

I HEREBY CERTIFY THIS PLAT TO BE A TRUE DELINEATION OF A FIELD SURVEY PERFORMED IN MAY, 2021 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

Jason K. Laughery
JASON K. LAUGHERY
 REGISTERED SURVEYOR #8755



NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 6-23-21

INITIAL DATE
PARCEL 1 & 2 MUST TRANSFER BEFORE PARCEL 3

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 6-23-21

INITIAL DATE
VERBAL APPROVAL BY MICHAEL MORTON WELLES TWP. ZONING INSPECTOR 6-17-21

NN-235



SYMBOLS

- △ = POST FOUND
- ⊗ = LARGE MAPLE TREE
- ⊠ = RAILROAD SPIKE FOUND
- = IRON REBAR FOUND UNLESS NOTED
- = RAILROAD SPIKE SET
- = 5/8" IRON PIN SET WITH CAP STAMPED
- ⊗ = MAG NAIL SET
- = EXISTING PROPERTY LINE
- - - = CENTER LINE
- — — = PROPOSED OR SUBJECT LINE
- × × × × = FENCE LINE

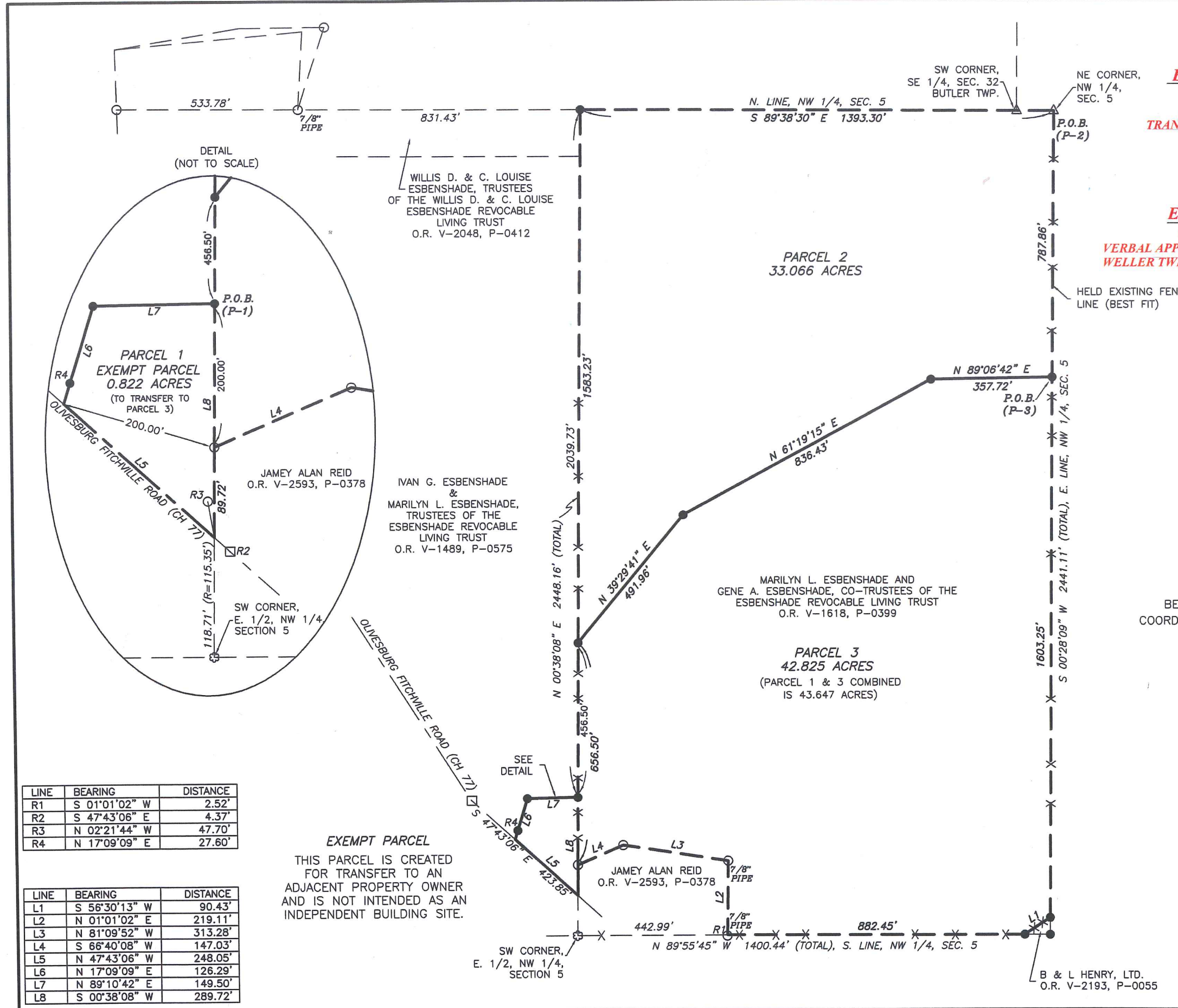
(R), (M), (C) = RECORD, MEASURED, CALCULATED
 BEARINGS ARE BASED ON GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM (ODOT VRS NETWORK), NORTH ZONE, NAD 83 (2011) FOR THE PURPOSE OF INDICATING DIRECTIONAL VARIATION.
 DISTANCES ARE MEASURED UNLESS OTHERWISE STATED.
 ANGLES ARE IN DEG - MIN - SEC.
 DISTANCES ARE IN FEET



LAUGHERY LAND SURVEYING, LLC
 967 US HWY 42 unit B
 ASHLAND, OHIO 44805
 laugherysurveys@gmail.com 419-289-0469

NW 1/4, SECTION 5, T-24, R-17
 WELLES TOWNSHIP
 RICHLAND COUNTY, OHIO

DRAWN BY JKL **DATE** 05/01/21 **SCALE** 1"=300'



WILLIS D. & C. LOUISE
 ESBENSHADE, TRUSTEES
 OF THE WILLIS D. & C. LOUISE
 ESBENSHADE REVOCABLE
 LIVING TRUST
 O.R. V-2048, P-0412

PARCEL 2
 33.066 ACRES

IVAN G. ESBENSHADE
 &
 MARILYN L. ESBENSHADE,
 TRUSTEES OF THE
 ESBENSHADE REVOCABLE
 LIVING TRUST
 O.R. V-1489, P-0575

MARILYN L. ESBENSHADE AND
 GENE A. ESBENSHADE, CO-TRUSTEES OF THE
 ESBENSHADE REVOCABLE LIVING TRUST
 O.R. V-1618, P-0399

PARCEL 3
 42.825 ACRES
 (PARCEL 1 & 3 COMBINED
 IS 43.647 ACRES)

JAMEY ALAN REID
 O.R. V-2593, P-0378

SW CORNER,
 E. 1/2, NW 1/4,
 SECTION 5

SW CORNER,
 E. 1/2, NW 1/4,
 SECTION 5

B & L HENRY, LTD.
 O.R. V-2193, P-0055

LINE	BEARING	DISTANCE
R1	S 01°01'02" W	2.52'
R2	S 47°43'06" E	4.37'
R3	N 02°21'44" W	47.70'
R4	N 17°09'09" E	27.60'

EXEMPT PARCEL
 THIS PARCEL IS CREATED
 FOR TRANSFER TO AN
 ADJACENT PROPERTY OWNER
 AND IS NOT INTENDED AS AN
 INDEPENDENT BUILDING SITE.

LINE	BEARING	DISTANCE
L1	S 56°30'13" W	90.43'
L2	N 01°01'02" E	219.11'
L3	N 81°09'52" W	313.28'
L4	S 66°40'08" W	147.03'
L5	N 47°43'06" W	248.05'
L6	N 17°09'09" E	126.29'
L7	N 89°10'42" E	149.50'
L8	S 00°38'08" W	289.72'

LAUGHERY LAND SURVEYING, LLC
967 US 42, unit B
ASHLAND, OHIO 44805

Parcel 1
0.822 ACRES

The following parcel of land Situated in the State of Ohio, the County of Richland and the Township of Weller;

Known as being part of the northwest quarter of Section 5, Township 24, Range 17, and being more fully described as follows:

Beginning for reference at a post found at the northeast corner of the northwest quarter of Section 5; Thence North 89°-38'-30" West, along the north line of the northwest quarter of Section 5, a distance of 1393.30 feet to an iron pin set at the northwest corner of a parcel of land conveyed to Marilyn L. Esbenshade and Gene A. Esbenshade, Co-Trustees of the Esbenshade Revocable Living Trust by deed recorded in Official Records 1618, Page 0399; Thence South 00°-38'-08" West, along the west line of said Esbenshade parcel, a distance of 2039.73 feet to an iron pin set, said pin being the true place of beginning for the parcel herein to be conveyed;

Thence along the following 4 courses:

1. **South 00°-38'-08" West**, along the west line of said Esbenshade parcel and the west line of a parcel of land conveyed to Jamey Alan Reid by deed recorded in Official Records Volume 2593, Page 0378, a distance of **289.72 feet** to a point in the center of the Olivesburg Fitchville Road (CH 77), said point being referenced by a railroad spike found South 47°-43'-06" East a distance of 4.37 feet and by an iron pin found North 02°-21'-44" West a distance of 47.70 feet;
2. **North 47°-43'-06" West**, along the center of said Olivesburg Fitchville Road, a distance of **248.05 feet** to a point, said point being referenced by an iron pin set North 17°-09'-09" East a distance of 27.60 feet;
3. **North 17°-09'-09" East** a distance of **126.29 feet** to an iron pin set;
4. **North 89°-10'-42" East** a distance of **149.50 feet** to the true place of beginning.

The tract of land as surveyed contains **0.822 acres** of land subject to all legal highways and easements of record. The grantees, his 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. Bearings are based on Grid North of the Ohio State Plane Coordinate System (ODOT VRS Network), North Zone, NAD 83 (2011), for the purpose of indicating directional variation. All iron pins set are 5/8" rebar, 30" long with cap stamped "Laughery- P.S. 8755".

The above description was prepared by Jason K. Laughery, Registered Surveyor No. 8755, from notes of a field survey performed May, 2021.

LAUGHERY LAND SURVEYING, LLC
967 US 42, unit B
ASHLAND, OHIO 44805

Parcel 2
33.066 ACRES

The following parcel of land Situated in the State of Ohio, the County of Richland and the Township of Weller;

Known as being part of the northwest quarter of Section 5, Township 24, Range 17, and being more fully described as follows:

Beginning at a post found at the northeast corner of the northwest quarter of Section 5;

Thence along the following 6 courses:

1. **South 00°-28'-09" West**, along the east line of the northwest quarter of Section 5, a distance of **787.86 feet** to an iron pin set;
2. **South 89°-06'-42" West** a distance of **357.72 feet** to an iron pin set;
3. **South 61°-19'-15" West** a distance of **836.43 feet** to an iron pin set;
4. **South 39°-29'-41" West** a distance of **491.96 feet** to an iron pin set on the east line of a parcel of land conveyed to Ivan G. Esbenshade and Marilyn L. Esbenshade, Trustees of the Esbenshade Revocable Living Trust by deed recorded in Official Records Volume 1489, Page 0575;
5. **North 00°-38'-08" East**, along the east line of said Esbenshade parcel, a distance of **1583.23 feet** to an iron pin set on the north line of the northwest quarter of Section 5;
6. **South 89°-38'-30" East**, along the north line of the northwest quarter of Section 5, a distance of **1393.30 feet** to the true place of beginning.

The tract of land as surveyed contains **33.066 acres** of land subject to all legal highways and easements of record. The grantees, his 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, heirs and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street. Bearings are based on Grid North of the Ohio State Plane Coordinate System (ODOT VRS Network), North Zone, NAD 83 (2011), for the purpose of indicating directional variation. All iron pins set are 5/8" rebar, 30" long with cap stamped "Laughery- P.S. 8755".

The above description was prepared by Jason K. Laughery, Registered Surveyor No. 8755, from notes of a field survey performed May, 2021.

LAUGHERY LAND SURVEYING, LLC
967 US 42, unit B
ASHLAND, OHIO 44805

TAX MAP OFFICE
EAK 6-23-21
INITIAL DATE

**PARCEL 1 & 2 MUST
TRANSFER BEFORE THIS PARCEL
NN-235**

**Parcel 3
42.825 ACRES**

The following parcel of land Situated in the State of Ohio, the County of Richland and the Township of Weller;

Known as being part of the northwest quarter of Section 5, Township 24, Range 17, and being more fully described as follows:

Beginning for reference at a post found at the northeast corner of the northwest quarter of Section 5; Thence South 00°-28'-09" West, along the east line of the northwest quarter of Section 5, a distance of 787.86 feet to an iron pin set, said pin being the true place of beginning for the parcel herein to be conveyed;

Thence along the following 10 courses:

1. **South 00°-28'-09" West**, along the east line of the northwest quarter of Section 5, a distance of **1603.25 feet** to an iron pin set at the northeast corner of a parcel of land conveyed to B & L Henry, LTD., by deed recorded in Official Records Volume 2193, Page 0055;
2. **South 56°-30'-13" West**, along the north line of said Henry parcel, a distance of **90.43 feet** to an iron pin set on the south line of the northwest quarter of Section 5;
3. **North 89°-55'-45" West**, along the south line of the northwest quarter of Section 5, a distance of **882.45 feet** to point at the southeast corner of a parcel of land conveyed to Jamey Alan Reid by deed recorded in Official Records Volume 2593, Page 0378, said point being referenced by a 7/8" pipe found South 01°-01'-02" West a distance of 2.52 feet;
4. **North 01°-01'-02" East**, along the east line of said Reid parcel, a distance of **219.11 feet** to a 7/8" pipe found;
5. **North 81°-09'-52" West**, along the north line of said Reid parcel, a distance of **313.28 feet** to an iron pin found;
6. **South 66°-40'-08" West**, along the north line of said Reid parcel, a distance of **147.03 feet** to an iron pin found on the east line of a parcel of land conveyed to Ivan G. Esbenshade and Marilyn L. Esbenshade, Trustees of the Esbenshade Revocable Living Trust by deed recorded in Official Records Volume 1489, Page 0575;
7. **North 00°-38'-08" East**, along the east line of said Esbenshade parcel, a distance of **656.50 feet** to an iron pin set;
8. **North 39°-29'-41" East** a distance of **491.96 feet** to an iron pin set;
9. **North 61°-19'-15" East** a distance of **836.43 feet** to an iron pin set;
10. **North 89°-06'-42" East** a distance of **357.72 feet** to the true place of beginning.

The tract of land as surveyed contains **42.825 acres** of land subject to all legal highways and easements of record. The grantees, his 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, heirs and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street. Bearings are based on Grid North of the Ohio State Plane Coordinate System (ODOT VRS Network), North Zone, NAD 83 (2011), for the purpose of indicating directional variation. All iron pins set are 5/8" rebar, 30" long with cap stamped "Laughery- P.S. 8755".

The above description was prepared by Jason K. Laughery, Registered Surveyor No. 8755, from notes of a field survey performed May, 2021.

LAUGHERY LAND SURVEYING, LLC
967 US 42, unit B
ASHLAND, OHIO 44805

43.647 ACRES

The following parcel of land Situated in the State of Ohio, the County of Richland and the Township of Weller;

Known as being part of the northwest quarter of Section 5, Township 24, Range 17, and being more fully described as follows:

Beginning for reference at a post found at the northeast corner of the northwest quarter of Section 5; Thence South 00°-28'-09" West, along the east line of the northwest quarter of Section 5, a distance of 787.86 feet to an iron pin set, said pin being the true place of beginning for the parcel herein to be conveyed;

Thence along the following 14 courses:

1. **South 00°-28'-09" West**, along the east line of the northwest quarter of Section 5, a distance of **1603.25 feet** to an iron pin set at the northeast corner of a parcel of land conveyed to B & L Henry, LTD., by deed recorded in Official Records Volume 2193, Page 0055;
2. **South 56°-30'-13" West**, along the north line of said Henry parcel, a distance of **90.43 feet** to an iron pin set on the south line of the northwest quarter of Section 5;
3. **North 89°-55'-45" West**, along the south line of the northwest quarter of Section 5, a distance of **882.45 feet** to point at the southeast corner of a parcel of land conveyed to Jamey Alan Reid by deed recorded in Official Records Volume 2593, Page 0378, said point being referenced by a 7/8" pipe found South 01°-01'-02" West a distance of 2.52 feet;
4. **North 01°-01'-02" East**, along the east line of said Reid parcel, a distance of **219.11 feet** to a 7/8" pipe found;
5. **North 81°-09'-52" West**, along the north line of said Reid parcel, a distance of **313.28 feet** to an iron pin found;
6. **South 66°-40'-08" West**, along the north line of said Reid parcel, a distance of **147.03 feet** to an iron pin found;
7. **South 00°-38'-08" West**, along the west line of said Reid parcel, a distance of **89.72 feet** to a point in the center of the Olivesburg Fitchville Road (CH 77), said point being referenced by a railroad spike found South 47°-43'-06" East a distance of 4.37 feet and by an iron pin found North 02°-21'-44" West a distance of 47.70 feet;
8. **North 47°-43'-06" West**, along the center of said Olivesburg Fitchville Road, a distance of **248.05 feet** to a point, said point being referenced by an iron pin set North 17°-09'-09" East a distance of 27.60 feet;
9. **North 17°-09'-09" East** a distance of **126.29 feet** to an iron pin set;

10. North 89°-10'-42" East a distance of 149.50 feet to an iron pin set on the east line of a parcel of land conveyed to Ivan G. Esbenshade and Marilyn L. Esbenshade. Trustees of the Esbenshade Revocable Living Trust by deed recorded in Official Records Volume 1489, Page 0575

11. North 00°-38'-08" East, along the east line of said Esbenshade parcel, a distance of 456.50 feet to an iron pin set;

12. North 39°-29'-41" East a distance of 491.96 feet to an iron pin set;

13. North 61°-19'-15" East a distance of 836.43 feet to an iron pin set;

14. North 89°-06'-42" East a distance of 357.72 feet to the true place of beginning.

The tract of land as surveyed contains 43.647 acres of land subject to all legal highways and easements of record. Bearings are based on Grid North of the Ohio State Plane Coordinate System (ODOT VRS Network), North Zone, NAD 83 (2011), for the purpose of indicating directional variation. All iron pins set are 5/8" rebar, 30" long with cap stamped "Laughery- P.S. 8755".

The above description was prepared by Jason K. Laughery, Registered Surveyor No. 8755, from notes of a field survey performed May, 2021.

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK **6-23-21**
INITIAL DATE
NN-235