

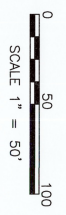
CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD LENGTH
C1	2102.32'	2°35'42"	96.22'	N 67° 25' 21" E 95.21'
C2	2102.32'	5°37'39"	208.48'	N 63° 18' 41" E 208.41'

LEGEND	
FOUND	SET
○	●
○	●
△	▲
□	■
⊠	⊠
⊠	⊠
○	●
○	●

5/8" IRON PIN, UNLESS NOTED
5/8" IRON PIPE, UNLESS NOTED
RAILROAD SPIKE
2" SURVEY NAIL
MONUMENT BOX
4" MAG SPIKE

SURVEY REFERENCES
 CENTERLINE SURVEY OF BASELINE ROAD (HURON CO.)
 RAILROAD VALUATION MAPS
 SURVEY BY C. BLOSSER, DATED 7-17-1854
 SURVEY BY C. KERIG, DATED 12-21-1898
 SURVEY BY C. KERIG, DATED 9-27-1898
 SURVEY BY J. SELLER, DATED 5-3-1878
 SURVEY BY HEARTLAND SURVEYING, DATED 5-1-2002
 SURVEY BY C. CRAIG, DATED 1-20-2017
 SURVEY BY RAMSEY, DATED 10-22-2015

ENCROACHMENT DETAIL
 SCALE: 1" = 30'



NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 5-19-23
 INITIAL & DATE
PP-121

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 5-19-23
 INITIAL & DATE

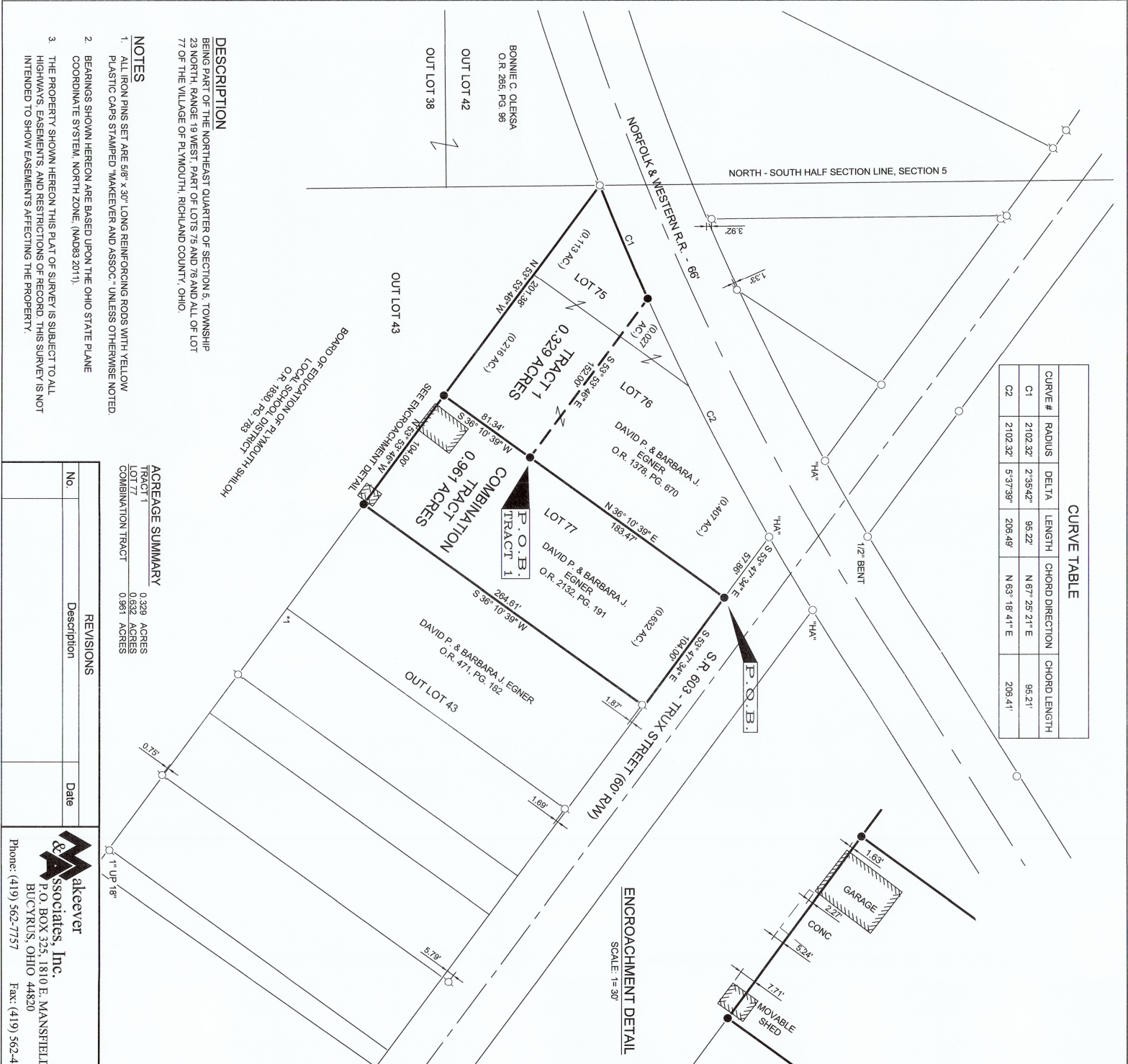
SURVEYOR'S STATEMENT
 I HEREBY STATE TO DAVID EGNER THAT THE DRAWING HEREIN IS REPRESENTATIVE OF AN ACTUAL SURVEY PERFORMED IN APRIL, 2023, BY MAKEEVER AND ASSOCIATES UNDER MY DIRECT SUPERVISION AND THAT ALL INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ISAAC L. KING, P.S.
 PROFESSIONAL SURVEYOR NO. 8318
 DATE: 4-27-2023



PLAT OF SURVEY FOR:
DAVID EGNER

ORIG. DATE: 4-18-2023
 ORIG. SHEET SIZE = 18"x24"
 S:\2023\051
 DWG. NAME: 2023-051 Ground



DESCRIPTION
 BEING PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 23 NORTH, RANGE 19 WEST, PART OF LOTS 75 AND 76 AND ALL OF LOT 77 OF THE VILLAGE OF PLYMOUTH, RICHLAND COUNTY, OHIO.

NOTES
 1. ALL IRON PINS SET ARE 5/8" x 30" LONG REINFORCING RODS WITH YELLOW PLASTIC CAPS STAMPED "MAKEEVER AND ASSOC." UNLESS OTHERWISE NOTED.
 2. BEARINGS SHOWN HEREON ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE. (NAD83 2011).
 3. THE PROPERTY SHOWN HEREON THIS PLAT OF SURVEY IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD. THIS SURVEY IS NOT INTENDED TO SHOW EASEMENTS AFFECTING THE PROPERTY.

ACREAGE SUMMARY
 TRACT 1 0.328 ACRES
 LOT 77 0.832 ACRES
 COMBINATION TRACT 0.961 ACRES

No.	Description	REVISIONS	Date

Makeever & Associates, Inc.
 P.O. BOX 325, 1810 E. MANSFIELD ST.
 BUCYRUS, OHIO 44820
 Phone: (419) 562-7757 Fax: (419) 562-4717



ENGINEERS •
SURVEYORS

1810 E. Mansfield St.
P.O. Box 325
Bucyrus, Ohio 44820
(419) 562-7757
(419) 562-4717 fax

**LEGAL DESCRIPTION FOR DAVID EGNER
0.329 ACRES – TRACT 1
VILLAGE OF PLYMOUTH, RICHLAND COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF RICHLAND, VILLAGE OF PLYMOUTH, PART OF LOT 75 AND 76, BEING PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 23 NORTH, RANGE 19 WEST, AND PART OF LOTS 75 AND 76, AND BEING 0.329 ACRE TRACT OUT OF A TRACT CONVEYED TO DAVID P. AND BARBARA J. EGNER OF RECORD IN OFFICIAL RECORD 1378, PAGE 670, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, RICHLAND COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING FOR REFERENCE AT AN IRON PIN SET ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROUTE 603 – TRUX STREET (60 FEET IN WIDTH), THE NORTHEAST CORNER OF SAID LOT 76, AND A NORTHWEST CORNER OF LOT 77 ALSO CONVEYED TO DAVID P. AND BARBARA J. EGNER OF RECORD IN OFFICIAL RECORD 2132, PAGE 191;

THENCE SOUTH 36°10'39" WEST, A DISTANCE OF 183.47 FEET WITH THE EAST LINE OF SAID LOT 76 AND THE WEST LINE OF SAID LOT 77, TO AN IRON PIN SET AT THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 36°10'39" WEST, A DISTANCE OF 81.34 FEET WITH THE EAST LINE OF SAID LOT 76 AND THE WEST LINE OF SAID LOT 77, TO AN IRON PIN SET AT THE SOUTHEAST CORNER OF SAID LOT 76, THE SOUTHWEST CORNER OF SAID LOT 77, AND A NORTH LINE OF OUT LOT 43 CONVEYED TO THE BOARD OF EDUCATION OF PLYMOUTH SHILOH LOCAL SCHOOL DISTRICT OF RECORD IN OFFICIAL RECORD 1830, PAGE 783;

THENCE NORTH 53°53'46" WEST, A DISTANCE OF 201.38 FEET WITH THE SOUTH LINE OF SAID LOTS 76 AND 75 AND A NORTH LINE OF SAID OUT LOT 43, TO AN IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID LOT 75, A NORTH CORNER OF SAID OUT LOT 43, AND ON THE NORTH – SOUTH HALF SECTION LINE OF SAID SECTION 5, AND A SOUTH LINE OF THE NORFOLK AND WESTERN RAILROAD;

THENCE WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2102.32 FEET, A DELTA ANGLE OF 02°35'42", AN ARC LENGTH OF 95.22 FEET, THE CHORD OF WHICH BEARS NORTH 67° 25'21" EAST, A DISTANCE OF 95.21 FEET WITH THE WEST LINE OF SAID LOT 75 AND AN EAST LINE OF SAID NORFOLK AND WESTERN RAILROAD TRACT, TO AN IRON PIN SET;

THENCE SOUTH 53°53'46" EAST, A DISTANCE OF 152.00 FEET OVER AND ACROSS SAID LOTS 75 AND 76, TO THE IRON PIN SET AT THE POINT OF BEGINNING, CONTAINING 0.329 ACRES OF LAND, OF WHICH 0.113 ACRES ARE IN PART LOT 75 AND 0.216 ACRES ARE IN PART LOT 76, MORE OR LESS.

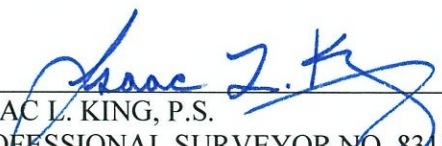
NOT A BUILDING SITE IN ZONED TOWNSHIP FOR A LAND LOCED PARCEL: THE GRANTEES, HIS HEIRS AND ASSIGNS DO HEREBY COVENANT AND AGREE THAT THE PACEL OF LAND DESCRIBED IN THIS INSTRUMENT OR ANY PORTION THEREOF DOES NOT CONSITUTE A PRINCIPAL BUILDING SITE UNDER APPLICABLE ZONING AND WILL NOT BE CONVEYED BY SAID GRANTEES, HEIRS AND ASSIGNS INDEPENDENT AND SEPARATE FROM ANY ADJOINING OR CONTIGIOUS PARCEL FRONTING ON A PUBLIC HIGHWAY OR STREET.

THE ABOVE DESCRIPTION WAS BASED ON A SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF ISAAC L. KING, P.S. PROFESSIONAL SURVEYOR NUMBER 8318, DATED APRIL 2023, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

ALL BEARINGS SHOWN HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, (NAD83 2011).

ALL IRON PINS SET ARE 5/8" O.D. X 30" LONG REINFORCING RODS WITH YELLOW PLASTIC CAPS STAMPED "MAKEEVER AND ASSOC." UNLESS OTHERWISE NOTED.

PRIOR DEED REFERENCE: OFFICIAL RECORD 1378, PAGE 670.



ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 4-27-2023



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 5-19-23

INITIAL & DATE
PP-121



ENGINEERS •
SURVEYORS

1810 E. Mansfield St.
P.O. Box 325
Bucyrus, Ohio 44820
(419) 562-7757
(419) 562-4717 fax

**LEGAL DESCRIPTION FOR DAVID EGNER
0.961 ACRES COMBINATION TRACT
VILLAGE OF PLYMOUTH, RICHLAND COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF RICHLAND, VILLAGE OF PLYMOUTH, PART OF LOTS 75, 76, AND ALL OF LOT 77, BEING PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 23 NORTH, RANGE 19 WEST, AND BEING 0.961 ACRE TRACT OUT OF A TRACT CONVEYED TO DAVID P. AND BARBARA J. EGNER OF RECORD IN OFFICIAL RECORD 1378, PAGE 670, AND ANOTHER TRACT CONVEYED TO DAVID P. AND BARBARA J. EGNER OF RECORD IN OFFICIAL RECORD 2132, PAGE 191, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, RICHLAND COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON PIN SET ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROUTE 603 – TRUX STREET (60 FEET IN WIDTH), THE NORTHEAST CORNER OF SAID LOT 76, AND A NORTHWEST CORNER OF SAID LOT 77;

THENCE SOUTH $53^{\circ}47'34''$ EAST, A DISTANCE OF 104.00 FEET WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE ROUTE 603 – TRUX STREET, AND A NORTH LINE OF SAID LOT 77, TO A POINT BEING REFERENCED BY AN IRON PIPE FOUND SOUTH $36^{\circ}10'39''$ WEST, A DISTANCE OF 1.87 FEET, SAID POINT BEING A NORTHEAST CORNER OF SAID LOT 77, A NORTHWEST CORNER OF OUT LOT 43, AND A NORTHWEST CORNER OF ANOTHER TRACT CONVEYED TO DAVID P. AND BARBARA J. EGNER OF RECORD IN OFFICIAL RECORD 471, PAGE 182;

THENCE SOUTH $36^{\circ}10'39''$ WEST, A DISTANCE OF 264.61 FEET WITH THE EAST LINE OF SAID LOT 77 AND A WEST LINE OF SAID OUT LOT 43, TO AN IRON PIN SET AT SOUTHEAST CORNER OF SAID LOT 77, A CORNER OF SAID OUT LOT 43, AND A NORTH LINE OF A TRACT CONVEYED TO THE BOARD OF EDUCATION OF PLYMOUTH SHILOH LOCAL SCHOOL DISTRICT OF RECORD IN OFFICIAL RECORD 1830, PAGE 783;

THENCE NORTH $53^{\circ}53'46''$ WEST, A DISTANCE OF 305.38 FEET WITH THE SOUTH LINE OF SAID LOTS 77, 76, AND 75 AND A NORTH LINE OF SAID OUT LOT 43, PASSING AN IRON PIN SET AT 104.00 FEET, TO AN IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID LOT 75, A NORTH CORNER OF SAID OUT LOT 43, AND ON THE NORTH – SOUTH HALF SECTION LINE OF SAID SECTION 5, AND A SOUTH LINE OF THE NORFOLK AND WESTERN RAILROAD;

THENCE WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2102.32 FEET, A DELTA ANGLE OF $02^{\circ}35'42''$, AN ARC LENGTH OF 95.22 FEET, THE CHORD

OF WHICH BEARS NORTH 67°25'21" EAST, A DISTANCE OF 95.21 FEET WITH THE WEST LINE OF SAID LOT 75 AND AN EAST LINE OF SAID NORFOLK AND WESTERN RAILROAD TRACT, TO AN IRON PIN SET;

THENCE SOUTH 53°53'46" EAST, A DISTANCE OF 152.00 FEET OVER AND ACROSS SAID LOTS 75 AND 76, TO AN IRON PIN SET ON THE EAST LINE OF SAID LOT 76 AND THE WEST LINE OF SAID LOT 77;

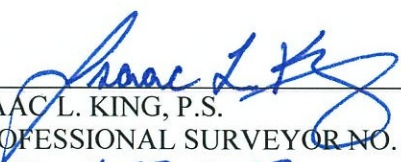
THENCE NORTH 36°10'39" EAST, A DISTANCE OF 183.47 FEET WITH THE EAST LINE OF SAID LOT 76 AND THE WEST LINE OF SAID LOT 77, TO AN IRON PIN SET AT THE POINT OF BEGINNING, CONTAINING 0.961 ACRES OF LAND, OF WHICH 0.113 ACRES ARE IN PART LOT 75, 0.216 ACRES ARE IN PART LOT 76, AND 0.632 ACRES ARE IN LOT 77, MORE OR LESS.

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PRIOR DEED REFERENCE: OFFICIAL RECORD 1378, PAGE 670
OFFICIAL RECORD 2132, PAGE 191.


ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 4-27-2023



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 5-19-23

INITIAL & DATE

PP-121