

35 | 35  
35 | 35

JACOB MICHAEL BEARD  
O.R. V-2547, P-0010

DANIEL J. & BONNIE M.  
OBRYNBA  
DV-884, P-500

S 01°53'47" W  
719.65'

R1  
5/8" P.O.B.  
"PS 7016"

TAMARA M. THOMPSON  
O.R. V-2678, P-0673

DALE A. & KATHLEEN A.  
FINDLEY  
O.R. V-1624, P-0303

CENTER OF  
PAVEMENT  
SCHEIER RD  
(TH 151)

11.380 ACRES  
JEFFREY J. & CHANDRA C.  
ARCHER  
O.R. V-2747, P-0641

DALE A. & KATHLEEN A.  
FINDLEY  
O.R. V-1603, P-0295

JAMES L. & DEVONA F.  
HOWARD  
O.R. V-0846, P-0077

JAMES L. & DEVONA F.  
HOWARD  
O.R. V-2570, P-0579

S 01°53'47" W 412.59'  
E. LINE, SW 1/4, SEC. 35

402.20' M "13'33'10" N  
55.20' M "13'33'10" N

208.70' SHEIER RD (TH 151)

N 89°07'19" W 1204.60'

724.80'

5/8" "PS 8195"

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 11-10-21**  
INITIAL DATE  
**NN-416**

REFERENCES:  
ALL DEEDS SHOWN  
SURVEYS:  
AA-166  
W-97  
Y-34

LEGEND  
○=7/8" PIPE FOUND UNLESS NOTED  
---=EXISTING PROPERTY LINE  
---=CENTER LINE  
-X-X-X-X-=-PROPOSED OR SUBJECT LINE

(R), (M), (C)=RECORD, MEASURED, CALCULATED  
BEARINGS ARE BASED ON AN ASSUMED MERIDIAN  
FOR THE PURPOSE OF INDICATING DIRECTIONAL VARIATION,  
DISTANCES ARE MEASURED UNLESS OTHERWISE STATED.  
ANGLES ARE IN DEG - MIN - SEC.  
DISTANCES ARE IN FEET



LINE	BEARING	DISTANCE
R1	N 89°36'14" W	1.89'
R2	S 89°07'19" E	22.69'
R3	N 00°22'23" E	3.56'
R4	S 82°56'08" W	30.00'
R5	S 88°05'50" E	20.00'
R6	S 88°05'50" E	20.00'

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

JASON K. LAUGHERY  
REGISTERED SURVEYOR #8755



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

SW 1/4, SECTION 35, T-21, R-19  
SPRINGFIELD TOWNSHIP  
RICHLAND COUNTY, OHIO  
DRAWN BY JKL DATE 10/26/21 SCALE 1"=100'

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

**11.380 ACRES**

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

Known as being part of the southwest quarter of Section 35, Township 21, Range 19, and being more fully described as follows:

Beginning for reference at a 7/8" pipe found at the center of Section 35; Thence South 01°-53'-47" West, along the east line of the southwest quarter of Section 35, a distance of 719.65 feet to a point at the southeast corner of a parcel of land conveyed to Daniel J. and Bonnie M. Obrynba by deed recorded in DV-884, Page 500 of the Richland County Record of Deeds, said corner being referenced by an 5/8" "PS 7016" pin found North 89°-36'-14" West a distance of 1.89 feet, said corner also being the true place of beginning for the parcel herein to be conveyed;

Thence along the following 4 courses:

1. **South 01°-53'-47" West**, along the east line of the southwest quarter of Section 35, a distance of **412.59 feet** to a 5/8" "PS 8195" pin found at the northeast corner of a parcel of land conveyed to James L. and Devona F. Howard by deed recorded in Official Records Volume 2570, Page 0579;
2. **North 89°-07'-19" West**, along the north line of said Howard parcel and the north line of a parcel of land conveyed to James L. and Devona F. Howard by deed recorded in Official Records Volume 0846, Page 0077, passing through a 5/8" rebar at a distance of 724.80 feet, a total distance of **1204.60 feet** to a point in the center of Sheier Road (TH 151), said point being referenced by a 7/8" pipe found South 89°-07'-19" East a distance of 22.69 feet;
3. **North 01°-33'-31" West**, along the center of said Sheier Road and its extension (said extension being along the east line of a parcel of land conveyed to Tamara M. Thompson by deed recorded in Official Records Volume 2678, Page 0673), a distance of **402.55 feet** to a 7/8" pipe found on the south line of a parcel of land conveyed to Jacob Michael Beard by deed recorded in Official Records Volume 2547, Page 0010;
4. **South 89°-36'-14" East**, along the south line of said Beard parcel and the south line of said Obrynba parcel, a distance of **1229.09 feet** to the true place of beginning.

The tract of land as surveyed contains **11.380 acres** of land subject to all legal highways and easements of record. Bearings are based on an assumed meridian 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 October, 2021.

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OF EXISTING PARCEL  
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