

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EAK 7-1-13
INITIAL DATE

EE-157

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 7-1-13
INITIAL DATE

EE-157

PLAT OF BOUNDARY SURVEY

JAMES STEPHENS

PART OF THE NORTHEAST QUARTER, SECTION ONE (1)
TOWNSHIP TWENTY-TWO (22), RANGE TWENTY (20)
PLYMOUTH TOWNSHIP, RICHLAND COUNTY, OHIO

BEARINGS ARE BASED ON
SURVEY PLAT VOL. K-296.

EXIST. SET OVER
R.R. S.P.K.

BASE LINE RD. (C.H. II)

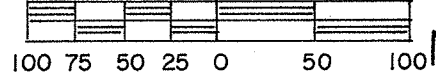
N 87° 25' 45" E

201.18' N. LINE NE 1/4, SEC. I 407.23'

111' Deed
110.34' Calc.

233.06'

SCALE: 1" = 100'



FENNER RD. (T.H. 67)

N 4° 40' 05" W

315.80'

(DEED-USED)

1.704 A.

25.00'

235.40'

S 5° 04' 00" E

318.80'

1.401 A.

5.00'

180.66'

S 1° 23' 00" E

320.79'

2.916 ACRES

JAMES B. - CYNTHIA M. STEPHENS
D. 818 / 785
6.00 A. Deed
6.61 A. Aud.

40.00'

378.82'

S 88° 08' 12" W 902.4' Deed

S 3° 34' 59" W 25.40'

327.29'

326.85' D.

O.R. 179 / 787
0.83 A.

328.65'

S 3° 34' 37" W

328.2' D.

111'

0.17' N.

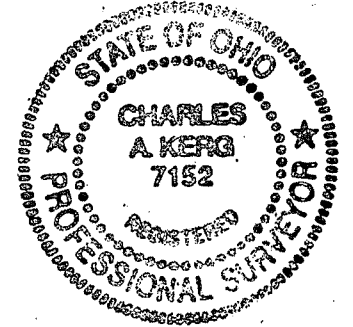
LEGEND

- ⊗ RAILROAD SPIKE FOUND
- IRON PIPE FOUND
- IRON BAR FOUND
- ⊙ 2" MAGNAIL SET
- 3" SURVEY SPIKE SET
- 5/8" IRON PIN SET WITH CAP STAMPED "C. KERG, RLS 7152"

AUDREY E. BEVIER
D. 817 / 20
80.44 A.

PREPARED BY
KERG SURVEYING

Charles A. Kerg
CHARLES A. KERG
REGISTERED OHIO SURVEYOR NO. 7152
DATE: JUNE 18, 2013



CHARLES A. KERG
REGISTERED LAND SURVEYOR NO. 7152

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

DESCRIPTION

JAMES STEPHENS

**PARTS OF THE NORTHEAST QUARTER, SECTION ONE (1)
TOWNSHIP TWENTY-TWO (22), RANGE TWENTY (20)
PLYMOUTH TOWNSHIP, RICHLAND COUNTY, OHIO**

1.704 ACRES

DESCRIPTION: Being a part of the Northeast Quarter of Section One (1), Township Twenty-two (22), Range Twenty (20), Plymouth Township, Richland County, Ohio, and being more particularly described as follows:

The real point of beginning of the parcel herein described being a 3" survey spike set at the intersection of the centerlines of Base Line Road (County Highway 11) and Fenner Road (Township Highway 67), said point being the northwest corner of the Northeast Quarter of Section One (northwest corner of 6.00 acres in the name of James B. and Cynthia M. Stephens per Deed Volume 818, Page 785);

- 1) thence N 87° 25' 45" E a distance of 233.06 feet along the centerline of Base Line Road (north line of said quarter-section) to a 2" magnail set;
- 2) thence S 5° 04' 00" E a distance of 318.80 feet to a point on the south line of said 6.00 acres (north line of 80.44 acres in the name of Audrey E. BeVier per Deed Volume 817, Page 20), said point being referenced by an iron pin set on line northerly at 5.00 feet, and also passing for reference an iron pin set at 43.00 feet;
- 3) thence S 88° 08' 12" W a distance of 235.40 feet along said line to a 2" magnail set on the centerline of Fenner Road (west line of said quarter-section) at the southwest corner of said 6.00 acres (northwest corner of said 80.44 acres), and passing for reference on line an iron pin set easterly at 25.00 feet;
- 4) thence N 4° 40' 05" W a distance of 315.80 feet along said centerline and quarter-section line to the real point of beginning of the parcel herein described

and containing 1.704 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" on diameter with caps stamped "C. KERG, RLS 7152". Bearings are based on Survey Plat Volume K, Page 296.

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 7-1-13
INITIAL DATE
EE-157

1.401 ACRES

DESCRIPTION: Being a part of the Northeast Quarter of Section One (1), Township Twenty-two (22), Range Twenty (20), Plymouth Township, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at a 3" survey spike set at the intersection of the centerlines of Base Line Road (County Highway 11) and Fenner Road (Township Highway 67), said point being the northwest corner of the Northeast Quarter of Section One (northwest corner of 6.00 acres in the name of James B. and Cynthia M. Stephens per Deed Volume 818, Page 785); thence N 87° 25' 45" E a distance of 233.06 feet along the centerline of Base Line Road (north line of said quarter-section) to a 2" magnail set at the real point of beginning of the parcel herein described;

- 1) thence N 87° 25' 45" E a distance of 201.18 feet along said line to a 2" magnail set;
- 2) thence S 1° 23' 00" E a distance of 320.79 feet to an iron pin set on the south line of said 6.00 acres (north line of 80.44 acres in the name of Audrey E. BeVier per Deed Volume 817, Page 20), and passing for reference an iron pin set at 40.00 feet;
- 3) thence S 88° 08' 12" W a distance of 180.66 feet along said line to a point, being referenced by an iron pin set N 5° 04' 00" W a distance of 5.00 feet;
- 4) thence N 5° 04' 00" W a distance of 318.80 feet to the real point of beginning, and passing for reference on line an iron pin set southerly at 43.00 feet,

and containing 1.401 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" on diameter with caps stamped "C. KERG, RLS 7152". Bearings are based on Survey Plat Volume K, Page 296.

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK INITIAL DATE
EE-157

2.916 ACRES

DESCRIPTION: Being a part of the Northeast Quarter of Section One (1), Township Twenty-two (22), Range Twenty (20), Plymouth Township, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at a 3" survey spike set at the intersection of the centerlines of Base Line Road (County Highway 11) and Fenner Road (Township Highway 67), said point being the northwest corner of the Northeast Quarter of Section One (northwest corner of 6.00 acres in the name of James B. and Cynthia M. Stephens per Deed Volume 818, Page 785); thence N 87° 25' 45" E a distance of 434.24 feet along the centerline of Base Line Road (north line of said quarter-section) to a 2" magnail set at the real point of beginning of the parcel herein described;

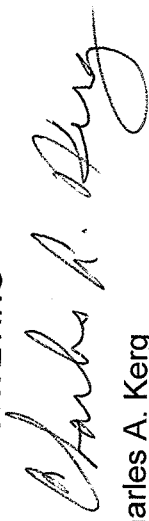
- 1) thence N 87° 25' 45" E a distance of 407.23 feet along said centerline (north line of said quarter-section) to a 2" magnail set at the northeast corner of said 6.00 acres (northwest corner of 0.83 acre in the name of said Stephens per Official Record Volume 179, Page 787);
- 2) thence S 3° 34' 59" W a distance of 327.29 feet to an iron bar found (0.17 foot north) at the southeast corner of said 6.00 acres (north line of 80.44 acres in the name of Audrey E. BeVier per Deed Volume 817, Page 20), and passing for reference an iron pipe found at 25.40 feet;
- 3) thence S 88° 08' 12" W a distance of 378.82 feet along said line to an iron pin set;
- 4) thence N 1° 23' 00" W a distance of 320.79 feet to the real point of beginning of the parcel herein described, passing for reference on line an iron pin set southerly at 40.00 feet,

and containing 2.916 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" on diameter with caps stamped "C. KERG, RLS 7152". Bearings are based on Survey Plat Volume K, Page 296.

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 7-1-13
INITIAL DATE
EE-157

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: June 18, 2013

