

I-217

PLAT OF SURVEY

REQUESTED BY: ROBERT CALVER

SECTION: 1
LOT: ---
QUARTER: NW

V.M.S. #: ---
TOWNSHIP: 21
RANGE: 18

TOWNSHIP: MADISON
COUNTY: RICHLAND
STATE OF OHIO

(PIN)

N 89°50'53" W 567.31'
NE COR NW/4 SEC 1
S 00°29'03" W 618.40'

S 00°29'03" W 492.57'

NW/4 SEC 1
NE/4 SEC 1

R&P CALVER 817/001
(ORIGINAL 17.6 AC. TRACT)

POB S 89°30'57" E 330.56'

P&D FITZGERALD
O.R. 456/729

"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 lawful rules and regulations."

R PITTENGER
O.R. 35/183

S 84°34'24" W 9.45'
LEGEND
P/K NAIL FOUND □ SET ■
RAILROAD SPIKE FOUND △ SET ▲
STONE FOUND ■
IRON PIPE/PIPE FOUND ○
5/8 INCH IRON PIN SET WITH A PLASTIC CAP STAMPED "GARVERICK L.S. 6816" ●
SCALE: 1 INCH = 200 FEET

N 00°29'03" E 1043.79'
S 00°29'03" W 1146.92'

8.979 ACRES

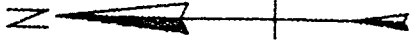
G&F BARNES
O.R. 148/421

BEAL ROAD 60'
C.H. 279 60'

(OLD DIV. LINE)

R&P CALVER 543/156

S 53°12'16" W 214.20'
W 32°19'00" N 278.21'



Robert Calver

REFERENCE MATERIALS
1) SURVEY E-129
2)
3)
4)
5)

PRIOR DEED: 817/001-543/156
BASIS OF BEARINGS: PRIOR DEED



I HEREBY STATE THAT THE ABOVE PLAT AND THE FIELD SURVEY IT REPRESENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE.

Jan K. Garverick
L.S. 0016
DATE OF SURVEY

MAY 1997

GARVERICK SURVEYING
4380 U.S. 42 NORTH
CARDINGTON, OHIO 43315
419-864-8820
1200 RIVIERA DRIVE
MARION, OHIO 43302
614-389-3139

DRWN: CHKD: FILE: 2168

NEW SPLIT
TAX MAP APPROVED
EAK 6-10-97
INITIAL DATE

H-217

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DESCRIPTION OF 8.979 ACRE TRACT:

BEING A PART OF THE N.W. QUARTER OF SECTION 1; TOWNSHIP 21; RANGE 18; MADISON TOWNSHIP; RICHLAND COUNTY; STATE OF OHIO; AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND AT THE N.E. CORNER OF THE N.W. QUARTER OF SECTION 1;

THENCE SOUTH 00 DEGREES, 29 MINUTES, 03 SECONDS WEST; WITH THE EAST LINE OF THE N.W. QUARTER OF SECTION 1, A DISTANCE OF 618.40 FEET TO AN IRON PIPE FOUND AT GRANTOR'S N.E. CORNER;

THENCE NORTH 89 DEGREES, 50 MINUTES, 53 SECONDS WEST; WITH GRANTOR'S NORTH LINE, A DISTANCE OF 567.31 FEET TO AN IRON PIPE FOUND;

THENCE SOUTH 00 DEGREES, 29 MINUTES, 03 SECONDS WEST; WITH GRANTOR'S WEST LINE, A DISTANCE OF 492.57 FEET TO AN IRON PIN SET AND THE TRUE PLACE OF BEGINNING;

THENCE SOUTH 89 DEGREES, 30 MINUTES, 57 SECONDS EAST; A DISTANCE OF 330.56 FEET TO AN IRON PIN SET;

THENCE SOUTH 00 DEGREES, 29 MINUTES, 03 SECONDS WEST; A DISTANCE OF 1146.92 FEET TO A RAILROAD SPIKE SET IN THE CENTER OF BEAL ROAD (COUNTY HIGHWAY 279);

THENCE SOUTH 53 DEGREES, 12 MINUTES, 16 SECONDS WEST; WITH BEAL ROAD, A DISTANCE OF 214.20 FEET TO A RAILROAD SPIKE SET;

THENCE NORTH 32 DEGREES, 19 MINUTES, 06 SECONDS WEST; WITH GRANTOR'S WEST LINE, A DISTANCE OF 278.21 FEET TO AN IRON PIPE FOUND;

THENCE SOUTH 84 DEGREES, 34 MINUTES, 24 SECONDS WEST; WITH GRANTOR'S SOUTH LINE, A DISTANCE OF 9.45 FEET TO AN IRON PIN SET;

THENCE NORTH 00 DEGREES, 29 MINUTES, 03 SECONDS EAST; WITH GRANTOR'S WEST LINE, A DISTANCE OF 1043.79 FEET TO THE PLACE OF BEGINNING.

CONTAINING 8.979 ACRES OF LAND, MORE OR LESS, AND SUBJECT TO ALL LEGAL HIGHWAYS, RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS, AND AGREEMENTS OF RECORD.

ALL SET IRON PINS ARE SOLID, 5/8 INCH, AND BEAR A PLASTIC CAP STAMPED "GARVERICK L.S. 6816".

PRIOR DEED: VOLUME 817, PAGE 001.-- VOLUME 543, PAGE 156, BASIS OF BEARINGS: PRIOR DEED.

THE ABOVE DESCRIPTION IS BASED UPON A SURVEY BY JAN K. GARVERICK, L.S. 6816; DATED MAY 1997.

The grantor, grantee and all subsequent owners APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION; or assignees taking title from, under or through the NO PLAT REQUIRED.

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 lawful rules and regulations."

SIGNED: *[Signature]*
SECRETARY, CITY PLANNING COMMISSION;
DATE: 6-10-97

NEW SPLIT
TAX MAP APPROVED
INITIAL: *[Signature]* DATE: 6-10-97