



REFERENCES:  
 DEEDS: AS LISTED ON THIS DRAWING.  
 TAX MAPS: CURRENT  
 SURVEYS:  
 F. KROCKA, 2.52 AC., 9/1965  
 T. TRACY, 12.306 AC., 6/1991  
 C. KERG, 2.175 AC., 11/2011  
 R/W PLANS, RIC-TR426-0.26, 5/2014

- SYMBOLS**
- △ = POST FOUND
  - ◆ = STONE FOUND
  - = RAILROAD SPIKE FOUND
  - = IRON PIN FOUND AS NOTED
  - = 2" MAG NAIL SET
  - = 5/8" IRON PIN SET WITH CAP STAMPED LAUGHERY P.S. 6111
  - ⊗ = MAG NAIL FOUND
  - — — — — = EXISTING PROPERTY LINE
  - - - - - = CENTER LINE
  - - - - - = EASEMENT AND/OR R/W LINE
  - — — — — = PROPOSED OR SUBJECT LINE
  - × × × × = FENCE LINE
- T.M.P. = CURRENT TAX MAP PARCEL ID  
 (R), (M), (C) = RECORD, MEASURED, CALCULATED  
 BEARINGS ARE BASED ON GPS OBSERVATIONS, RTK METHOD USING THE ODOT VRS NETWORK, NAD 83, FOR THE PURPOSE OF INDICATING DIRECTIONAL VARIATION. DISTANCES ARE MEASURED UNLESS OTHERWISE STATED. ANGLES ARE IN DEG - MIN - SEC. DISTANCES ARE IN FEET

NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK 8-30-18**  
 INITIAL DATE  
**KK-258**



CORNER TO MONUMENT DIMENSION

LINE	BEARING	DISTANCE
R1	N 54°17'45" E	16.48'
R2	S 00°17'42" W	45.70'
R3	N 00°17'42" E	35.67'
R4	N 21°29'46" E	28.47'
R5	N 80°01'46" E	55.90'
R6	N 51°11'02" E	62.21'
R7	N 64°17'28" W	68.09'
R8	N 45°59'16" E	55.70'
R9	S 76°19'14" E	39.14'
R10	S 20°05'18" E	37.66'
R11	S 11°55'36" E	31.13'
R12	S 64°40'49" E	16.62'
R13	N 00°17'42" E	0.85'
R14	N 53°17'17" E	65.00'
R15	N 82°13'22" W	46.58'
R16	N 28°14'33" W	56.78'
R17	N 14°02'29" E	57.40'
R18	S 85°29'42" E	49.19'
R19	S 63°11'13" E	30.08'

LINE DIMENSIONS

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 88°54'02" E	164.65'	L12	S 34°20'50" E	436.95'
L2	S 82°25'10" E	814.81'	L13	N 80°47'27" W	246.13'
L3	S 82°25'10" E	664.56'	L14	N 58°18'05" W	167.58'
L4	S 77°57'57" E	480.70'	L15	N 43°01'15" W	209.39'
L5	S 63°11'13" E	69.05'	L16	N 61°49'35" E	143.37'
L6	S 63°11'13" E	86.92'	L17	N 87°51'42" E	136.44'
L7	N 54°17'45" E	307.01'	L18	N 61°44'53" E	135.41'
L8	S 61°46'40" E	228.04'	L19	N 07°26'32" W	175.03'
L9	S 68°13'03" E	257.33'	L20	N 55°10'57" W	121.18'
L10	S 58°43'13" E	160.21'	L21	S 48°59'16" W	202.51'
L11	S 41°54'03" E	382.43'	L22	N 37°00'49" E	131.14'

PLAT OF A SURVEY TO LOCATE AND DESCRIBE A PARCEL OF LAND CONVEYED TO ERIC VAIL, TRUSTEE OF THE BETTY J. VAIL REVOCABLE LIVING TRUST BY DEED RECORDED IN OFFICIAL RECORDS VOLUME 2600, PAGE 0780.

I HEREBY CERTIFY THIS PLAT TO BE A TRUE DELINEATION OF A FIELD SURVEY IN AUGUST, 2018.  
**Ronald L. Laughery**  
 RONALD L. LAUGHERY  
 REGISTERED SURVEYOR #6111



**LAUGHERY, INC.**  
 ENGINEERING & SURVEYING  
 967 US 42  
 ASHLAND, OHIO 44805  
 rlaughery@frontier.com 419-289-0469

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NW 1/4, SECTION 4, T-22-N, R-18-W  
 FRANKLIN TOWNSHIP  
 RICHLAND COUNTY, OHIO

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DRAWN BY RLL DATE 8/16/18 SCALE 1"=300'

**LAUGHERY, INC.  
ENGINEERING AND SURVEYING**

**967 US 42**

**ASHLAND, OHIO 44805**

**17.590 ACRES**

The following parcel of land Situated in the State of Ohio, the County of Richland, and the Township of Franklin.

Being all of a parcel of land conveyed to Eric Vail, Trustee of the Betty J. Vail Revocable Living Trust by deed recorded in Official Records Volume 2600, Page 0780 and known as being part of the northwest quarter of Section 4, T-22-North, R-18-West and being more fully described as follows:

Beginning for reference at a stone found at the northwest corner of Section 4; Thence North 88°-54'-02" East, along the north line of Section 4, a distance of 164.65 feet to a 1.5" iron pipe found in the center of Geisinger Road (TR 426); Thence South 82°-25'-10" East, along the center of said Geisinger Road, passing through a mag nail found at a distance of 664.56 feet, a total distance of 814.81 feet to a 2" mag nail set at the southwest corner of a parcel of land conveyed to Landis M. Weaver and Nancy S. Weaver by deed recorded in Official Records Volume 0698, Page 0299; Thence South 77°-57'-57" East, along the center of said Geisinger Road and the south line of said Weaver and Weaver parcel, a distance of 480.70 feet to an iron pin set; Thence South 63°-11'-13" East, along the center of said Geisinger Road and the south line of said Weaver and Weaver parcel, a distance of 69.05 feet to a point in the center of the Black Fork of the Mohican River, said point being referenced by an iron pin set South 63°-11'-13" East a distance of 30.08 feet, said point also being the true place of beginning for the parcel herein to be conveyed;

Thence along the following 22 courses:

1. South 63°-11'-13" East, along the center of said Geisinger Road and the south line of said Weaver and Weaver parcel, a distance of 86.92 feet to an iron pin set;
2. South 61°-46'-40" East, along the center of said Geisinger Road and the south line of said Weaver and Weaver parcel, a distance of 228.04 feet to a 2" mag nail set at the southwest corner of a parcel of land conveyed to Randall W. and Luanna L. Martin by deed recorded in Official Records Volume 2528, Page 0035;
3. South 68°-13'-03" East, along the center of said Geisinger Road and the south line of said Martin parcel, a distance of 257.33 feet to a mag nail found at the southwest corner of a parcel of land conveyed to Daniel and June A. Baker by deed recorded in Official Records Volume 0107, Page 0092;
4. South 58°-43'-13" East, along the center of said Geisinger Road and the south line of said Baker parcel, a distance of 160.21 feet to a railroad spike found;

5. South 41°-54'-03" East, along the center of said Geisinger Road and the south line of said Baker parcel, a distance of 382.43 feet to a point at the southwest corner of a parcel of land conveyed to Daniel and June A. Baker by deed recorded in Official Records Volume 0087, Page 0505 of the Richland County Record of Deeds, said point being referenced by a 7/8" pipe found North 54°-17'-45" East a distance of 16.48 feet;
6. South 34°-20'-50" East, along the center of said Geisinger Road and the south line of said Baker parcel, a distance of 436.95 feet to a point on the east line of the northwest quarter of Section 4, said point being referenced by a 3/4" rebar found South 00°-17'-42" West a distance of 45.70 feet;
7. South 00°-17'-42" West, along the east line of the northwest quarter of Section 4, a distance of 679.15 feet to a point in the center of the Black Fork of the Mohican River, said point being referenced by an iron pin set North 00°-17'-42" East a distance of 35.67 feet;
8. North 80°-47'-27" West, in and along the center of said Black Fork, a distance of 246.13 feet to a point, said point being referenced by an iron pin set North 21°-29'-46" East a distance of 28.47 feet;
9. North 58°-18'-05" West, in and along the center of said Black Fork, a distance of 167.58 feet to a point, said point being referenced by an iron pin set North 80°-01'-46" East a distance of 55.90 feet;
10. North 20°-30'-20" East, in and along the center of said Black Fork, a distance of 360.16 feet to a point, said point being referenced by an iron pin set North 51°-11'-02" East a distance of 62.21 feet;
11. North 43°-01'-15" West, in and along the center of said Black Fork, a distance of 209.39 feet to a point, said point being referenced by an iron pin set North 64°-17'-28" West a distance of 68.09 feet;
12. South 84°-26'-03" West, in and along the center of said Black Fork, a distance of 398.64 feet to a point, said point being referenced by an iron pin set North 45°-59'-16" East a distance of 55.70 feet;
13. North 30°-55'-09" West, in and along the center of said Black Fork, a distance of 251.96 feet to a point, said point being referenced by an iron pin set South 76°-19'-14" East a distance of 39.14 feet;
14. North 61°-49'-35" East, in and along the center of said Black Fork, a distance of 143.37 feet to a point, said point being referenced by an iron pin set South 20°-05'-18" East a distance of 37.66 feet;
15. North 87°-51'-42" East, in and along the center of said Black Fork, a distance of 136.44 feet to a point, said point being referenced by an iron pin set South 11°-55'-36" East a distance of 31.13 feet;
16. North 61°-44'-53" East, in and along the center of said Black Fork, a distance of 135.41 feet to a point, said point being referenced by an iron pin set South 64°-40'-49" East a distance of 16.62 feet;
17. North 07°-26'-32" West, in and along the center of said Black Fork, a distance of 175.03 feet to a point, said point being referenced by an iron pin set North 53°-17'-17" East a distance of 65.00 feet;

18. North 55°-10'-57" West, in and along the center of said Black Fork, a distance of 121.18 feet to a point, said point being referenced by an iron pin set North 82°-13'-22" West a distance of 46.58 feet;
19. South 48°-59'-16" West, in and along the center of said Black Fork, a distance of 202.51 feet to a point, said point being referenced by an iron pin set North 28°-14'-33" West a distance of 56.78 feet;
20. North 55°-59'-30" West, in and along the center of said Black Fork, a distance of 457.73 feet to a point, said point being referenced by an iron pin set North 14°-02'-29" East a distance of 57.40 feet;
21. North 07°-07'-21" West, in and along the center of said Black Fork, a distance of 249.36 feet to a point, said point being referenced by an iron pin set South 85°-29'-42" East a distance of 49.19 feet;
22. North 37°-00'-49" East, in and along the center of said Black Fork, a distance of 131.14 feet to the true place of beginning.

The tract of land as surveyed contains 17.590 acres of land subject to all legal highways and easements of record. Bearings are based on GPS observations, RTK method, using the ODOT VRS Network, NAD 83, for the purpose of indicating directional variation. All iron pins set are 5/8" rebar, 30" long with cap stamped "Laughery- P.S. 6111".

The above description was prepared by Ronald L. Laughery, Registered Surveyor No. 6111, from notes of a field survey performed August, 2018.

NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE

EAK 8-30-18  
 INITIAL DATE  
 KK-258