

SURVEY for STEPHAN & MARY HODGSON
 SW QUARTER OF SECTION 16, T-22-N, R-18-W
 FRANKLIN TOWNSHIP, RICHLAND COUNTY, OHIO



LEGEND

- Iron pin or pipe found
- ⊙ Concrete R/W marker found
- △ 3-inch long "MAG SPIKE" set

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 8-24-21
 INITIAL DATE
NN-315

Irene Cooper
 ORV 2626-121
 3.33 Ac. Rec.

Stephan L. & Mary A. Hodgson
 ORV 1394-27
 2.5 Ac. Rec.
2.484 Ac. by Survey

Jeffrey Allen &
 Annette Michelle Sifferlin
 ORV 1353-50
 44.753 Ac. Rec.

Dale & Judith D. Porter
 (Survivorship)
 DV 905-663
 1.50 Ac. Rec.

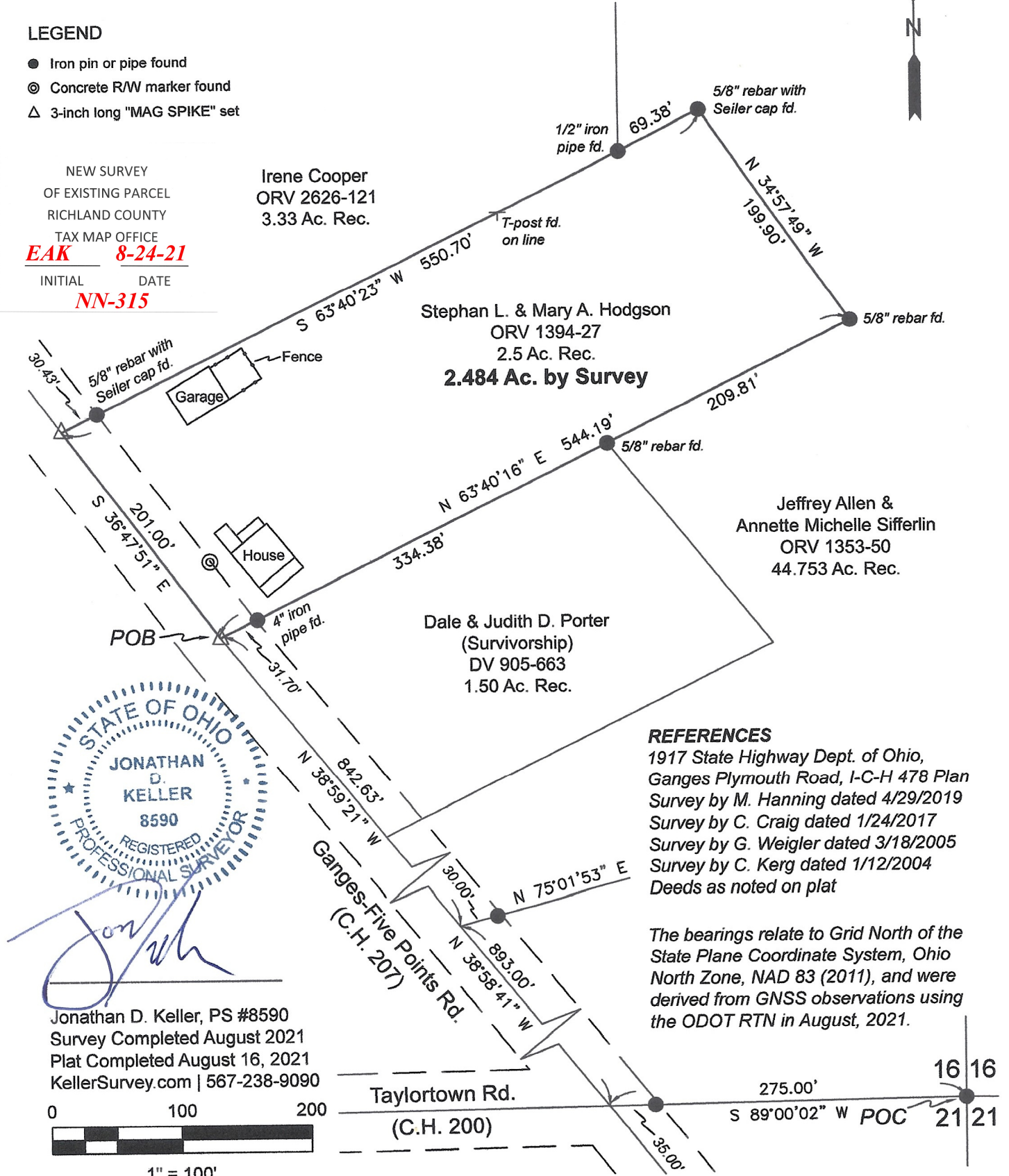
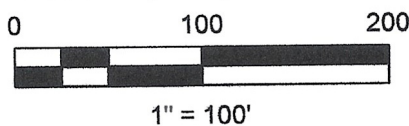
REFERENCES

- 1917 State Highway Dept. of Ohio,
 Ganges Plymouth Road, I-C-H 478 Plan
 Survey by M. Hanning dated 4/29/2019
- Survey by C. Craig dated 1/24/2017
- Survey by G. Weigler dated 3/18/2005
- Survey by C. Kerg dated 1/12/2004
- Deeds as noted on plat

The bearings relate to Grid North of the
 State Plane Coordinate System, Ohio
 North Zone, NAD 83 (2011), and were
 derived from GNSS observations using
 the ODOT RTN in August, 2021.



Jonathan D. Keller, PS #8590
 Survey Completed August 2021
 Plat Completed August 16, 2021
 KellerSurvey.com | 567-238-9090



16 16
 21 21



Description of a 2.484 Acre Parcel

Situated in the Southwest Quarter of Section 16, Township 22-North, Range 18-West, Franklin Township, Richland County, Ohio and being all of a record 2.5 acre parcel conveyed to Stephan L. Hodgson and Mary A. Hodgson by Official Record Volume 1394, Page 27 and bounded and described as follows:

Commencing for reference at an iron pin found at the southeast corner of the Southwest Quarter of Section 16,

Thence South 89 Degrees 00 Minutes 02 Seconds West along the southerly line of the Southwest Quarter of Section 16 a distance of 275.00 feet to a point at the southwest corner of a record 44.753 acre parcel conveyed to Jeffrey Allen Sifferlin and Annette Michelle Sifferlin by Official Record Volume 1353, Page 50 and in the centerline of Ganges-Five Points Road (County Highway 207), said point being referenced by an iron pin found 35.00 feet easterly on line;

Thence North 38 Degrees 58 Minutes 41 Seconds West along a southwesterly line of said 44.753 acre parcel and along the centerline of Ganges-Five Points Road a distance of 893.00 feet to a point, said point being referenced by an iron pin found North 75 Degrees 01 Minutes 53 Seconds East at a distance of 30.00 feet;

Thence North 38 Degrees 59 Minutes 21 Seconds West along a southwesterly line of said 44.753 acre parcel and the southwesterly line of a record 1.50 acre parcel conveyed to Dale Porter and Judith Porter (Survivorship) by Deed Volume 905, Page 663 and the centerline of Ganges-Five Points Road a distance of 842.63 feet to a 3-inch long "MAG SPIKE" set at the westerly corner of said 1.50 acre parcel, said spike being the point of beginning for the parcel herein described;

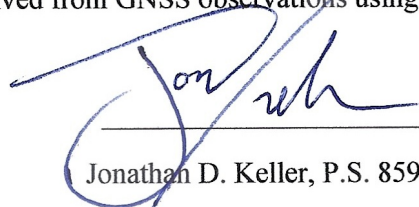
Thence North 63 Degrees 40 Minutes 16 Seconds East along a northerly line of said 1.50 acre parcel and a northerly line of said 44.753 acre parcel and passing a 4-inch iron pipe found at a distance of 31.70 feet and a 5/8-inch rebar found at a distance of 334.38 feet, for a total distance of 544.19 feet to a 5/8-inch rebar found;

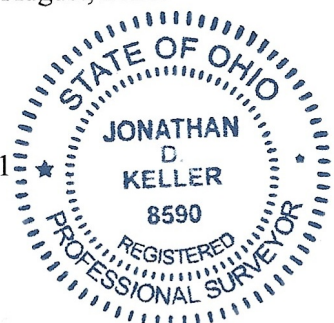
Thence North 34 Degrees 57 Minutes 49 Seconds West along a westerly line of said 44.753 acre parcel a distance of 199.90 feet to a 5/8-inch rebar with red cap stamped "SEILER 6869" found;

Thence South 63 Degrees 40 Minutes 23 Seconds West along a southerly line of said 44.753 acre parcel and a southerly line of a record 3.33 acre parcel conveyed to Irene Cooper by Official Record Volume 2626, Page 121 and passing a 1/2-inch iron pipe found at a distance of 69.38 feet for a total distance of 550.70 feet to 3-inch long "MAG SPIKE" set at the southerly corner of said 3.33 acre parcel and in the centerline of Ganges-Five Points Road, said spike being referenced by a 5/8-inch rebar with red cap stamped "SEILER 6869" found northeasterly on line at a distance of 30.43 feet;

Thence South 36 Degrees 47 Minutes 51 Seconds East along the centerline of Ganges-Five Points Road a distance of 201.00 feet to a 3-inch long "MAG SPIKE" set, which is the point of beginning, enclosing an area of 2.484 acres, more or less, but subject to legal highways, restrictions or easements, if any, of record. This description was prepared from a field survey by Jonathan D. Keller, P.S. as represented in a Survey Plat dated August 16, 2021.

The bearings relate to Grid North of the State Plane Coordinate System, Ohio North Zone, NAD 83 (2011), and were derived from GNSS observations using the ODOT RTN in August, 2021.


Jonathan D. Keller, P.S. 8590 • August 16, 2021



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