

Douglas C. Seiler

Professional Land Surveyor

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SURVEY DESCRIPTION

PART NW QUARTER SECTION 34
TROY TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Troy, County of Richland, State of Ohio and being a part of the Northwest Quarter of Section 34, Township 20 North, Range 19 West, more particularly described as follows:

Commencing at a PK spike found and accepted as marking the point of intersection of the centerline of State Route 42 with the centerline of Kings Corners East Road (County Highway 35); Thence, South 63 degrees 10 minutes 00 seconds East with said centerline of Kings Corners East Road, a distance of 110.00 feet to a Mag Nail spike set marking the northeast corner of a tract currently owned by K. & M. Peters (deed reference: Volume 898, Page 88), the same being the northwest corner of a parcel currently owned by the Denbow Fam. Ltd. Partnership (deed reference: ORV 427, page 314); Thence, South 05 degrees 39 minutes 58 seconds West with the line common to Peters and Denbow, a distance of 333.05 feet to a wooden corner fence post found and accepted as marking the southeast corner of said Peters tract, the same being an existing corner of a parcel currently owned by W. & I. Baker (deed reference: Volume 744, page 459), said fence post being the place of beginning of the parcel herein described;

Thence, continuing South 05 degrees 39 minutes 58 seconds West, with an existing line of said Baker parcel and with the west line of said Denbow parcel, a distance of 462.53 feet to an iron pin set marking the southwest corner of said Denbow parcel;

Thence, South 85 degrees 37 minutes 30 seconds East with the south line of said Denbow parcel and the north line of said Baker parcel, a distance of 239.58 feet to an iron pin found and accepted as marking the southeast corner of said Denbow parcel, the same being on the west line of a parcel also currently owned by W. & I. Baker (deed reference: ORV 371, page 791);

Thence, North 27 degrees 39 minutes 10 seconds East with the line common to Denbow and Baker, a distance of 201.29 feet to an iron pin set;

Thence, North 73 degrees 44 minutes 55 seconds West a distance of 91.69 feet to an iron pin set;

Thence, North 01 degree 38 minutes 56 seconds East a distance of 24.55 feet to an iron pin set;

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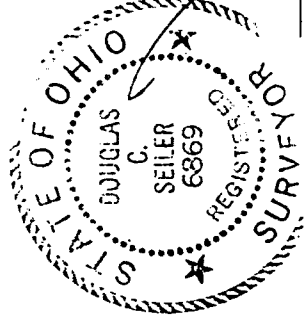
Thence, North 80 degrees 55 minutes 27 seconds West a distance of 208.18 feet to the place of beginning, containing 2.53 acres, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on December 18, 2000.

The grantee, his heirs and assigns do hereby covenant and agree that the parcel described by this instrument will not be transferred by said grantee, heirs, or assigns independently from a contiguous parcel of land with road frontage without the approval of the Richland County Regional Planning Commission.

Iron pins set are 5/8" rods with caps stamped "SEILER 6869".

Bearings are based on an assumed meridian and are intended to be used for angular determination only.

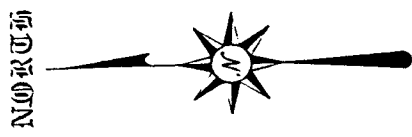
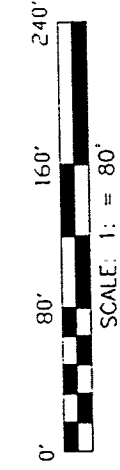
NEW SPLIT
TAX MAP APPROVED
DATE 12/18/00



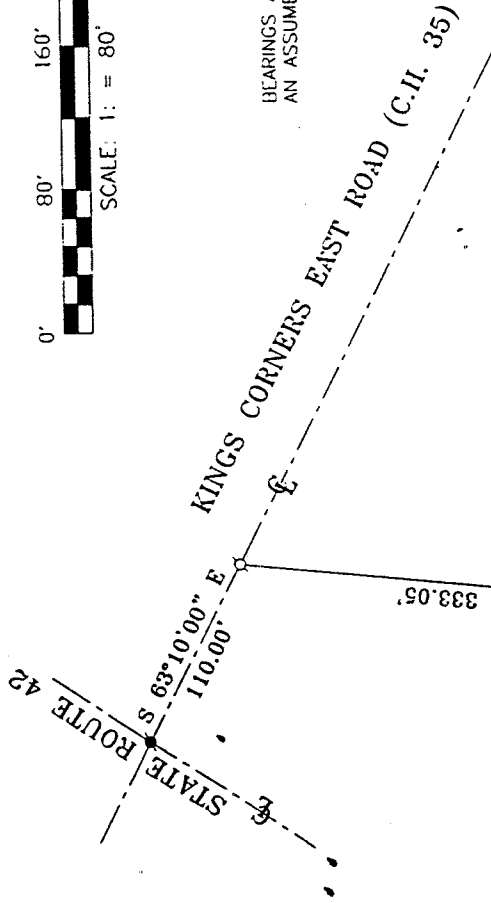
Douglas C. Seiler

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Professional Surveyor #6869

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BEARINGS ARE BASED ON
AN ASSUMED MERIDIAN



THE DOUGLAS DENBOW
THE DEDE DENBOW
FAM, LTD, PART.
O.R.V. 427, PAGE 314

K. & M. PETERS
DEED VOLUME 898, PAGE 88

N 80°55'27" W
208.18'

THE PLACE OF
BEGINNING

SURVEYED
FOR
TRANSFER
DENBOW
TO
BAKER

2.53 ACRES

W. & I. BAKER
DEED VOLUME 744, PAGE 459

N 01°38'56" E
241.85'

N 73°44'55" W
91.69'

W. & I. BAKER
O.R.V. 371, PAGE 791

N 27°39'10" E
201.29'

S 85°37'30" E 239.58'

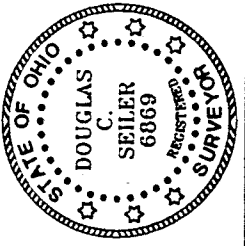
S 05°39'58" W 462.93'

- WOODEN FENCE POST FOUND
- PK SPIKE FOUND
- IRON PIN FOUND
- ⊕ MAG NAIL SPIKE SET
- ⊗ IRON PIN SET WITH CAP STAMPED "SEILER 6869"

W. & I. BAKER
DEED VOLUME 689, PAGE 433

NEW SPLIT
TAX MAP APPROVED
DATE 12-10-00

Douglas C. Seiler
12/10/00



SURVEYED BY: DOUGLAS C. SEILER
PROFESSIONAL SURVEYOR #6869
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FAX (419) 525-3696

SURVEY PLAT FOR TRANSFER	
DENBOW TO BAKER	
PART NW QTR. SEC. 34, T-20, R-19 TROY TOWNSHIP RICHLAND COUNTY, OHIO	
DATE: DEC. 18, 2000	SCALE: 1"=80'

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