line of said 50 acres (south line of said 84.5 acres) to an iron pin set;
- 3) thence S 3° 59' 00" W a distance of 355.71 feet to an iron pin set;
- 4) thence S 51° 11' 30" W a distance of 112.71 feet to an iron pin set;
- 5) thence S 87° 58' 40" W a distance of 400.40 feet to an iron pin set;
- 6) thence S 14° 31' 58" E a distance of 92.00 feet to an iron pin set;
- 7) thence S 68° 30' 24" E a distance of 108.83 feet to an iron pin set;
- 8) thence S 85° 29' 38" E a distance of 265.12 feet to an iron pin set;
- 9) thence S 5° 38' 30" E a distance of 371.30 feet to an iron pin found on the south line of said quarter-section (south line of said 50 acres) at the northwest corner of a parcel of land 30 feet in width (access parcel to Shelby Ganges Road);
- 10) thence N 88° 19' 36" W a distance of 1,657.96 feet along said line to the real point of beginning of the parcel herein described

and containing 35.802 acres, more or less, but subject to all legal easements and public rights-of-way now on record. All iron pin set are 5/8" in diameter with caps stamped "C. KERG, RLS 7152". Bearings are based on Survey Plat Volume G, Page 287. The grantees, 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 separately and independently from any adjoining or contiguous parcel fronting on a public highway or street.

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

A handwritten signature in cursive script that reads "Charles A. Kerg".

Charles A. Kerg  
Registered Ohio Surveyor No. 7152  
Date: February 14, 2012

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK 2-22-12  
INITIAL DATE

dd-38

THIS PARCEL MUST  
TRANSFER BEFORE  
14.247 AC PARCEL

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

86 West Main St. #D  
Shelby, Ohio 44875  
Phone: (419) 612-3800

**DESCRIPTION**  
**PHILIP McKENZIE**

**PART OF THE NORTHEAST QUARTER, SECTION FOUR (4), JACKSON TOWNSHIP  
TOWNSHIP TWENTY-TWO (22), RANGE NINETEEN (19) AND  
PART OF THE SOUTHEAST QUARTER, SECTION THIRTY-THREE (33), CASS TOWNSHIP  
TOWNSHIP TWENTY-THREE (23), RANGE NINETEEN (19)  
RICHLAND COUNTY, OHIO**

DESCRIPTION: Being a part of the Northeast Quarter of Section Four (4), Jackson Township, Township Twenty-two (22), Range Nineteen (19), and part of the Southeast Quarter of Section Thirty-three (33), Cass Township, Township Twenty-three (23), Range Nineteen (19), Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at a wood fencepost found at the southeast corner of the Southeast Quarter of Section Thirty-three (33), Cass Township, said point being also the southeast corner of 23.415 acres in the name of Evelyn R. Fackler, Trustee per Official Record Volume 1919, Page 378; thence N 88° 19' 36" W a distance of 393.81 feet along the south line of said quarter-section to an iron pin set at the southeast corner of 50 acres in the name of Philip J. and Patricia McKenzie per Official Record Volume 205, Page 223 (southwest corner of said 23.415 acres), passing for reference at 73.58 feet the northeast corner of the Northeast Quarter of Section Four (4), Jackson Township, said pin being the real point of beginning of the parcel herein described;

- 1) thence N 88° 19' 36" W a distance of 563.91 feet along said line to an iron pin found at the northeast corner of a parcel of land 30 feet in width (access parcel to Shelby Ganges Road), said pin being a northerly corner of 24.03 acres in the name of Juanita J. Fitzpatrick, et al. per Official Record Volume 521, Page 24;
- 2) thence S 4° 06' 42" E a distance of 271.00 feet along the east line of said lane to a point, being referenced by an iron pin set N 88° 19' 36" W a distance of 1.70 feet;
- 3) thence N 88° 19' 36" W a distance of 30.15 feet to a point on the west line of said lane, and passing for reference on line an iron pin set easterly at 8.00 feet;
- 4) thence N 4° 06' 42" W a distance of 271.00 feet along the west line of said lane to an iron pin found on the north line of Section Four (south line of Section Thirty-three) at the northwest corner of said lane (northerly corner of said 24.03 acres);
- 5) thence N 5° 38' 30" W a distance of 371.30 feet to an iron pin set;
- 6) thence N 85° 29' 38" W a distance of 265.12 feet to an iron pin set;
- 7) thence N 68° 30' 24" W a distance of 108.83 feet to an iron pin set;
- 8) thence N 14° 31' 58" W a distance of 92.00 feet to an iron pin set;
- 9) thence N 87° 58' 40" E a distance of 400.40 feet to an iron pin set;

- 10) thence N 51° 11' 30" E a distance of 112.71 feet to an iron pin set;
- 11) thence N 3° 59' 00" E a distance of 355.71 feet to an iron pin set on the north line of said 50 acres (south line of 84.5 acres in the name of Wilmer R. and Lydia S. Zimmerman, Trustees per Official Record Volume 2027, Page 697);
- 12) thence S 88° 06' 55" E a distance of 518.85 feet along said line to a stone found on the west line of said 23.415 acres at the northeast corner of said 50 acres;
- 13) thence S 0° 44' 05" W a distance of 959.24 feet to the real point of beginning of the parcel herein described

and containing 14.247 acres (14.061 acres in Section Thirty-three of Cass Township – 0.186 acre in Section Four of Jackson Township), 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 Volume G, Page 287.

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*

Charles A. Kerg  
Registered Ohio Surveyor No. 7152  
Date: February 14, 2012

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

EAK 2-22-12  
INITIAL DATE

dd-38

35.802 AC PARCEL  
MUST TRANSFER  
BEFORE THIS  
PARCEL

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

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Shelby, Ohio 44875  
Phone: (419) 612-3800

**DESCRIPTION**  
**PHILIP McKENZIE**  
**PART OF THE NORTHEAST QUARTER, SECTION FOUR (4)**  
**TOWNSHIP TWENTY-TWO (22), RANGE NINETEEN (19)**  
**JACKSON TOWNSHIP, RICHLAND COUNTY, OHIO**

DESCRIPTION: Being a part of the Northeast Quarter of Section Four (4), Township Twenty-two (22), Range Nineteen (19), Jackson Township, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at a wood fencepost found at the southeast corner of the Southeast Quarter of Section Thirty-three (33), Cass Township, said point being S 88° 19' 36" E a distance of approximately 73.58 feet from the northeast corner of the Northeast Quarter of Section Four (4), Jackson Township; thence N 88° 19' 36" W a distance of 957.72 feet along the north line of the Northeast Quarter of Section Four (4), Jackson Township (south line of Section Thirty-three of Cass Township) to an iron pin found at the northeast corner of a parcel of land 30 feet in width (access parcel to Shelby Ganges Road), said pin being a northerly corner of 24.03 acres in the name of Juanita J. Fitzpatrick, et al. per Official Record Volume 521, Page 24 (northeast corner of part of said 30 foot lane in the name of Philip J. and Patricia McKenzie per Official Record Volume 205, Page 223); thence S 4° 06' 42" E a distance of 271.00 feet along the east line of said lane to the real point of beginning of an existing joint use access parcel, being referenced by an iron pin set N 88° 19' 36" W a distance of 1.70 feet;

- 1) thence S 4° 06' 42" E a distance of 919.95 feet along the east line of said joint use lane to a railroad spike found on the centerline of Shelby Ganges Road (County Highway 61) at the southeast terminus of said lane (southwest corner of 0.97 acre in the name of Jerry and Frances E. Jennings per Deed Volume 790, Page 448), and passing for reference on line an iron pin found northerly at 30.00 feet;
- 2) thence S 85° 25' 28" W a distance of 30.00 feet along said centerline to a 2" magnail set at the southwest terminus of said lane (southeast corner of 1.00 acre in the name of Robert L. Shetler per Official Record Volume 1032, Page 17);
- 3) thence N 4° 06' 42" W a distance of 923.24 feet along the west line of said lane to a point at the northwest terminus of the joint use portion of said lane, being referenced by an iron pin set S 88° 19' 36" E a distance of 8.00 feet;
- 4) thence S 88° 19' 36" E a distance of 30.15 feet to the real point of beginning of the parcel herein described

and containing 0.635 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" in diameter with caps stamped "C. KERG, RLS 7152". Bearings are based on Survey Plat Volume G, Page 287. The intended use of said 30 foot lane is for mutual ownership and access, between the owners of existing parcels of 24.03 acres and 50 acres (proposed parcel of 14.247 acres). The grantees, 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.

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

A handwritten signature in cursive script that reads "Charles A. Kerg".

Charles A. Kerg  
Registered Ohio Surveyor No. 7152  
Date: February 14, 2012

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

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INITIAL DATE

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