

6-48

FORD RD. (T.H. 425)

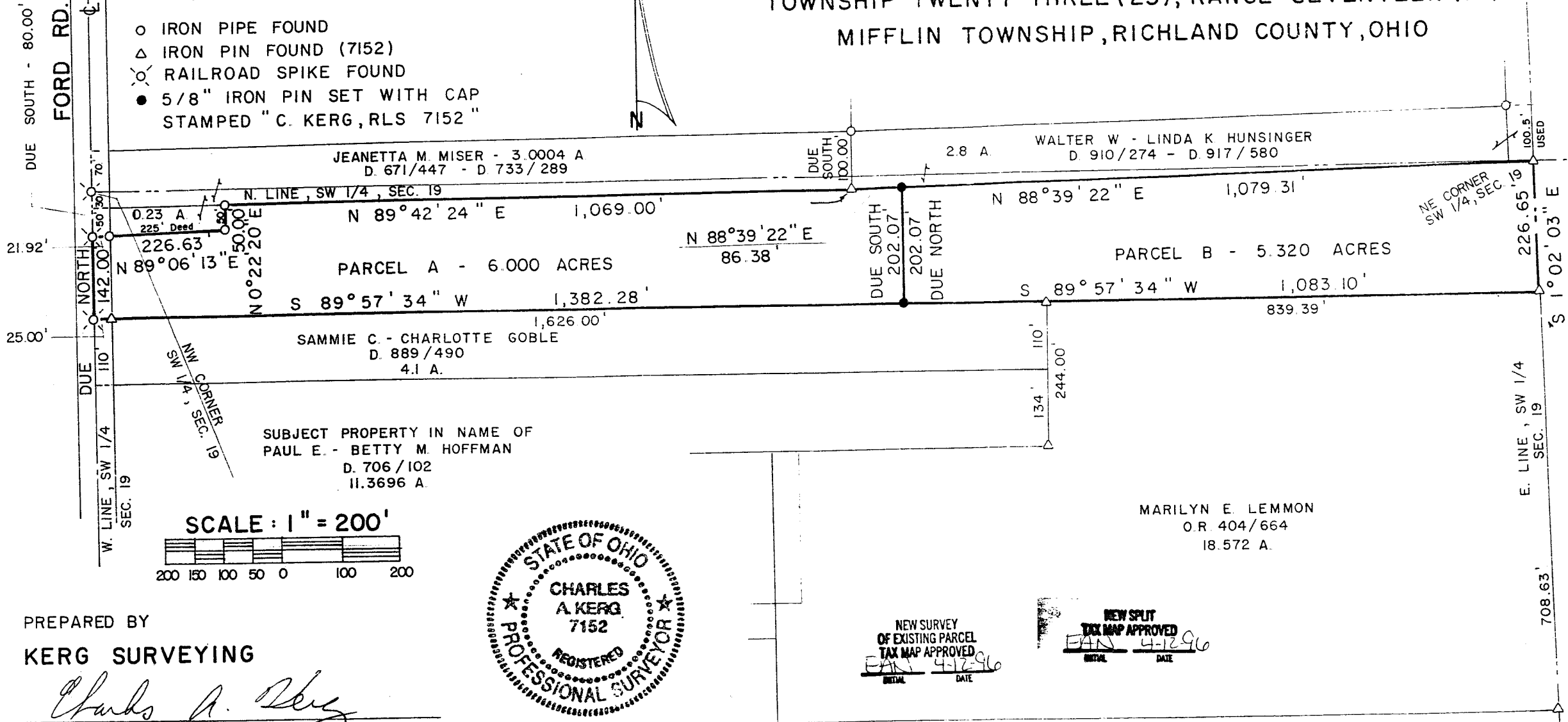
BEARINGS ARE BASED ON A SURVEY BY
KERG SURVEYING, DATED DEC 20, 1994.

LEGEND

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

N

PLAT OF BOUNDARY SURVEY
ALBERT OUSLEY
 PARTS OF THE SOUTHWEST QUARTER, SECTION NINETEEN (19)
 TOWNSHIP TWENTY-THREE (23), RANGE SEVENTEEN (17)
 MIFFLIN TOWNSHIP, RICHLAND COUNTY, OHIO



SUBJECT PROPERTY IN NAME OF
PAUL E. - BETTY M. HOFFMAN
D. 706 / 102
11.3696 A.

SCALE: 1" = 200'



PREPARED BY
KERG SURVEYING

Charles A. Kerg

CHARLES A. KERK
REGISTERED OHIO SURVEYOR NO. 7152
DATE: APRIL 1, 1996

NEW SURVEY
OF EXISTING PARCEL
TAX MAP APPROVED
INITIAL DATE
E.A.N. 4-12-96

NEW SPLIT
TAX MAP APPROVED
INITIAL DATE
E.A.N. 4-12-96

84-9

6-48

CHARLES A. KERG

REGISTERED LAND SURVEYOR No. 7152

102 West Main Street

Shelby, Ohio 44875

Phone: (419) 347-8799

DESCRIPTION

ALBERT OUSLEY

PART OF THE SOUTHWEST QUARTER, SECTION NINETEEN (19)
TOWNSHIP TWENTY-THREE (23), RANGE SEVENTEEN (17)
MIFFLIN TOWNSHIP, RICHLAND COUNTY, OHIO



PARCEL A

DESCRIPTION: Being part of the Southwest Quarter of Section Nineteen (19), Township Twenty-three (23), Range Seventeen (17), Mifflin Township, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at a railroad spike found on the centerline of Ford Road (Township Highway 425) at the northwest corner of the Southwest Quarter of Section Nineteen (19); thence Due South a distance of 80.00 feet along said centerline and the west line of said quarter-section to a railroad spike found at the northwest corner of 11.3696 acres in the name of Paul E. and Betty M. Hoffman per Deed Volume 706, Page 102 (southwest corner of 0.23 acre in the name of Jeanetta M. Miser per Deed Volume 733, Page 289), said spike being the real point of beginning of the parcel herein described;

- 1) thence N 89°06'13" E a distance of 226.63 feet along a north line of said 11.3696 acres to an iron pipe found at the southeast corner of said 0.23 acre, and passing for reference an iron pipe found at 21.92 feet;
- 2) thence N 0°22'20" E a distance of 50.00 feet to an iron pipe found on the south line of 3.0004 acres in the name of said Miser per Deed Volume 671, Page 447 at the northeast corner of said 0.23 acre;
- 3) thence N 89°42'24" E a distance of 1,069.00 feet along the north line of said 11.3696 acres to an iron pin found at the southeast corner of said 3.0004 acres (southwest corner of 2.8 acres in the name of Walter W. and Linda K. Hunsinger per Deed Volume 910, Page 274);
- 4) thence N 88°39'22" E a distance of 86.38 feet along the south line of said 2.8 acres to an iron pin set;
- 5) thence Due South a distance of 202.07 feet to an iron pin set on the south line of said 11.3696 acres (north line of 4.1 acres in the name of Saumie C. and Charlotte Goble per Deed Volume 889, Page 490);
- 6) thence S 89°57'34" W a distance of 1,382.28 feet along the north line of said 4.1 acres to a railroad spike found on the centerline of Ford Road at the southwest corner of said 11.3696 acres, and passing for reference on line an iron pin found easterly a distance of 25.00 feet;
- 7) thence Due North a distance of 142.00 feet along said centerline and section line to the real point of beginning of the parcel herein described

and containing 6.000 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 a survey by Kerg Surveying, dated December 20, 1994. All iron pins found are capped "C.KERG,RLS 7152".

PARCEL B

DESCRIPTION: Being part of the Southwest Quarter of Section Nineteen (19), Township Twenty-three (23), Range Seventeen (17), Mifflin Township, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at a railroad spike found on the centerline of Ford Road (Township Highway 425) at the northwest corner of the Southwest Quarter of Section Nineteen (19); thence Due South a distance of 80.00 feet along said centerline and the west line of said quarter-section to a railroad spike found at the northwest corner of 11.3696 acres in the name of Paul E. and Betty M. Hoffman per Deed Volume 706, Page 102; thence N 89°06'13" E a distance of 226.63 feet along a north line of said 11.3696 acres to an iron pipe found at the southeast corner of 0.23 acre; thence N 0°22'20" E a distance of 50.00 feet to an iron pipe found on the north line of said 11.3696 acres; thence N 89°42'24" E a distance of 1,069.00 feet along the north line of said 11.3696 acres to an iron pin found (southwest corner of 2.8 acres in the name of Walter W. and Linda K. Hunsinger per Deed Volume 910, Page 274); thence N 88°39'22" E a distance of 86.38 feet along the south line of said 2.8 acres to an iron pin set at the real point of beginning of the parcel herein described;

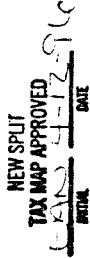
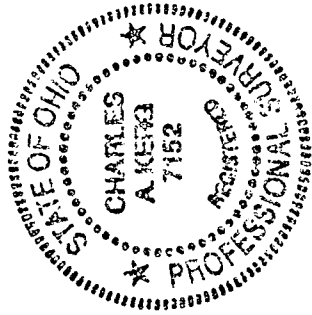
- 1) thence N 88°39'22" E a distance of 1,079.31 feet along said line to an iron pin found at the northeast corner of the Southwest Quarter (northeast corner of said 11.3696 acres - southeast corner of 1/2 acre in the name of Hunsinger per said deed volume);
- 2) thence S 1°02'03" E a distance of 226.65 feet along the east line of said quarter-section to an iron pin found at the southeast corner of said 11.3696 acres (northeast corner of 18.572 acres in the name of Marilyn E. Lemmon per Official Record Volume 404, Page 664);

3) thence S 89°57'34" W a distance of 1,083.10 feet along the north line of said 18.572 acres (north line of 4.1 acres in the name of Sammie C. and Charlotte Goble per Deed Volume 889, Page 490) to an iron pin set;

4) thence Due North a distance of 202.07 feet to the real point of beginning of the parcel herein described

and containing 5.320 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 a survey by Kerg Surveying, dated December 20, 1994. All iron pins found are capped "C.KERG,RLS 7152". The grantees, their 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, independently and separately 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 markers were found or set as indicated.



Prepared by
KERG SURVEYING

Charles A. Kerg

Charles A. Kerg
Registered Ohio Surveyor No. 7152
Date: April 1, 1996