

I-422

BEARINGS ARE BASED ON A SURVEY BY
BRUCE BERDANIER, DATED APRIL 10, 1989.

PLAT OF BOUNDARY SURVEY

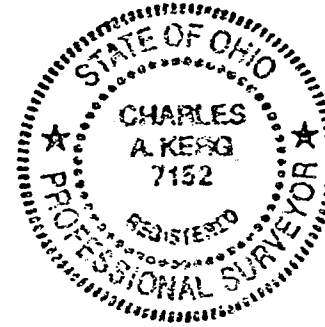
S.R. 96

EMERY GRAUER

PARTS OF THE SOUTHWEST QUARTER, SECTION FIVE (5) AND
PARTS OF THE SOUTHEAST QUARTER, SECTION SIX (6)
TOWNSHIP TWENTY-TWO (22), RANGE EIGHTEEN (18)
FRANKLIN TOWNSHIP, RICHLAND COUNTY, OHIO

LEGEND

- IRON PIPE FOUND
- ⊗ RAILROAD SPIKE FOUND
- △ IRON PIN FOUND
- ⊠ WOOD FENCEPOST FOUND
- ⊙ SURVEY NAIL SET
- ⊛ RAILROAD SPIKE SET
- SURVEY SPIKE SET
- 5/8" IRON PIN SET WITH
CAP STAMPED "C. KERG, 7152"

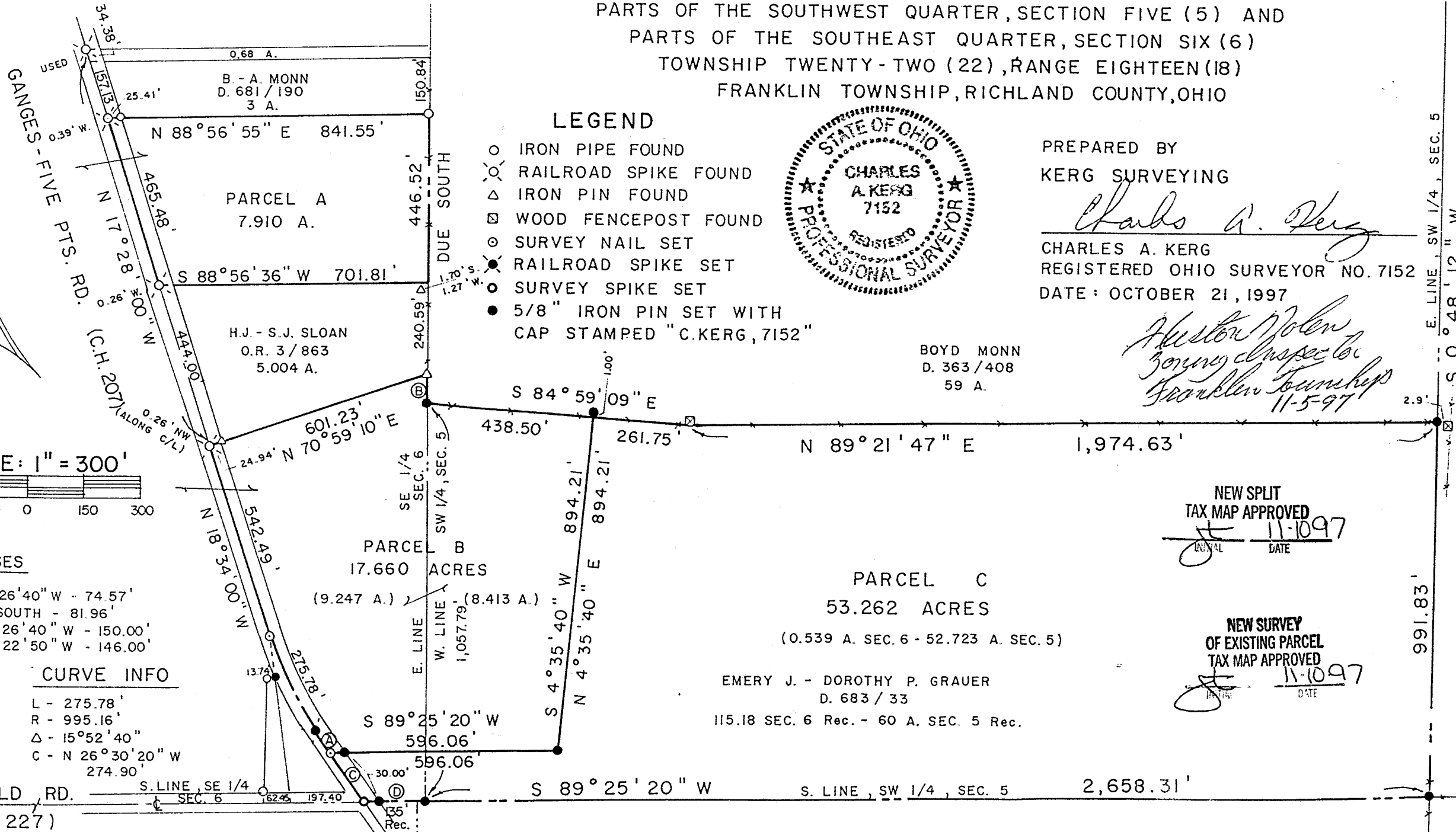


PREPARED BY
KERG SURVEYING

Charles A. Kerg
 CHARLES A. KERG
 REGISTERED OHIO SURVEYOR NO. 7152
 DATE: OCTOBER 21, 1997

*Huston Nolan
 zoning inspector
 Franklin Township
 11-5-97*

BOYD MONN
 D. 363 / 408
 59 A.



SCALE: 1" = 300'



COURSES

- Ⓐ N 34° 26' 40" W - 74.57'
- Ⓑ DUE SOUTH - 81.96'
- Ⓒ N 34° 26' 40" W - 150.00'
- Ⓓ S 89° 22' 50" W - 146.00'

CURVE INFO

- L - 275.78'
- R - 995.16'
- Δ - 15° 52' 40"
- C - N 26° 30' 20" W
274.90'

NEW SPLIT
 TAX MAP APPROVED
[Signature] 11-10-97
 INITIAL DATE

NEW SURVEY
 OF EXISTING PARCEL
 TAX MAP APPROVED
[Signature] 11-10-97
 INITIAL DATE

ARNOLD RD.
(T.H. 227)

EMERY J. - DOROTHY P. GRAUER
 D. 683 / 33
 115.18 SEC. 6 Rec. - 60 A. SEC. 5 Rec.

E. LINE, SW 1/4, SEC. 5
S 0° 48' 12" W
991.83'

I-422

CHARLES A. KERG
REGISTERED LAND SURVEYOR No. 7152
102 West Main Street
Shelby, Ohio 44875
Phone: (419) 347-8799

H-422

DESCRIPTION
EMERY GRAUER
PARTS OF THE SOUTHWEST QUARTER, SECTION FIVE (5) AND
PARTS OF THE SOUTHEAST QUARTER, SECTION SIX (6)
TOWNSHIP TWENTY-TWO (22), RANGE EIGHTEEN (18)
FRANKLIN TOWNSHIP, RICHLAND COUNTY, OHIO

PARCEL A

DESCRIPTION: Being a part of the Southeast Quarter of Section Six (6), Township Twenty-two (22), Range Eighteen (18), Franklin Township, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at an iron pin set at the southeast corner of the Southeast Quarter of Section Six (6), said point being the southeast corner of 115.18 acres in the name of Emery J. and Dorothy P. Grauer per Deed Volume 683, Page 33; thence Due North a distance of 1,380.34 feet along the east line of said quarter-section to an iron pin found (1.70 feet south-1.27 feet west) at the northeast corner of 5.004 acres in the name of H. James, II and Sarah J. Sloan per Official Record Volume 3, Page 863, being the real point of beginning of the parcel herein described;

- 1) thence S 88°56'36" W a distance of 701.81 feet to a railroad spike found (0.26 foot west) on the centerline of Ganges-Five Points Road (County Highway 207) at the northwest corner of said 5.004 acres;
- 2) thence N 17°28'00" W a distance of 465.48 feet along said centerline to a railroad spike found (0.39 foot west) at the southwest corner of 3 acres in the name of Boyd and Alice Monn per Deed Volume 681, Page 190;
- 3) thence N 88°56'55" E a distance of 841.55 feet to an iron pipe found on the east line of said section at the southeast corner of said 3 acres, and passing for reference an iron pipe found at 25.41 feet;
- 4) thence Due South a distance of 446.52 feet along said section line to the real point of beginning of the parcel herein described

and containing 7.910 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 Bruce W. Berdanier, dated April 10, 1989.

NEW SPLIT
TAX MAP APPROVED
11-10-97
[Signature]

PARCEL B

DESCRIPTION: Being a part of the Southwest Quarter of Section Five (5), and the Southeast Quarter of Section Six (6), Township Twenty-two (22), Range Eighteen (18), Franklin Township, Richland County, Ohio, and being more particularly described as follows:

H.F.D.

Commencing for the same at a survey spike set on the south line of the Southeast Quarter of Section Six (6), said point being the intersection of the centerlines of Ganges-Five Points Road (County Highway 207) and Arnold Road (Township Highway 227) (south line of 115.18 acres in the name of Emery J. and Dorothy P. Grauer per Deed Volume 683, Page 33); thence N 34°26'40" W a distance of 150.00 feet along the centerline of Ganges-Five Points Road to a survey nail set at the real point of beginning of the parcel herein described;

- 1) thence N 34°26'40" W a distance of 74.57 feet along said centerline to a railroad spike set;
 - 2) thence an arc length of 275.78 feet along a curve to the right having a radius of 995.16 feet and a delta angle of 15°52'40" (chord bearing N 26°30'20" W a distance of 274.90 feet) to a survey nail set;
 - 3) thence N 18°34'00" W a distance of 542.49 feet along said centerline to a railroad spike found (0.26 foot northwest along said line of the true corner) at the southwest corner of 5.004 acres in the name of H. James, II and Sarah J. Sloan per Official Record Volume 3, Page 863;
 - 4) thence N 70°59'10" E a distance of 601.23 feet to an iron pin found on the east line of Section Six (east line of said 115.18 acres) at the southeast corner of said 5.004 acres, and passing for reference an iron pin found at 24.94 feet;
 - 5) thence Due South a distance of 81.96 feet along said line to an iron pin set at the northwest corner of 60 acres in the Southwest Quarter of Section Five in the name of Grauer per said deed volume;
 - 6) thence S 84°59'09" E a distance of 438.50 feet along said line (south line of 59 acres in the name of Boyd Monn per Deed Volume 363, Page 408) to a point, being referenced by an iron pin set N 4°35'40" E a distance of 1.00 foot;
 - 7) thence S 4°35'40" W a distance of 894.21 feet to an iron pin set;
 - 8) thence S 89°25'20" W a distance of 596.06 feet to the real point of beginning of the property herein described, and passing for reference on line an iron pin set easterly at a distance of 30.00 feet,
- and containing 17.660 acres (8.413 acres in Section Five - 9.247 acres in Section Six), 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 Bruce W. Berdanier, dated April 10, 1989.

NEW SPLIT
TAX MAP APPROVED
11-10-97
DATE

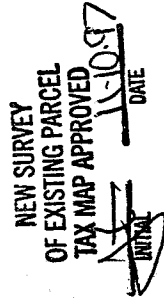
PARCEL C

H-422

DESCRIPTION: Being a part of the Southwest Quarter of Section Five (5), and the Southeast Quarter of Section Six (6), Township Twenty-two (22), Range Eighteen (18), Franklin Township, Richland County, Ohio, and being more particularly described as follows:

The real point of beginning of the same being a survey spike set on the south line of the Southeast Quarter of Section Six (6), said point being the intersection of the centerlines of Ganges-Five Points Road (County Highway 207) and Arnold Road (Township Highway 227) (south line of 115.18 acres in the name of Emery J. and Dorothy P. Grauer per Deed Volume 683, Page 33);

- 1) thence N 34°26'40" W a distance of 150.00 feet along the centerline of Ganges-Five Points Road to a survey nail set;
 - 2) thence N 89°25'20" E a distance of 596.06 feet to an iron pin set in the Southwest Quarter of Section Five, and passing for reference an iron pin set at 30.00 feet;
 - 3) thence N 4°35'40" E a distance of 894.21 feet to a point on the north line of 60 acres in the name of Grauer per said deed volume (south line of 59 acres in the name of Boyd Monn per Deed Volume 363, Page 408), said point being referenced by an iron pin set N 4°35'40" E a distance of 1.00 foot;
 - 4) thence S 84°59'09" E a distance of 261.75 feet along said line to a wood fencepost found;
 - 5) thence N 89°21'47" E a distance of 1,974.63 feet along said line to an iron pin set on the east line of the Southwest Quarter of Section Five at the northeast corner of said 60 acres (southeast corner of said 59 acres);
 - 6) thence S 0°48'12" W a distance of 991.83 feet along said quarter-section line to an iron pin set at the southeast corner of said quarter-section (southeast corner of said 60 acres);
 - 7) thence S 89°25'20" W a distance of 2,658.31 feet along the south line of said section to an iron pin set at the southwest corner of Section Five (southeast corner of Section Six);
 - 8) thence S 89°22'50" W a distance of 146.00 feet along the south line of Section Six to the real point of beginning of the parcel herein described, and passing for reference on line an iron pin set easterly at 30.00 feet,
- and containing 53.262 acres (52.723 acres in Section Five - 0.539 acre in Section Six), 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 Bruce W. Berdanler, dated April 10, 1989.



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

Charles A. Kerg
Registered Ohio Surveyor No. 7152
Date: October 21, 1997

