

**SURVEYOR'S DESCRIPTION FOR
WAGNER FAMILY TRUST**

59.197 Acres

Situated in the City of Ontario, Township of Springfield, County of Richland, State of Ohio, being part of the Northeast, Southeast and Northwest Quarters of Section 20, Township 21, Range 19 and being more particularly described as follows:

Beginning at a point being the intersection of the centerline of Mansfield Galion Road (S.R. 309) and the centerline of S.R. 314, said point being referenced by an iron pin found S 69° 37' 46" W, 41.58' feet from said point;

Thence with following **TWENTY** courses:

- 1) **N 20° 08' 13" E, 470.12 feet** along said centerline of S.R. 314 to a point being the southwesterly corner of a parcel of land conveyed to Cole Tool & Die Company by official records volume 2230, page 481, said point being referenced by an iron pin set S 79° 05' 26" E, 30.00 feet from said point;
- 2) **S 79° 05' 26" E, 644.73 feet** along the southerly line of said land of Cole Tool & Die Company to an iron pin found and passing through previously referenced iron pin set at 30.00 feet;
- 3) **S 85° 16' 16" E, 200.06 feet** and continuing along said southerly line of said land of Cole Tool & Die Company to a tall pipe found in the southeasterly corner of said land;
- 4) **N 01° 34' 44" E, 437.46 feet** along the easterly line of said land of Cole Tool & Die Company to an iron pin found in the northeasterly corner of said land;
- 5) **N 85° 16' 16" W, 715.75 feet** along the northerly line of said land of Cole Tool & Die Company to a point being the northwesterly corner of said land, said point also being in said centerline of S.R. 314 and passing through an iron pin set at 675.75 feet;
- 6) **N 20° 08' 13" E, 269.05 feet** along said centerline of S.R. 314 to a point being the southwesterly corner of a parcel of land conveyed to James S. and Linda Carol Iiams by official records volume 2592, page 490, said point being referenced by an iron pin set S 84° 40' 34" E, 30.00 feet from said point;
- 7) **S 84° 40' 34" E, 208.71 feet** along the southerly line of said land of James S. and Linda Carol Iiams to a point being the southeasterly corner of said land, passing through previously referenced iron pin set at 30.00 feet and passing through an iron pin found at 205.76 feet;
- 8) **N 20° 08' 17" E, 217.87 feet** along the easterly line of said land of James S. and Linda Carol Iiams to a point being the northeasterly corner of said land, said point also being in the southerly line of a parcel of land conveyed to Andrea Bigelow and Jennifer Wiggins by official records volume 2081, page 154 and being referenced by an iron pin found N 84° 40' 34" W, 4.80 feet from said point;
- 9) **S 84° 40' 34" E, 1,304.55 feet** along said southerly line of said land of Andrea Bigelow and Jennifer Wiggins to a point being the southeasterly corner of said land, said point also being in the west line of a parcel of land conveyed to Springfield Township Local Board of Education by deed volume 498, page 46 and passing through a tall pipe found at 1300.21 feet;
- 10) **S 01° 58' 44" W, 1,721.95 feet** along said west line of said land of Springfield Township Local Board of Education and along the west line of a parcel of land conveyed to Board of Township Trustees of Springfield Township by official records volume 701, page 534 to an iron pin found in the northeast corner of a parcel of land conveyed to Ronald L. Dille by official records volume 2579, page 503;
- 11) **N 87° 40' 05" W, 328.50 feet**; along the north line of said land of Ronald L. Dille to an iron pin found in the northwest corner of said land;

59.187 Acres (continued)

- 12) **S 08° 18' 15" W, 301.89 feet**; along the westerly line of said land of Ronald L. Dille to a point being the southwesterly corner of said land, said point also being in said centerline of Mansfield Galion Road (S.R. 309) and passing through an iron pin found at 270.26 feet;
- 13) **Northwesterly** along said centerline of Mansfield Galion Road (S.R. 309) on a **curve to the right having a radius of 1,891.45 feet, an arc length of 61.53 feet, a delta angle of 01° 51' 50", a chord length of 61.52 feet and a chord bearing of N 62° 26' 15" W** to a point of tangency, said point being referenced by a concrete right of way monument found N 28° 29' 40" E, 30.09 feet from said point;
- 14) **N 61° 43' 13" W, 347.06 feet** and continuing along said centerline of Mansfield Galion Road (S.R. 309) to a point of curve, said point being referenced by a concrete right of way monument found N 29° 20' 56" E, 30.04 feet from said point;
- 15) **Northwesterly** and continuing along said centerline of Mansfield Galion Road (S.R. 309) on a **curve to the right having a radius of 5,729.65 feet, an arc length of 265.00 feet, a delta angle of 02° 39' 00", a chord length of 264.98 feet and a chord bearing of N 60° 23' 43" W** to a point of tangency, said point being referenced by a concrete right of way monument found N 30° 12' 58" E, 30.66 feet from said point;
- 16) **N 59° 04' 13" W, 234.90 feet** and continuing along said centerline of Mansfield Galion Road (S.R. 309) to a point being the southeasterly corner of a parcel of land conveyed to Jeffrey and Lisa Ann James by official records volume 2391, page 487, said point being referenced by an iron pin set N 30° 55' 47" E, 30.00 feet from said point;
- 17) **N 30° 55' 47" E, 230.28 feet** along the easterly line of said land of Jeffrey and Lisa Ann James to an iron pin found in the northeasterly corner of said land and passing through previously referenced iron pin set at 30.00 feet;
- 18) **N 59° 04' 13" W, 200.00 feet** along the northerly line of said land of Jeffrey and Lisa Ann James to an iron pin found in the northwesterly corner of said land;
- 19) **S 30° 55' 47" W, 230.28 feet** along the westerly line of said land of Jeffrey and Lisa Ann James to a point being the southwesterly corner of said land, said point also being in said centerline of Mansfield Galion Road (S.R. 309) and passing through an iron pin found at 199.86 feet;
- 20) **N 59° 04' 13" W, 667.40 feet** along said centerline of Mansfield Galion Road (S.R. 309) to the **place of beginning** and containing **59.197 acres**, more or less, of which 55.169 acres are in the Northeast Quarter of Section 20, 1.346 acres are in the Southeast Quarter of Section 20 and 2.682 acres are in the Northwest Quarter of Section 20 and subject to all legal highways and easements of record.

Bearings are to an assumed meridian and are used to express angles only.

According to a survey made in April 2018 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.

All iron pins set are 5/8" diameter rod with plastic cap stamped "STEVENS 7052".

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 4-24-18
INITIAL DATE

KK-97



Roger L. Stevens
Roger L. Stevens
Registered Surveyor No. 7052
SPRINGFIELD-20A