

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

JASON K. LAUGHERY
REGISTERED SURVEYOR #8755



PLAT OF A SURVEY TO LOCATE AND DESCRIBE A PORTION OF A TRACT OF LAND CONVEYED TO JIM HUMMEL FARMS, LTD. BY DEED RECORDED IN OFFICIAL RECORDS VOLUME 0867, PAGE 0664.



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

NW 1/4, SECTION 17, T-22-N, R-18-W
FRANKLIN TOWNSHIP
RICHLAND COUNTY, OHIO

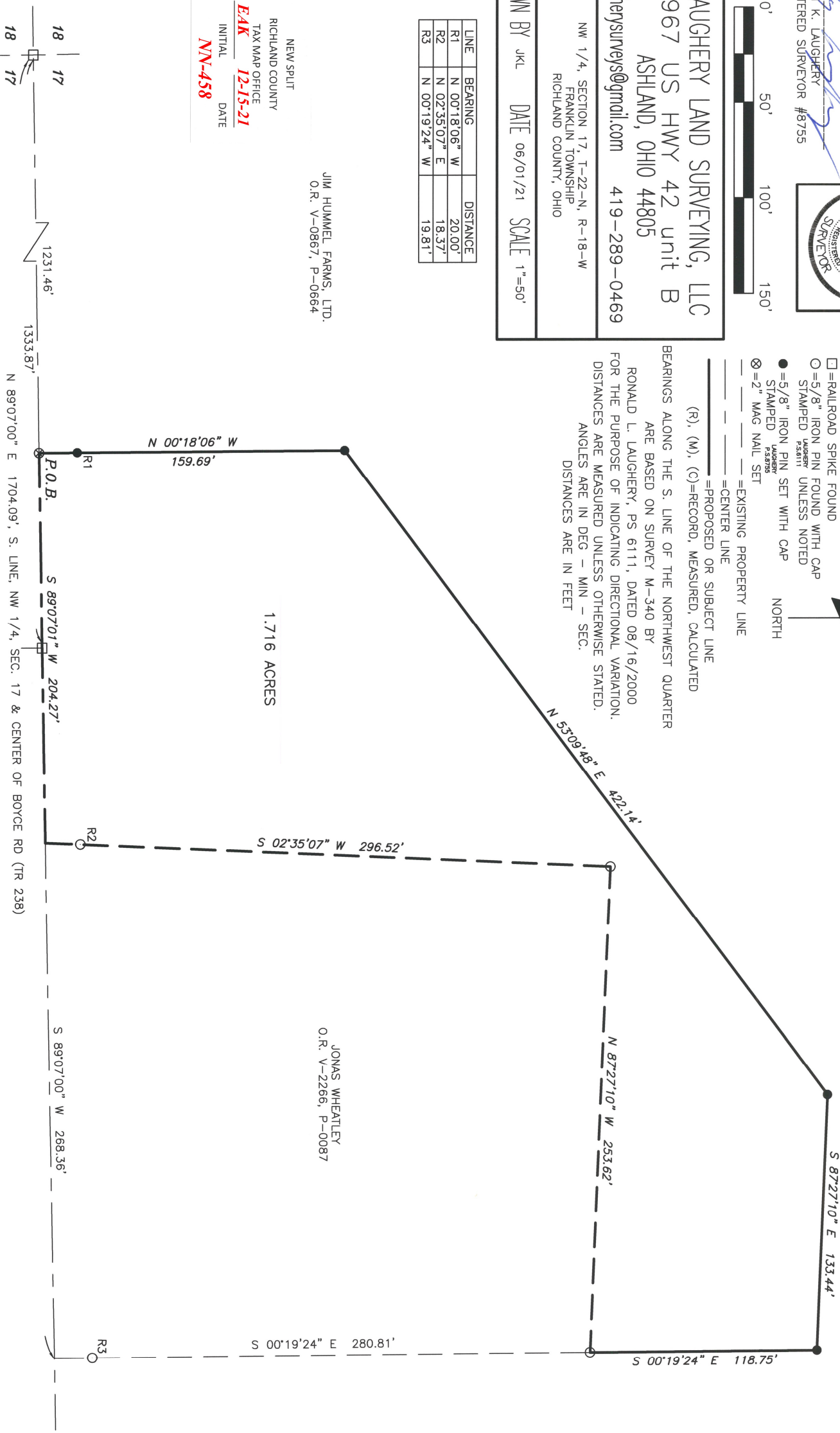
DRAWN BY JKL DATE 06/01/21 SCALE 1"=50'

LINE	BEARING	DISTANCE
R1	N 00°18'06" W	20.00'
R2	N 02°35'07" E	18.37'
R3	N 00°19'24" W	19.81'

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 12-15-21
INITIAL
DATE
NN-458

JIM HUMMEL FARMS, LTD.
O.R. V-0867, P-0664

JONAS WHEATLEY
O.R. V-2266, P-0087



- ☐ = RAILROAD SPIKE FOUND
- = 5/8" IRON PIN FOUND WITH CAP
- = 5/8" IRON PIN SET WITH CAP
- ⊗ = 2" MAG NAIL SET
- = EXISTING PROPERTY LINE
- - - = CENTER LINE
- - - = PROPOSED OR SUBJECT LINE
- (R), (M), (C) = RECORD, MEASURED, CALCULATED

BEARINGS ALONG THE S. LINE OF THE NORTHWEST QUARTER ARE BASED ON SURVEY M-340 BY RONALD L. LAUGHERY, PS 6111, DATED 08/16/2000 FOR THE PURPOSE OF INDICATING DIRECTIONAL VARIATION. DISTANCES ARE MEASURED UNLESS OTHERWISE STATED. ANGLES ARE IN DEG - MIN - SEC. DISTANCES ARE IN FEET

1.716 ACRES

18 17 18

1231.46'

1333.87'

N 89°07'00" E 1704.09', S. LINE, NW 1/4, SEC. 17 & CENTER OF BOYCE RD (TR 238)

S 89°07'00" W 268.36'

R3

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

1.716 ACRES

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

Known as being part of the northwest quarter of Section 17, T-22-North, R-18-West and being more fully described as follows:

Beginning for reference at a railroad spike found at the southwest corner of the northwest quarter of Section 17; Thence North 89°-07'-00" East, along the south line of the northwest quarter of Section 17 and the center of Boyce Road (TR 238), a distance of 1231.46 feet to a 2" Mag nail set, said nail being referenced by an iron pin set North 00°-18'-06" West a distance of 20.00 feet, said nail also being the true place of beginning for the parcel herein to be conveyed;

Thence along the following 7 courses:

1. **North 00°-18'-06" West** a distance of **159.69 feet** to an iron pin set;
2. **North 53°-09'-48" East** a distance of **422.14 feet** to an iron pin set;
3. **South 87°-27'-10" East** a distance of **133.44 feet** to an iron pin set;
4. **South 00°-19'-24" East** a distance of **118.75 feet** to a 5/8" "PS 6111" pin found at the northeast corner of a parcel of land conveyed to Jonas Wheatley by deed recorded in Official Records Volume 2266, Page 0087;
5. **North 87°-27'-10" West**, along the north line of said Wheatley parcel, a distance of **253.62 feet** to a 5/8" "PS 6111" pin found;
6. **South 02°-35'-07" West**, along the west line of said Wheatley parcel, a distance of **296.52 feet** to a point on the south line of the northwest quarter of Section 17 and the center of Boyce Road, said point being referenced by a 5/8" "PS 6111" pin found North 02°-35'-07" East a distance of 18.37 feet;
7. **South 89°-07'-01" West**, along the south line of the northwest quarter of Section 17 and the center of Boyce Road, a distance of **204.27 feet** to the true place of beginning.

The tract of land as surveyed contains **1.716 acres** of land subject to all legal highways and easements of record. Bearings are based on a survey (M-340) by Ronald L. Laughery, PS 6111, dated 08/16/2000 for the purpose of indicating directional variation. All iron pins set are 5/8" rebars, 30" long with cap stamped "Laughery- P.S. 8755".

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.

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

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK **12-15-21**
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