



U-259

U-259

SURVEY DESCRIPTION

PART SOUTHWEST QUARTER, SECTION 31  
MIFFLIN TOWNSHIP, T-23, R-17  
RICHLAND COUNTY, OHIO

Situated in the Township of Mifflin, County of Richland, State of Ohio, and being a part of the Southwest Quarter of Section 31 of Township 23, Range 17, more particularly described as follows:

Commencing for the same at a Pk spike found marking the intersection of the north line of said southwest quarter with the centerline of the Mansfield-Millersburg Road (State Route 39); Thence, South 89 degrees 08 minutes 59 seconds West with the north line of said quarter, a distance of 430.68 feet to a point on the southeasterly line of a parcel owned by F. Moritz (310/340), the Place of Beginning;

Thence, South 34 degrees 41 minutes 29 seconds West with said southeasterly line, a distance of 336.82 feet to its point of intersection with the west line of said southwest quarter;

Thence, South 00 degrees 45 minutes 03 seconds East with said west line, passing an iron pin set for reference at 25.00 feet, a distance of 739.61 feet to an iron pin found at its intersection with the northerly right-of-way of the Conrail railroad;

Thence, South 54 degrees 17 minutes 19 seconds East with said right-of-way, a distance of 75.20 feet to an iron pin set marking the northwesterly corner of an existing parcel owned by K. Goettl (917/402);

Thence, North 55 degrees 35 minutes 55 seconds East with the northerly line of said parcel, a distance of 675.47 feet to an iron pin set marking the southwesterly corner of an existing parcel owned by D.&L. Brubaker (737/133);

Thence, North 25 degrees 16 minutes 09 seconds West with the westerly line of said parcel an its northerly projection, a distance of 450.45 feet to an iron pin found marking the southwest corner of an existing parcel owned by T. Hunt (ORV 476/577);

Thence, North 41 degrees 58 minutes 06 seconds West with the westerly line of said parcel, passing an iron pin set for reference at 340.03 feet, a distance of 365.03 feet to the Place of Beginning, containing 9.258 acres according to survey by Warne R. Clancy, Professional Surveyor #7178, on February 25, 1998.

Iron pins set are #5 rebars with caps stamped "CLANCY 7178".

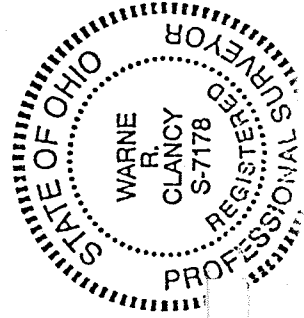
Bearings are base on Centerline Survey Plat RIC-71-14.47.

NEW SPLIT  
TAX MAP APPROVED  
EAK 4-21-98  
INITIAL DATE

PARCEL "B" - 9.258 acres

*Warne R. Clancy*

Warne R. Clancy  
Professional Surveyor #7178



J-254

SURVEY DESCRIPTION

PART SOUTHWEST QUARTER, SECTION 31  
MIFFLIN TOWNSHIP, T-23, R-17  
RICHLAND COUNTY, OHIO

Situated in the Township of Mifflin, County of Richland, State of Ohio, and being a part of the Southwest Quarter of Section 31 of Township 23, Range 17, more particularly described as follows:

Commencing for the same at a Pk spike found marking the intersection of the north line of said southwest quarter with the centerline of the Mansfield-Millersburg Road (State Route 39); Thence, North 89 degrees 08 minutes 59 seconds East with the north line of said quarter, a distance of 590.29 feet to an iron pin found marking the northeasterly corner of an existing parcel owned by J. Seamour (ORV 387/635), the Place of Beginning;

Thence, continuing with said north line North 89 degrees 08 minutes 59 seconds East, a distance of 598.53 feet to an iron pin found marking the northwest corner of an existing parcel owned by K. Wallace (ORV 246/64);

Thence, South 02 degrees 06 minutes 01 seconds East with the westerly line of said Wallace parcel, a distance of 859.52 feet to an iron pin found;

Thence, South 72 degrees 59 minutes 16 seconds East, continuing with said westerly line, a distance of 322.86 feet to a point referenced by an iron pin found South 53 degrees 30 minutes 17 seconds West, a distance of 5.87 feet;

Thence, continuing with said westerly line South 02 degrees 25 minutes 16 seconds East, passing an iron pin set for reference at 1619.50 feet, a distance of 1680.41 feet to a point on the centerline of said State Route 39;

Thence, with said centerline the following nine (9) courses:

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1. North 46 degrees 51 minutes 31 seconds West, a distance of 596.85 feet to a point of curvature thereon referenced by a State of Ohio right-of-way marker found North 43 degrees 08 minutes 29 seconds East, a distance of 30.00 feet;
  2. Along a curve to the right defined by 26 degree 57 minute 01 second central angle, a 562.80 foot radius, and a 262.29 foot chord which bears North 33 degrees 23 minutes 01 seconds West to its point of tangency as referenced by a State of Ohio right-of-way marker found South 70 degrees 05 minutes 30 seconds West, a distance of 30.00 feet;
  3. North 19 degrees 54 minutes 30 seconds West, a distance of 140.07 feet to a point of curvature thereon as referenced by a State of Ohio right-of-way marker found South 70 degrees 05 minutes 30 seconds West, a distance of 30.00 feet;
  4. Along a curve to the left defined by a 23 degree 49 minute 20 second central angle, a 409.11 foot radius, and an 168.88 foot chord which bears North 31 degrees 49 minutes 11 seconds West to its point of tangency as reference by a State of Ohio right-of-way marker found South 46 degrees 16 minutes 10 seconds West, a distance of 30.00 feet;
  5. North 43 degrees 43 minutes 50 seconds West, a distance of 220.05 feet to a point of curvature thereon as reference by a State of Ohio right-of-way marking found North 46 degrees 16 minutes 10 seconds East, a distance of 30.00 feet;
  6. Along a curve to the right defined by a 21 degree 44 minute 43 second central angle, a 652.94 foot radius, and a 246.32 foot chord which bears North 32 degrees 51 minutes

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28 seconds West to its point of tangency as referenced by an iron pin set North 68 degrees 00 minutes 53 seconds East, a distance of 30.00 feet;

7. North 21 degrees 59 minutes 07 seconds West, a distance of 474.15 feet to a point of curvature thereon as referenced by an iron pin set North 68 degrees 00 minutes 53 seconds East, a distance of 30.00 feet;

8. Along a curve to the left defined by a 02 degree 55 minute 14 second central angle, a 4171.30 foot radius, and a 212.60 foot chord which bears North 23 degrees 26 minutes 44 seconds West to its point of tangency as referenced by a State of Ohio right-of-way monument found South 65 degrees 05 minutes 39 seconds West, a distance of 30.00 feet;

9. North 24 degrees 54 minutes 21 seconds West, a distance of 153.05 feet to the south-westerly corner of said Seamour parcel;

Thence, North 64 degrees 32 minutes 03 seconds East with the southerly line of said parcel, passing an iron pin found for reference at 34.03 feet, a distance of 592.19 feet to an iron pin found marking the southeasterly corner thereof;

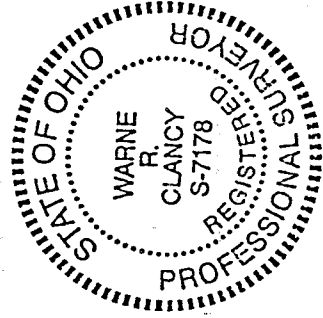
Thence, North 33 degrees 22 minutes 52 seconds West with the easterly line of said parcel, a distance of 391.62 feet to the Place of Beginning, containing 40.131 acres, of which 1.693 acres lie within the right-of-way of said state highway, according to survey by Warne R. Clancy, Professional Surveyor #7178 on February 25, 1998.

Iron pins set are #5 rebars with caps stamped "CLANCY 7178".

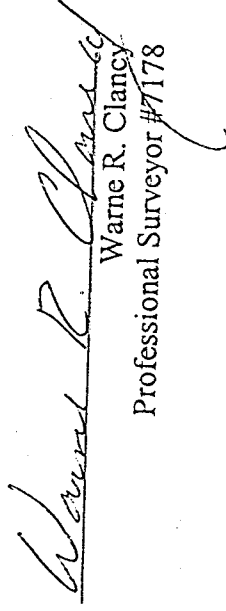
Bearings are based on Centerline Survey Plat RIC-71-14.47.

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NEW SURVEY  
OF EXISTING PARCEL  
TAX MAP APPROVED  
DATE 4-21-98



PARCEL "A" - 40.131 acres

  
Warne R. Clancy  
Professional Surveyor #7178