

STATE of OHIO
MORROW COUNTY
PERRY TOWNSHIP
PART of NE QTR
SECTION 28
TOWNSHIP 19 NORTH
RANGE 19 WEST
CONGRESS LANDS

STATE of OHIO
RICHLAND COUNTY
PERRY TOWNSHIP
PART of NW QTR
SECTION 27
TOWNSHIP 19 NORTH
RANGE 19 WEST
CONGRESS LANDS

Pertinent Documents
Morrow Co. Surveys
Vol. 28 Pg. 235, Vol. 26 Pg. 250
Richland Co. Surveys
V-233, M-44, L-99, P-289, MM-323
Deeds of Record as shown

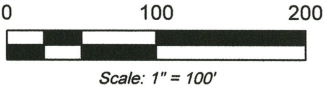
"Bearings are based on the Ohio State Plane Coordinate System, Ohio North Zone, NAD83, as established by Static and RTK GPS Observations, and was determined by using NGS, OPUS-S Service, with the Morrow / Richland County Line as bearing North 00° 27' 54" East and are used to denote angles only."

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	1007.21'	68.97'	3°55'25"	68.96'	S 14°38'20" W
C2	815.04'	117.49'	8°15'34"	117.39'	S 16°48'25" W

LINE	BEARING	DISTANCE
L1	N 77°19'22" W	20.00'
L2	N 77°19'22" W	20.00'
L3	N 77°19'22" W	30.00'
L4	N 16°11'49" E	95.19'
L5	N 16°11'49" E	61.41'

Legend

- = 5/8" x 30" Rebar with a 1.5" Aluminum ID cap stamped "Eric M Eesley S-8861" set
- = Existing 5/8" Iron Pin Found
- ▲ = Railroad Spike Found
- ◻ = Calculated Point
- △ = Cotton Gin Spindle Found



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 6-20-23
INITIAL & DATE
PP-149

Richard A & Matthew A McFerren
OR 613 Pg. 216
2.89 Ac.

Richard A & Matthew A McFerren
ORV 1600 Pg. 847
15.59 Ac.

David E Grau
Parcel No. L32-001-00-123-08
Official Record 607 Pg. 810
4.635 Acres by Survey

David E Grau
Parcel No. 0302401917000
ORV 1625 Pg. 251
8.384 Acres by Survey

Right of Way established
by Richland County plan
RIC - T.R. 145 - 0.24
pages 1-4

POB Cotton Gin Spindle Fnd
at SE corner of NE Qtr
of Section 28

POB Cotton Gin Spindle Fnd
at SW corner of NW Qtr
of Section 27

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND CORRECT SURVEY AND ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE UNDER MY DIRECT SUPERVISION IN JUNE, 2023.

Eric M Eesley

ERIC M EESLEY, P.S.# S-8861
PAUL BOESHART LAND SURVEYING
94 CANYON VILLA DRIVE, HEBRON, OH 43025
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Date: June 8, 2023
DWG: 23-7725

Paul Boeshart Land Surveying
Email: pjboeshart@hotmail.com
Ph: 740-928-4130

94 CANYON VILLA DRIVE
HEBRON, OH 43025

June 8, 2023

Job No. 23-7725

Surveyor's Description ~ **All of Parcel No. 0302401917000** ~ **8.384 Acres**

Situated in the State of Ohio, Richland County, Perry Township, Part of Northwest Quarter, Section 27, Township 19 North, Range 19 West, of the Congress Lands. The parcel herein described is known as being that portion of the same lands conveyed to **David E Grau** as described in **ORV 1625 Pg. 251**, located within Richland County, (All records herein are from the Recorder's Office, Richland County, Ohio) and is better described as follows:

Commencing at a Cotton Gin Spindle Found, said spindle being at the Southeast corner of the Northeast Quarter of Section 28, also being the Southwest corner of the Northwest Quarter of Section 27, in the westerly line of Richland County, in the centerline of Lost Run Road (Co. Rd. 26 ~ 60' R/W), and the Southwest corner of the subject parcel, and the **True Point of Beginning**;

Thence, northerly along the westerly line of Richland County bearing **North 00°27'54" East**, passing a 5/8" Iron Pin Set at 30.00 feet, a total distance of **745.49 feet** to a 5/8" Iron Pin Set, said pin being the Northwest corner of the subject parcel and the southwesterly corner of Richard A & Matthew A McFerren 15.59 Ac. parcel;

Thence, southeasterly along the southerly line of said Richard A & Matthew A McFerren 15.59 Ac. parcel bearing South 62°58'35" East, passing a 5/8" Iron Pin Found at 700.00 feet, a total distance of 742.04 feet to a point, said point being in the centerline of Werner Road (Twp. Hwy 145 ~ 60' R/W);

Thence, southerly along the centerline of said Werner Road the following three (3) courses:

1. Following a curve to the left with a Radius of 1007.21 feet, Delta of 3°55'25", Arc Length of 68.97 feet, Chord Bearing **South 14°38'20" West** and a Chord Distance of **68.96 feet** to a point, said point referenced by a 5/8" Iron Pin Set bearing North 77°19'22" West a distance of 20.00 feet therefrom;
2. **South 12°40'38" West** a distance of **240.71 feet** to a point, said point referenced by a 5/8" Iron Pin Set bearing North 77°19'22" West a distance of 20.00 feet therefrom
3. Following a curve to the right with a Radius of 815.04 feet, Delta of 8°15'34", Arc Length of 117.49 feet, Chord Bearing **South 16°48'25" West** and a Chord Distance of **117.39 feet** to a Railroad Spike Found, said spike being in the intersection of said Werner Road and Lost Run Road, and the Southeast corner of the subject parcel;

Thence, westerly along the centerline of said Lost Run Road bearing **North 89°25'38" West** a distance of **562.91 feet** to the **True Point of Beginning**.

Containing 8.384 Acres in total, and being subject to all legal roads, easements, and restrictions of record. All iron pins set are 5/8" x 30" Rebar with a 1.5" Aluminum ID Cap stamped "Eric M Eesley S-8861".

Bearings are based on the Ohio State Plane Coordinate System, Ohio North Zone, NAD83, as established by Static and RTK GPS Observations, and was determined by using NGS, OPUS Service, with the Morrow / Richland County Line as bearing North 00° 27' 54" East, and are used to denote angles only."

I, Eric M Eesley, of Paul Boeshart Land Surveying, hereby certify that the above description represents a true and correct survey and all measurements were made under my direct supervision in accordance with Chapter 4733-37 of the Ohio Administration Code in June 2023.


Eric M Eesley, Professional Land Surveyor
Registration No. S-8861



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 6-20-23
INITIAL & DATE
PP-149