

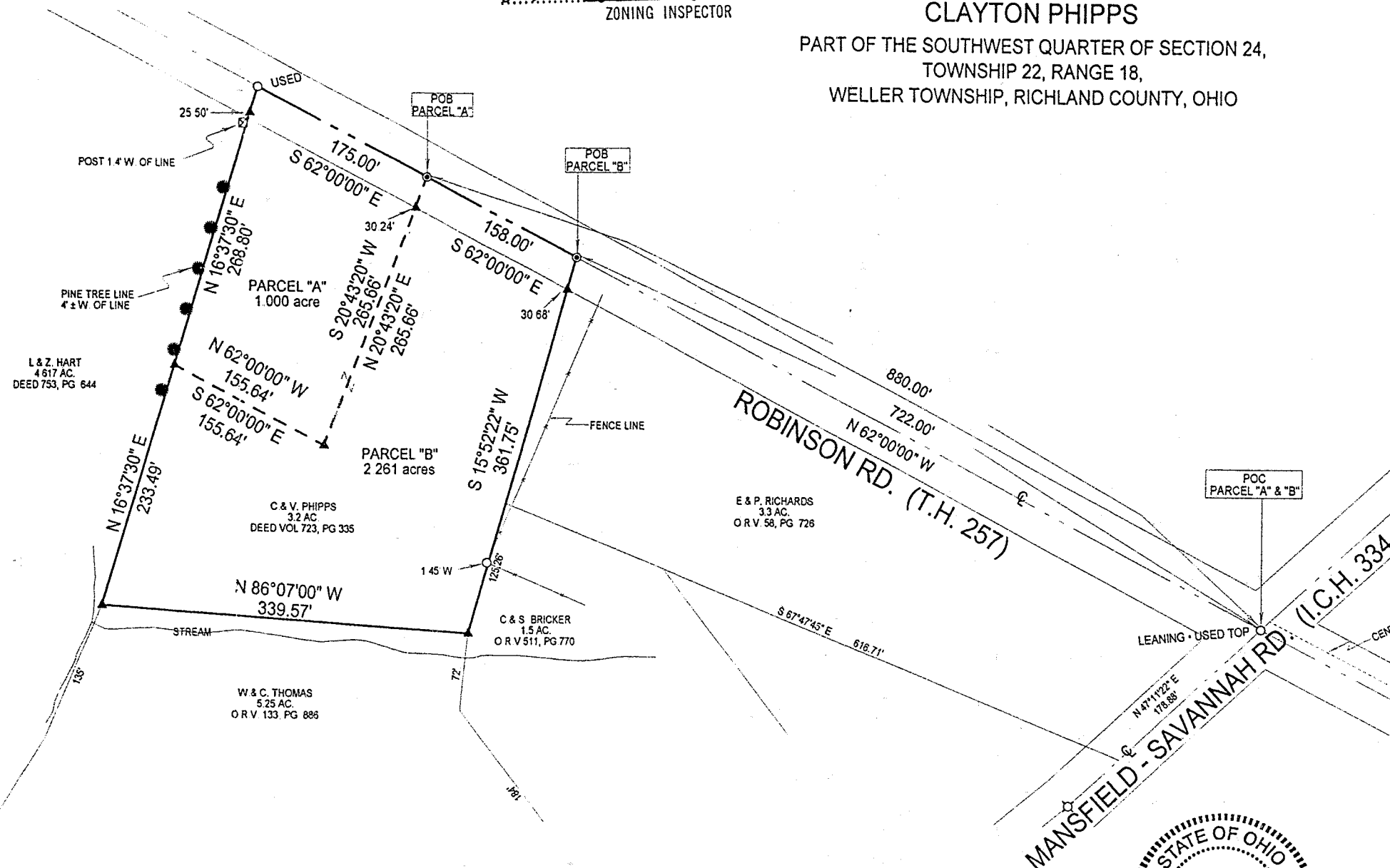
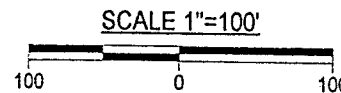
I-375

CONFORMS TO WELLER TOWNSHIP
ZONING RESOLUTION THIS DATE *R-1*
8-20-97 Alex C. Kelsler
ZONING INSPECTOR

PLAT OF BOUNDARY SURVEY
CLAYTON PHIPPS
PART OF THE SOUTHWEST QUARTER OF SECTION 24,
TOWNSHIP 22, RANGE 18,
WELLER TOWNSHIP, RICHLAND COUNTY, OHIO



BEARINGS ARE BASED ON A
SURVEY BY C. BLOSSER,
DATED: AUGUST 29, 1953



- Legend**
- ☐ Railroad Spike Found
 - Iron Pipe Found
 - ▲ 5/8" Iron Pin Set with Cap
Stamped "Kelsler 7871"
 - Magnetic PK Spike Set

DATE:	8-14-97
JOB NO:	S22597P



NEW SPLIT
TAX MAP APPROVED
AK 8-22-97
INITIAL DATE

Kelsler Surveying
450 MARION AVE.
MANSFIELD, OHIO 44903
419-522-7242

Alex Kelsler
Alex Kelsler



Kelsner Surveying

ALEX KELSER
REGISTERED LAND SURVEYOR NO. 7871
450 Marion Ave. Mansfield, Ohio 44903
Tel: (419) 522-7242 Fax: (419) 522-7242

H-375

DESCRIPTION
CLAYTON PHIPPS
PART OF THE SOUTHWEST QUARTER OF SECTION 24
TOWNSHIP 22, RANGE 18
WELLER TOWNSHIP, RICHLAND COUNTY, OHIO

PARCEL "A"

DESCRIPTION: Being part of the Southwest Quarter of Section 24, Township 22, Range 18, Weller Township, Richland County, Ohio; and being more particularly described as follows:

Commencing for the same at an iron pipe found on the centerline of Robinson Road (T.H. 257) at its intersection with the centerline of Mansfield - Savannah Rd. (I.C.H. 334 • St. Rt. 545); thence N 62°00'00" W with the centerline of said Robinson Rd. a distance of 880.00 feet to a Magnetic PK Nail set on the north line of 3.2 acres in the name of C. & V. Phipps, per Deed Vol. 723, Pg. 335; the real point of beginning for the parcel herein described;

- 1) thence S 20°43'20" W, a distance of 265.66 feet to an iron pin set and passing for reference an iron pin set at 30.24 feet;
- 2) thence N 62°00'00" W, a distance of 155.64 feet to an iron pin set on the east line of 4.617 acres in the name of L.& Z. Hart, per deed volume 753, page 644 (west line of the lands of said Phipps);
- 3) thence N 16°37'30" E, with the west line of the lands of said Phipps a distance of 268.80 feet to an iron pipe found on the centerline of said Robinson Rd at the northeast corner of said 4.617 acres and passing for reference an iron pin set at 243.30 feet;
- 4) thence S 62°00'00" E with said centerline and the north line of the lands of said Phipps, a distance of 175.00 feet to the real point of beginning of the parcel herein described

and containing 1.000 acre, more or less, but subject to all legal easements and public rights-of-way now on record.

PARCEL "B"

DESCRIPTION: Being part of the Southwest Quarter of Section 24, Township 22, Range 18, Weller Township, Richland County, Ohio; and being more particularly described as follows:

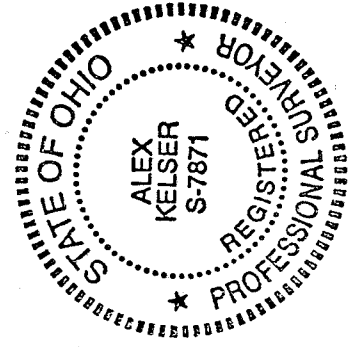
Commencing for the same at an iron pipe found on the centerline of Robinson Road (T.H. 257) at its intersection with the centerline of Mansfield - Savannah Rd. (I.C.H. 334 • St. Rt. 545);

thence N 62°00'00" W with the centerline of said Robinson Rd. a distance of 722.00 feet to a Magnetic PK Nail set at the northeast corner of 3.2 acres in the name of C. & V. Phipps, per Deed Vol. 723, Pg. 335 said point being also the northwest corner of 3.3 acres in the name of E. & P. Richards, per O.R.V. 58, Pg.726; the real point of beginning for the parcel herein described;


- 1) thence S 15°52'22" W with the west line of said 3.3 acres and a southerly prolongation thereof, a distance of 361.75 feet to an iron pin set at the southeast corner of the lands of said Phipps; said point being also a northeasterly corner of 5.25 acres in the name of W. & C. Thomas, per O.R.V. 133, Pg.886 and being a northwesterly corner of 1.5 acres in the name of C. & S. Bricker, per O.R.V. 511, Pg.770 and passing for reference an iron pin set at 30.68 feet;
- 2) thence N 86°07'00" W with the south line of the lands of said Phipps, a distance of 339.57 feet to an iron pin set at an easterly corner of 4.617 acres in the name of L. & Z. Hart, per Deed Vol. 753, Pg.644 (northwesterly corner of the lands of said Thomas);
- 3) thence N 16°37'30" E with the west line of the lands of said Phipps, a distance of 233.49 feet to an iron pin set on the east line of the lands of said Hart;
- 4) thence S 62°00'00" E, a distance of 155.64 feet to an iron pin set;
- 5) thence N 20°43'20" E, a distance of 265.66 feet to a Magnetic PK Nail set on the centerline of said Robinson Rd. and passing for reference an iron pin set at 235.42 feet, said point being also a point on the north line of the lands of said Phipps;
- 5) thence S 62°00'00" E with said centerline, a distance of 158.00 feet to the real point of beginning of the parcel herein described

and containing 2.261 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" diameter with caps stamped "Kelser 7871".
- Bearings are base on a survey by Charles Blosser dated: August 29, 1953.
- CERTIFICATION: I hereby certify that a survey was made of the above described property and that points were found or set as indicated.



Prepared by
KELSER SURVEYING


Alex Kelser
Registered Ohio Surveyor No. 7871
Date: August 14, 1997