

MAP OF SURVEY OF A 26.057 ACRE PARCEL

NE QUARTER OF SECTION 12
T-21-N; R-18-W
MADISON TOWNSHIP
RICHLAND COUNTY, OHIO

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 10-19-16
INITIAL DATE
II-296

FLEMING FALLS ROAD T.R. 270

JOEL LARKIN
O.R. V-2286, P-624

CLIFFORD B. & HELEN
JEAN CRISS, TRUSTEES
O.R. V-229, P-775

TIMOTHY P. BLACK &
MARTHA J. HOWE
O.R. V-1775, P-664

BEATRICE J. PICKING
O.R. V-1361, P-828

GLORIA E. BONNELL
TRUSTEE
O.R. V-1688, P-23
GLORIA E. MITCHELL
O.R. V-1738, P-725

LARRY D. &
TRUDY M. McMILLEN
O.R. V-2464, P-250

INGRESS & EGRESS
EASEMENT
D. V-887, P-354

**26.057 ACRES
TOTAL**

(22.413 ACRES)
DAVID & LINDA S. YOHA
D. V-858, P-473

KEVIN A. PIERCE
O.R. V-2323, P-462

S 89°24'33" W 959.31'

190.86'
N 89°11'18" W

S 89°17'00" W 342.26'

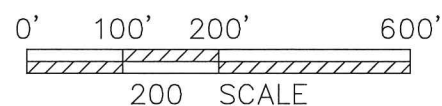
P.O.B.
(3.644 AC.)

THE BOARD OF
EDUCATION OF MADISON
LOCAL SCHOOL DISTRICT
D. V-513, P-641

THE BOARD OF EDUCATION OF
MADISON LOCAL SCHOOL DISTRICT
D. V-513, P-643

P.O.B.
(26.057 AC.)

- CONCRETE MONUMENT FOUND
- ▲ RAILROAD SPIKE FOUND
- ⊗ MAG NAIL FOUND
- 1/2" IRON PIPE FOUND (UNLESS NOTED)
- ⊗ 2" MAG NAIL SET
- 5/8" REBAR SET WITH I.D. CAP MARKED SJL INC



"BLOSSER" CONCRETE
MONUMENT FOUND AT
THE SW CORNER OF THE
NORTHEAST QTR. SEC. 12

1" IRON PIPE FOUND AT
THE SE CORNER OF THE
NORTHEAST QTR. SEC. 12

| | | | | | | | | | | | |
|----|----|----|----|----|----|----|----|----|----|----|----|
| 41 | 40 | 39 | 38 | 37 | 36 | 35 | 34 | 33 | 32 | 31 | 30 |
|----|----|----|----|----|----|----|----|----|----|----|----|

VIRGINIA LANE 60'

CRESTWOOD DR. 60'

EASTVIEW DRIVE 60'

- (A) DANIEL W. BOROFF
O.R. V-2186, P-140
- (B) HOMER SCOTT &
NADENE A. VIAN
O.R. V-2110, P-330
- (C) DANIEL K. KISLING
O.R. V-572, P-218
- (D) RONALD J. &
JODIVINE P. MILLER
O.R. V-2416, P-292
- (E) LORI B. HARDY
O.R. V-1845, P-385
- (F) ROBERT G. &
CONNIE S. ARTHUR
O.R. V-455, P-291
- (G) BRUCE COPLEY
O.R. V-2418, P-773

BASIS OF BEARING:
THE BEARINGS AS SHOWN HEREON
ARE RELATIVE TO GRID NORTH OF
THE OHIO STATE PLANE
COORDINATE SYSTEM, NAD 83
DATUM

Distances shown hereon are expressed in feet and decimal parts thereof, bearings are used to express angles only, iron pins or monuments were found or set as indicated hereon. All of which I believe to be correct to the best of my knowledge.

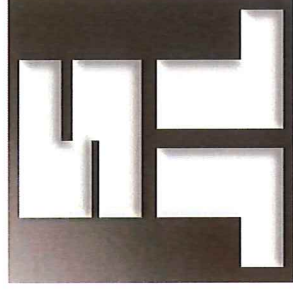
By: *Jason J. Lingenfelter* 10-11-16
JASON J. LINGENFELTER, P.S. #8499 DATE



SHAFFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC.
Consulting Engineers & Surveyors
909 South Main Street
Mansfield, Ohio 44907
TEL (419) 756-7302 FAX (419) 756-0867 EMAIL sjl@sjl-inc.com

| | | | |
|-----------------|---------|------------------------------|-----------------------|
| DRAWN JUL | CHECKED | SCALE 200 SCALE | DATE OCT. 11, 2016 |
| DWG NO: SM-2247 | | JOB NO: SM-2247 SHEET 1 OF 1 | |

**SHAFFER, JOHNSTON, LICHTENWALTER
& ASSOCIATES, INC.
ENGINEERS & SURVEYORS**



Boundary description of a **26.057** acre parcel

Job No. SM-2247

Situated in the Township of Madison, County of Richland, State of Ohio, being part of the Northeast Quarter of Section 12, T-21 N; R-18 W, also known as being the land conveyed to as recorded in Official Record Volume , Page , and Official Record Volume , Page , and further bound and described as follows:

COMMENCING at a 1 inch iron pipe found at the southeast corner of the Northeast Quarter of Section 12, Madison Township,

Thence, S 89° 28' 47" W, 1493.09 feet along the quarter section line to a 2 inch MAG nail set in the extended pavement of Eastview Drive, (60 foot right of way),

Thence, N 00° 10' 29" W, 146.04 feet along the easterly line of the lands of Gloria E. Bonnell Trustee, (O.R. V-1688, P-23), Gloria E. Mitchell, (O.R. V-1738, P-725), and the westerly line of the lands of The Board of Education of Madison Local School District, (D. V-513, P-643), to a 2 inch MAG nail set and the True Place of Beginning,

THENCE WITH THE FOLLOWING TEN (10) COURSES:

- 1) **S 89° 49' 31" W, 672.60** feet along the Grantors' southerly line to a ½ inch iron pipe found,
- 2) **N 00° 23' 19" E, 482.24** feet along the Grantors' westerly line to a ½ inch iron pipe found at the Grantors' northwesterly corner, also being the northerly line of the old Cleveland-Southwestern Railroad, (50 foot right of way),
- 3) **N 66° 26' 14" E, 1649.60** feet along the Grantors' northerly line and old said right of way to a capped iron bar set,
- 4) Thence, along a curve to the left having a radius of **1885.08** feet, delta of **03° 01' 44"**, length of **99.65** feet, and a chord bearing of **N 64° 39' 43" E** for a chord length of **99.64** feet to a 1 inch iron pipe found,
- 5) **S 01° 50' 27" E, 55.02** feet along the Grantors' easterly line to a 5/8 inch iron bar with ident cap "Krocka" found,

Boundary description of a **26.057** acre parcel continued;

- 6) Thence, along a curve to the left having a radius of **1935.08** feet, delta of **07° 07' 36"**, length of **240.69** feet, and a chord bearing of **N 60° 16' 23" E** for a chord length of **240.54** feet to a **5/8** inch iron bar with ident cap "Krocka" found,
- 7) **S 00° 22' 04" E, 853.95** feet along the Grantors' easterly line to a **½** inch iron pipe found,
- 8) **N 89° 11' 18" W, 190.86** feet along the Grantors' southerly line to a **½** inch iron pipe found,
- 9) **S 89° 24' 33" W, 959.31** feet along the Grantors' southerly line to a capped iron bar set,
- 10) **S 00° 10' 29" E, 385.42** feet along the Grantors' easterly line to the true place of beginning and containing within said bounds **26.057** acres of land, more or less, and subject to all legal highways and easements of record.

Basis of Bearings are relative to Grid North of The Ohio State Plane Coordinate System, NAD 83 Datum.

According to a survey made in July 2016 by Jason J. Lingenfelter, Ohio Professional Surveyor No. 8499.

All iron pins set are **5/8"** diameter rod with plastic cap stamped "SJL, INC".



Jason J. Lingenfelter

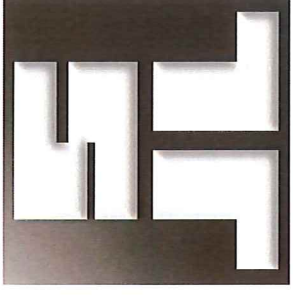
Professional Surveyor No. 8499
October 11, 2016



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK **10-19-16**
INITIAL DATE
II-296

**SHAFFER, JOHNSTON, LICHTENWALTER
& ASSOCIATES, INC.
ENGINEERS & SURVEYORS**



Boundary description of a **3.644** acre parcel

Job No. SM-2247

Situated in the Township of Madison, County of Richland, State of Ohio, being part of the Northeast Quarter of Section 12, T-21 N; R-18 W, also known as being part of the land conveyed to Scott J. Ocheltree as recorded in Official Record Volume 2054, Page 667, and further bound and described as follows:

COMMENCING at a 1 inch iron pipe found at the southeast corner of the Northeast Quarter of Section 12, Madison Township,

Thence, N 00° 14' 59" W, 529.37 feet along the section line to a point witnessed by a ¾ inch iron pipe found S 89° 17' 00" W, 1.70 feet,

Thence, S 89° 17' 00" W, 342.26 feet to a ½ inch iron pipe found and the True Place of Beginning,

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

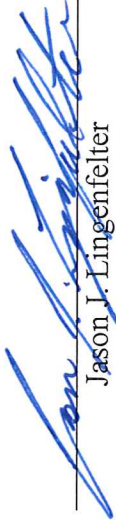
- 1) N 89° 11' 18" W, **190.86** feet along the Grantors' southerly line and the northerly line of the Board of Education of Madison Local School District, (D. V-513, P-641), to a ½ inch iron pipe found,
- 2) N 01° 50' 27" W, **732.33** feet along the Grantors' westerly line and the easterly line of the lands of David & Linda S. Yoha, (D. V-858, P-473), to a 5/8 inch iron bar with ident cap "Krocka & Assoc." found,
- 3) Thence, along a curve to the left having a radius of 1935.08 feet, a length of 240.69 feet a delta of 07°07'36", a chord bearing of N 60° 16' 23" E for a chord length of 240.54 feet to a 5/8 inch iron bar with ident cap "Krocka & Assoc." found,
- 4) S 00° 22' 04" E, **853.95** feet along the Grantors' easterly line and the westerly line of the lands of Kevin A. Pierce, (O.R. V-2323, P-462), to the true place of beginning and containing within said bounds **3.644** acres of land, more or less, and subject to all legal highways and easements of record.

Boundary description of a **3.644** acre parcel continued;

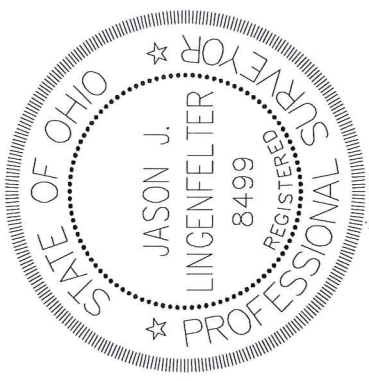
Basis of Bearings are relative to Grid North of The Ohio State Plane Coordinate System, NAD 83 Datum.

According to a survey made in September 2016 by Jason J. Lingenfelter, Ohio Professional Surveyor No. 8499.

All iron pins set are 5/8" diameter rod with plastic cap stamped "SJL, INC".


Jason J. Lingenfelter

Professional Surveyor No. 8499
October 11, 2016



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