

PLAT OF BOUNDARY SURVEY
 PART OF THE SOUTHWEST QUARTER, SECTION SEVEN (7)
 TOWNSHIP TWENTY (20), RANGE EIGHTEEN (18)
 WASHINGTON TOWNSHIP, RICHLAND COUNTY, OHIO

J & W INVESTMENTS
 ORV 259/179
 7.301 ACRES

J & W INVESTMENTS
 ORV 2171/614
 1.7544 ACRES

N35°40'24"E
 199.43'
 0.366 ACRE
 (15,943 SF)

POINT OF BEGINNING

S35°40'24"W
 199.08'

T.E. & K.L. WASHINGTON
 DV 869/567

C.E. & R.S. PHILLIPS
 ORV 628/272
 1 ACRE

0.46 ACRE

N57°08'40"
 293.03'
 M.04°08'40"

U.S. ROUTE 42

CONCRETE
 MONUMENT
 FOUND
 LEANING
 SOUTH

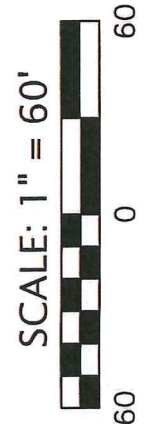
R = 2073.28'
 Δ = 18°34'10"
 T = 338.94'
 A = 671.94'
 CB = N25°31'34"E
 CL = 669.01'

NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
 EAK 5-1-19
 INITIAL DATE
 LL-108

POINT OF COMMENCEMENT

S. LINE, SW 1/4, SEC. 7

BEARINGS ARE BASED ON OHIO STATE PLANE
 COORDINATE SYSTEM, GRID NORTH,
 ODOT VRS, NORTH ZONE.



NOTE: GRANTEES, THEIR HEIRS, AND ASSIGNS DO HEREBY COVENANT AND AGREE THAT THE PARCEL OF LAND SHOWN ON THIS INSTRUMENT OR ANY PORTION THEREOF DOES NOT CONSTITUTE A PRINCIPAL BUILDING SITE UNDER APPLICABLE ZONING AND WILL NOT BE CONVEYED BY SAID GRANTEES, HEIRS, AND ASSIGNS INDEPENDENT AND SEPARATE FROM ANY ADJOINING OR CONTIGUOUS PARCEL FRONTING ON A PUBLIC HIGHWAY OR STREET.



PREPARED BY
F.E. KROCKA & ASSOCIATES, INC.
 44 EAST MAIN STREET
 SHELBY, OHIO 44875
 (419) 342-4556

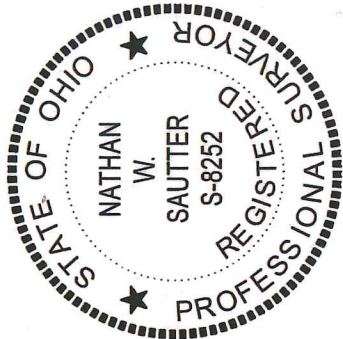
I CERTIFY THIS SURVEY WAS PREPARED FROM ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THAT ALL MONUMENTS WERE FOUND OR SET AS INDICATED.

Nathan W. Sautter

NATHAN W. SAUTTER
 OHIO REGISTERED SURVEYOR NO. 8252
 DATE: APRIL 19, 2019

LEGEND

- ▲ IRON PIN FOUND
- IRON PIPE FOUND
- 3" SURVEY SPIKE SET
- 5/8" DIAMETER, 30" LONG IRON PIN SET WITH CAP STAMPED "KROCKA & ASSOC."





F.E. Krocka & Associates, Inc.
Engineering and Surveying
44 East Main Street
Shelby, Ohio 44875
Phone: (419) 342-4556
Fax: (419) 347-8885

DESCRIPTION
PART OF THE SOUTHWEST QUARTER OF SECTION SEVEN (7)
TOWNSHIP TWENTY (20), RANGE EIGHTEEN (18)
WASHINGTON TOWNSHIP, RICHLAND COUNTY, OHIO

DESCRIPTION: Being part of the Southwest Quarter of Section Seven (7), Township Twenty (20), Range Eighteen (18), Washington Township, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at a 3" survey spike set at the intersection of the south line of the Southwest Quarter of Section 7 with the centerline of U.S. Route 42 (width varies); thence N16°14'29"E, along the centerline of U.S. Route 42, a distance of 157.26 feet to a 3" survey spike set; thence on a curve to the right having a radius of 2073.28 feet, a delta of 18°34'10", and an arc length of 671.94 feet (chord bearing N25°31'34"E, 669.01 feet), along the centerline of U.S. Route 42, to a 3" survey spike set at the northeasterly corner of a 1 acre parcel described in Official Record Volume 628, Page 272 and at the southeasterly corner of a 0.46 acre parcel described in Deed Volume 869, Page 567; thence N57°08'40"W, along the northerly line of said 1 acre parcel, a distance of 293.03 feet to an iron pin set at the real point of beginning for the parcel herein described;

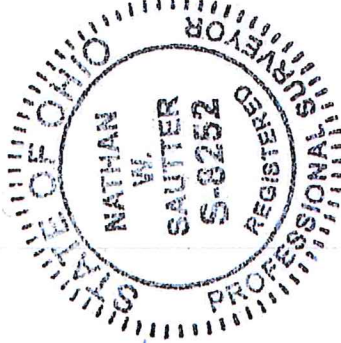
- 1) thence N57°08'40"W, continuing along the northerly line of said 1 acre parcel, a distance of 80.02 feet to an iron pin found at a corner of a 1.7544 acre parcel described in Official Record Volume 2171, Page 614;
- 2) thence N35°40'24"E, along an easterly line of said 1.7544 acre parcel, a distance of 199.43 feet to an iron pin set on a corner of said 1.7544 acre parcel;
- 3) thence S56°53'43"E, continuing along a southerly line of said 1.7544 acre parcel, a distance of 80.00 feet to an iron pin set;
- 4) thence S35°40'24"W, a distance of 199.08 feet to the real point of beginning, and containing 0.366 acre (15,943 square feet), more or less, but subject to all legal easements and public rights-of-way now on record. Bearings are based on Ohio State Plane Coordinate System, Grid North, ODOT VRS, North Zone.

Grantees, their heirs, and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site under applicable zoning and will not be conveyed by said grantees, their heirs, and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.

CERTIFICATION: I certify this survey was prepared from actual field measurements in accordance with Chapter 4733-37 of the Ohio Administrative Code and that all monuments were found or set as indicated.

F. E. KROCKA & ASSOCIATES, INC.

Nathan W. Sautter
Ohio Registered Surveyor No. 8252
Date: April 19, 2019



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK INITIAL **5-1-19** DATE
LL-108