

PLAT OF BOUNDARY SURVEY

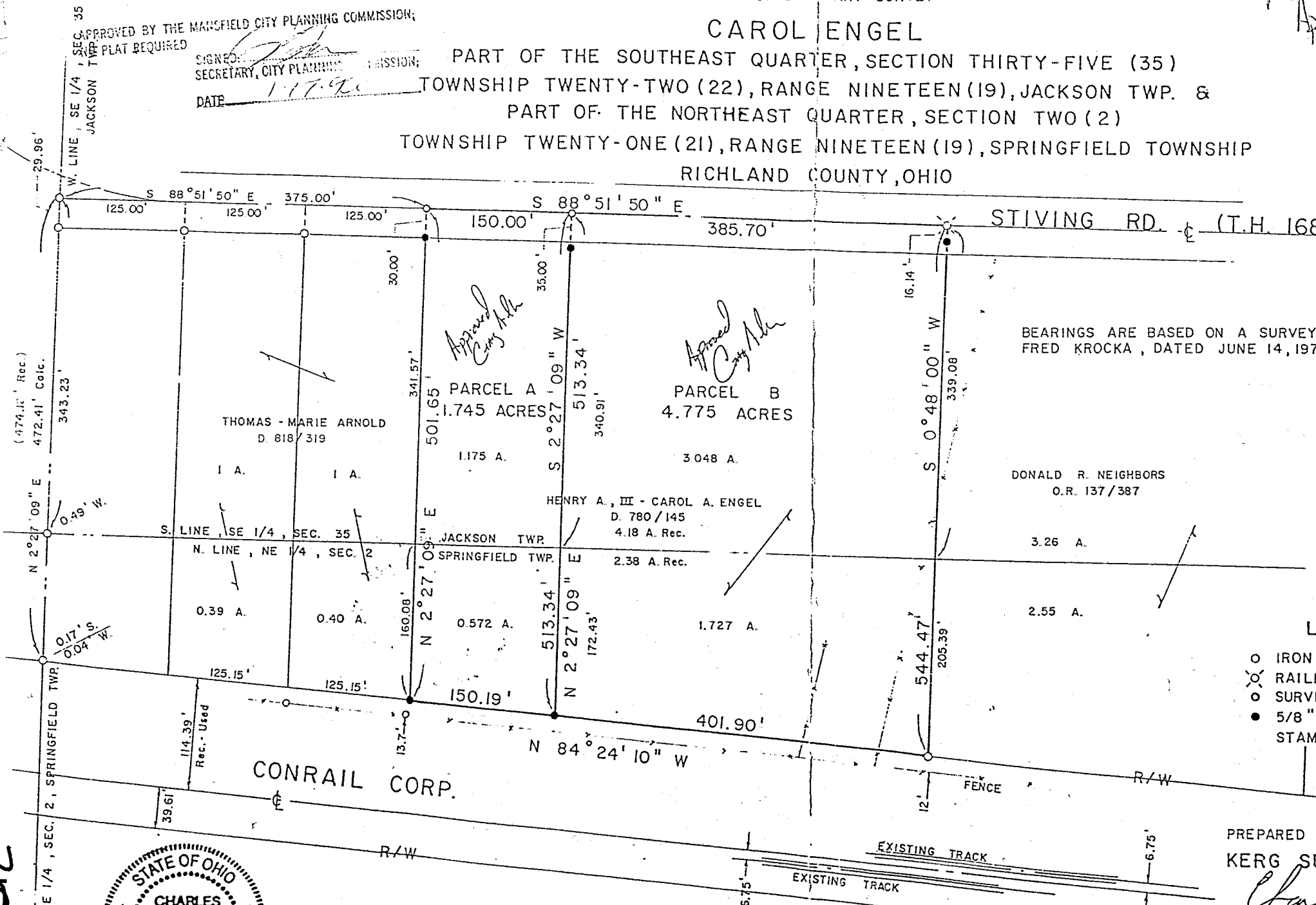
CAROL ENGEL

PART OF THE SOUTHEAST QUARTER, SECTION THIRTY-FIVE (35)
TOWNSHIP TWENTY-TWO (22), RANGE NINETEEN (19), JACKSON TWP. &
PART OF THE NORTHEAST QUARTER, SECTION TWO (2)
TOWNSHIP TWENTY-ONE (21), RANGE NINETEEN (19), SPRINGFIELD TOWNSHIP
RICHLAND COUNTY, OHIO

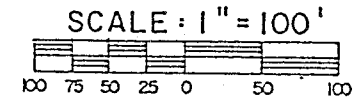
REVIEW 12/31/96
Approved Parcel A + Pa.

Craig A. Ker
Zoning Inspector 12/14/96

APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION;
PLAT REQUIRED
SIGNED: [Signature]
SECRETARY, CITY PLANNING COMMISSION;
DATE: 1-17-97



BEARINGS ARE BASED ON A SURVEY BY
FRED KROCKA, DATED JUNE 14, 1978.



LEGEND

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

PREPARED BY
KERG SURVEYING
[Signature]
CHARLES A. KERG
REGISTERED OHIO SURVEYOR NO. 7152
DATE: AUGUST 16, 1994



"The grantor, grantee and all subsequent owners or assignees taking title from, under or through the grantor or grantee agrees that any use or improvement made on this land shall be in conformity with all existing valid zoning, platting, health, or other

NEW SPLIT
TAX MAP APPROVED
1-17-97

NEW SURVEY
OF EXISTING PARCEL
TAX MAP APPROVED
1-17-97

H-312

H-312

H 312

CHARLES A. KERG

REGISTERED LAND SURVEYOR No. 7152

APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION 102 West Main Street
NO PLAT REQUIRED. SIGNED: [Signature] Secretary, City Planning Commission
Shelby, Ohio 44875

Phone: (419) 347-8799

DATE: 1-17-97

"The grantor, grantee and all subsequent owners or assigns shall hold the premises, under or through the grantor, subject to the laws, ordinances, rules and regulations of the State of Ohio, and to all existing and hereafter enacted laws, rules and regulations, relating to the same, and to all laws, rules and regulations, relating to the same, and to all laws, rules and regulations, relating to the same."

DESCRIPTION
CAROL ENGEL
PART OF THE SOUTHEAST QUARTER, SECTION THIRTY-FIVE (35) TOWNSHIP TWENTY-TWO (22), RANGE NINETEEN (19), JACKSON TOWNSHIP AND PART OF THE NORTHEAST QUARTER, SECTION TWO (2) TOWNSHIP TWENTY-ONE (21), RANGE NINETEEN (19), SPRINGFIELD TOWNSHIP RICHLAND COUNTY, OHIO

PARCEL A

DESCRIPTION: Being part of the Southeast Quarter of Section Thirty-five (35), Township Twenty-two (22), Range Nineteen (19), Jackson Township, and also part of the Northeast Quarter of Section Two (2), Township Twenty-one (21), Range Nineteen (19), Springfield Township, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at an iron pipe found on the west line of the Southeast Quarter of Section Thirty-five (35), Jackson Township, at its intersection with the extension westerly of the centerline of Stiving Road (Township Highway 168); thence S 88°51'50" E a distance of 375.00 feet to a survey spike set on said centerline at the northwest corner of 4.18 acres in the name of Henry A., III and Carol A. Engel per Deed Volume 780, Page 145 (northeast corner of 1 acre in the name of Thomas E. and Marie G. Arnold per Deed Volume 818, Page 319), said spike being the real point of beginning of the parcel herein described;

- 1) thence S 88°51'50" E a distance of 150.00 feet along said centerline to a survey spike set;
- 2) thence S 2°27'09" W a distance of 513.34 feet to an iron pin set on the north right-of-way line of the Conrail Railroad (south line of 2.38 acres in the name of said Engel), and passing for reference an iron pin set at 35.00 feet, and also passing for reference at 340.91 feet the south line of Section Thirty-five (north line of the Northeast Quarter, Section Two, Springfield Township);
- 3) thence N 84°24'10" W a distance of 150.19 feet along said right-of-way line to an iron pin set at the southwest corner of said 2.38 acres (southeast corner of 0.40 acre in the name of said Arnold);
- 4) thence N 2°27'09" E a distance of 501.65 feet to the real point of beginning of the parcel herein described, and passing for reference on line an iron pin set southerly a distance of 30.00 feet, and also passing for reference at 160.08 feet the north line of Section Two (south line of Section Thirty-five),

and containing 1.747 acres (1.175 acres in the Southeast Quarter of Section Thirty-five - 0.572 acre in the Northeast Quarter of Section Two), more or less, and 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 Fred E. Krocka, dated June 14, 1978.


NEW SPLIT
TAX MAP APPROVED
[Signature] INITIAL DATE 1-17-97

H 312

H-312

H-312

APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION.
NO PLAT REQUIRED.

SIGNED: 
SECRETARY, CITY PLANNING COMMISSION, PARCEL B

DATE: 1-17-96

DESCRIPTION: Being part of the Southeast Quarter of Section Thirty-five (35), Township Twenty-two (22), Range Nineteen (19), Jackson Township, and also part of the Northeast Quarter of Section Two (2), Township Twenty-one (21), Range Nineteen (19), Springfield Township, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at an iron pipe found on the west line of the Southeast Quarter of Section Thirty-five (35), Jackson Township, at its intersection with the extension westerly of the centerline of Stiving Road (Township Highway 168); thence S 88°51'50" E a distance of 525.00 feet to a survey spike set on said centerline, being also on the north line of 4.18 acres in the name of Harold A., III and Carol A. Engel per Deed Volume 780, Page 145, said spike being the real point of beginning of the parcel herein described;

- 1) thence S 88°51'50" E a distance of 385.70 feet along said centerline to a railroad spike found at the northeast corner of said 4.18 acres (northwest corner of 3.26 acres in the name of Donald R. Neighbors per Official Record Volume 137, Page 387;
- 2) thence S 0°48'00" W a distance of 544.47 feet to an iron pipe found on the north right-of-way line of the Conrail Railroad at the southeast corner of 2.38 acres in the name of said Engel (southwest corner of 2.55 acres in the name of said Neighbors), and passing for reference an iron pin set at 16.14 feet, and also passing for reference at 339.08 feet the south line of Section Thirty-five (north line of the Northeast Quarter of Section Two, Springfield Township);
- 3) thence N 84°24'10" W a distance of 401.90 feet along said right-of-way line to an iron pin set;
- 4) thence N 2°27'09" E a distance of 513.34 feet to the real point of beginning, and passing for reference on line an iron pin set southerly a distance of 35.00 feet, and also passing for reference at 172.43 feet the north line of Section Two (south line of Section Thirty-five),

and containing 4.775 acres (3.048 acres in the Southeast Quarter of Section Thirty-five - 1.727 acres in the Northeast Quarter of Section Two), 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 Fred E. Krocka, dated June 14, 1978.

CERTIFICATION: I hereby certify that a boundary survey was made of the above property and that points were found or set as indicated.



NEW SURVEY
OF EXISTING PARCEL
TAX MAP APPROVED

1-17-96
KERG SURVEYING



Charles A. Kerg
Registered Ohio Surveyor No. 7152
Date: August 16, 1994

...of the above property owners
or any other person, under or through the
grantor, and shall be in conformity with
...and shall be in conformity with
...by zoning, platting, health, or other
...regulations."