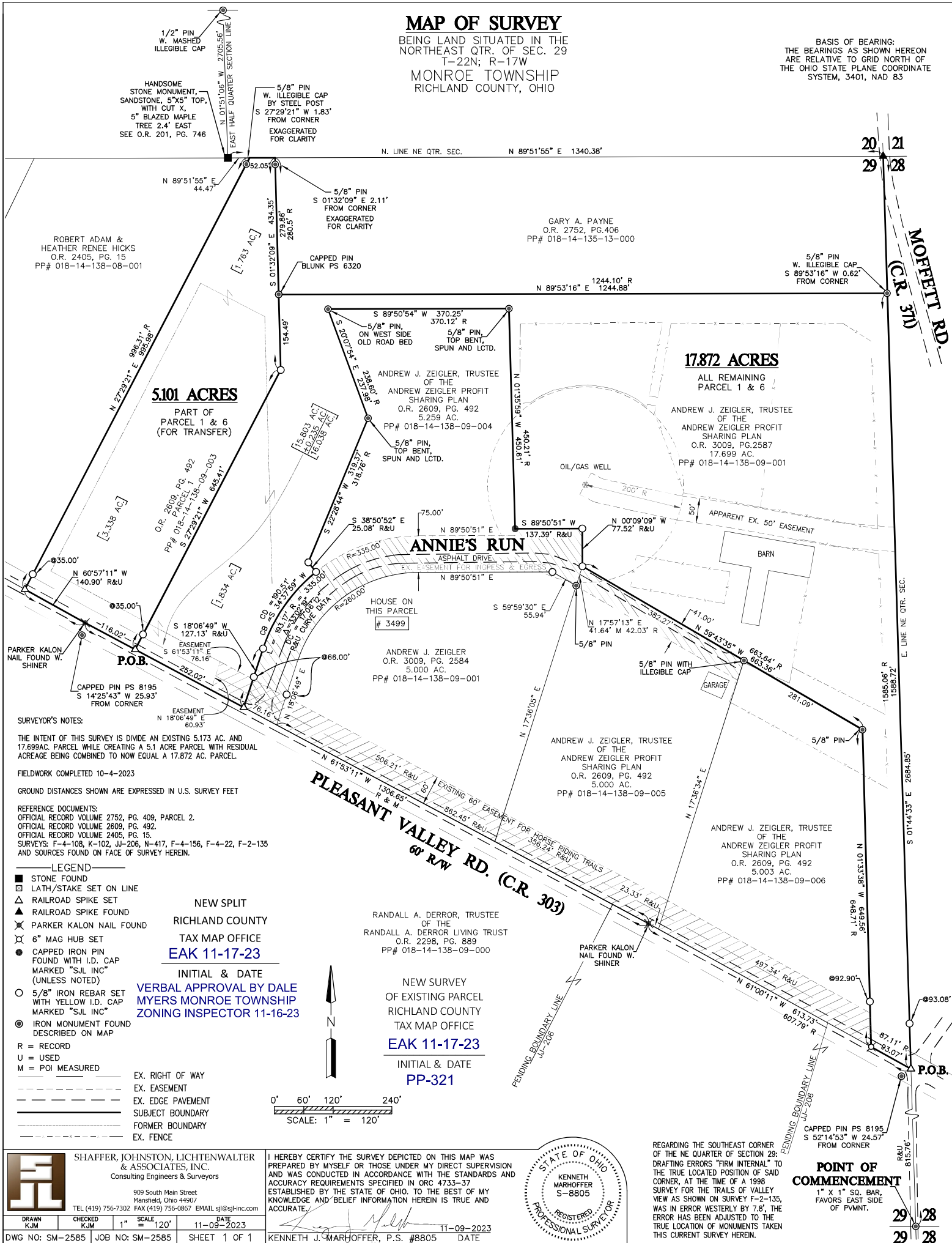


MAP OF SURVEY

BEING LAND SITUATED IN THE
NORTHEAST QTR. OF SEC. 29
T-22N; R-17W
MONROE TOWNSHIP
RICHLAND COUNTY, OHIO

BASIS OF BEARING:
THE BEARINGS AS SHOWN HEREON
ARE RELATIVE TO GRID NORTH OF
THE OHIO STATE PLANE COORDINATE
SYSTEM, 3401, NAD 83



SURVEYOR'S NOTES:

THE INTENT OF THIS SURVEY IS DIVIDE AN EXISTING 5.173 AC. AND 17.699AC. PARCEL WHILE CREATING A 5.1 ACRE PARCEL WITH RESIDUAL ACREAGE BEING COMBINED TO NOW EQUAL A 17.872 AC. PARCEL.

FIELDWORK COMPLETED 10-4-2023

GROUND DISTANCES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET

REFERENCE DOCUMENTS:

OFFICIAL RECORD VOLUME 2752, PG. 409, PARCEL 2.
OFFICIAL RECORD VOLUME 2609, PG. 492.
OFFICIAL RECORD VOLUME 2405, PG. 15.
SURVEYS: F-4-108, K-102, J-206, N-417, F-4-156, F-4-22, F-2-135
AND SOURCES FOUND ON FACE OF SURVEY HEREIN.

LEGEND

- STONE FOUND
- LATH/STAKE SET ON LINE
- ▲ RAILROAD SPIKE SET
- ▲ RAILROAD SPIKE FOUND
- ✕ PARKER KALON NAIL FOUND
- ⊗ 6" MAG HUB SET
- CAPPED IRON PIN FOUND WITH I.D. CAP MARKED "S.J.L. INC" (UNLESS NOTED)
- 5/8" IRON REBAR SET WITH YELLOW I.D. CAP MARKED "S.J.L. INC"
- ⊙ IRON MONUMENT FOUND DESCRIBED ON MAP

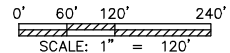
R = RECORD
U = USED
M = POI MEASURED

- EX. RIGHT OF WAY
- EX. EASEMENT
- EX. EDGE PAVEMENT
- SUBJECT BOUNDARY
- FORMER BOUNDARY
- EX. FENCE

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 11-17-23
INITIAL & DATE
VERBAL APPROVAL BY DALE
MYERS MONROE TOWNSHIP
ZONING INSPECTOR 11-16-23

RANDALL A. DERROR, TRUSTEE
OF THE
RANDALL A. DERROR LIVING TRUST
O.R. 2298, PG. 889
PP# 018-14-138-09-000

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 11-17-23
INITIAL & DATE
PP-321



SHAFFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC.
Consulting Engineers & Surveyors

909 South Main Street
Hansfield, Ohio 44907
TEL (419) 756-7302 FAX (419) 756-0867 EMAIL sjl@sjl-inc.com

DRAWN KJM	CHECKED KJM	SCALE 1" = 120'	DATE 11-09-2023
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DWG NO: SM-2585 JOB NO: SM-2585 SHEET 1 OF 1

I HEREBY CERTIFY THE SURVEY DEPICTED ON THIS MAP WAS PREPARED BY MYSELF OR THOSE UNDER MY DIRECT SUPERVISION AND WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND ACCURACY REQUIREMENTS SPECIFIED IN ORC 4733-37 ESTABLISHED BY THE STATE OF OHIO. TO THE BEST OF MY KNOWLEDGE AND BELIEF INFORMATION HEREIN IS TRUE AND ACCURATE.

KENNETH J. MARHOFFER, P.S. #8805 DATE 11-09-2023



REGARDING THE SOUTHEAST CORNER OF THE NE QUARTER OF SECTION 29: DRAFTING ERRORS "FIRM INTERNAL" TO THE TRUE LOCATED POSITION OF SAID CORNER, AT THE TIME OF A 1998 SURVEY FOR THE TRAILS OF VALLEY VIEW AS SHOWN ON SURVEY F-2-135, WAS IN ERROR WESTERLY BY 7.8', THE ERROR HAS BEEN ADJUSTED TO THE TRUE LOCATION OF MONUMENTS TAKEN THIS CURRENT SURVEY HEREIN.

POINT OF COMMENCEMENT
1" x 1" SQ. BAR,
FAVORS EAST SIDE
OF PVMNT.

29 28
29 28

**SHAFFER, JOHNSTON, LICHTENWALTER
& ASSOCIATES, INC.
ENGINEERS & SURVEYORS**



SM-2583

Situated in the Township of Monroe, T-22N, R-17W, in the Northeast Quarter of Section 29, County of Richland and State of Ohio:

Known as being part of the lands conveyed to Andrew J. Zeigler, Trustee of the Andrew Zeigler Profit Sharing Plan as recorded in official record volume 2609, page 492 and official record volume 3009, page 2587 of the Richland County Records and further bounded and described as follows;

Commencing at a 1 inch by 1 inch square iron bar found at the southeast corner of the northeast quarter of section 29, said pipe being in the east portion of pavement of Moffett Road (County Road 371);

Thence, N 01° 44' 33" W 815.76 feet, along the east line of said quarter section and in Moffett Road, to a railroad spike set in the intersection of Pleasant Valley Road (County Road 303) at the northeast corner of Randall A. Derror, Trustee of the Randall A. Derror Living Trust as described in official record volume 2298, page 889 – witnessed by a capped pin set N 01° 44' 33" W 93.08 feet and by a capped iron pin marked PS 8195 found S 52° 14' 53" W 24.57 feet;

Thence, N 61° 00' 11" W 613.73 feet, along a north line of Derror, Trustee and in Pleasant Valley Road, to a Parker Kalon nail found;

Thence, N 61° 53' 11" W 1190.63 feet, along a north line of Derror, Trustee and in Pleasant Valley Road, to a railroad spike set at the **Point of Beginning** of the boundary herein described – witnessed by a capped pin set N 27° 29' 21" E 35.00 feet;

THENCE WITH THE FOLLOWING SIX (6) COURSES:

1. N 61° 53' 11" W 116.02 feet, along a north line of Derror, Trustee and in Pleasant Valley Road, to a Parker Kalon nail found – witnessed by a capped iron pin marked PS 8195 S 14° 25' 43" W 25.93 feet;
2. N 60° 57' 11" W 140.90 feet, along a north line of Derror, Trustee and in Pleasant Valley Road, to a railroad spike set at the southeast corner of Robert Adam and Heather Renee Hicks as described in official record volume 2405, page 15 – witnessed by a capped pin set N 27° 29' 21" E 35.00 feet;
3. N 27° 29' 21" E 995.98 feet, along the east line of Hicks, to the north line of said quarter section – witnessed by a 5/8 inch iron pin found S 27° 29' 21" W 1.83 feet and by a sandstone stone monument found S 89° 51' 55" W 44.47 feet, said stone having a 5 inch by 5 inch top bearing a large X and standing 8 inches tall and lies at the half quarter section;

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Ph. (419)756-7302 □ Fax (419) 756-0867 □ Email: sjl@sjl-inc.com

4. N 89° 51' 55" E 52.05 feet, along the north line of said quarter section, to the northwest corner of Gary A. Payne as described in official record volume 2752, page 406 – witnessed by a 5/8 inch diameter iron pin found S 01° 32' 09" E 2.11 feet;
5. S 01° 32' 09" E 434.35 feet, along the west line of Payne and the extension therefrom, to a capped pin set marking a new made line partitioning the grantor's property;
6. S 27° 29' 21" W 645.41 feet to the **Point of Beginning**.

Containing within said bounds **5.101 total acres of land**, more or less, and subject to all legal highways and easements of record.


This description was prepared from a survey made by Kenneth J. Marhoffer, P.S. #8805 on behalf of Shaffer, Johnston, Lichtenwalter & Associates, Inc. on October 4th, 2023.

All capped pins set are 30 inch long, 5/8 inch diameter, iron rebar with yellow I.D. cap marked SJL, INC.

The bearings as shown hereon are relative to grid north of the Ohio State Plane Coordinate System, 3401, NAD 83 Datum.

See filed survey as it is an integral part of this description. Survey Volume PP, Page 321.

Part of Permanent Parcel Number: 018-14-138-09-003

 11-09-2023
Kenneth J. Marhoffer, P.S. #8805



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 11-17-23
INITIAL & DATE

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**SHAFFER, JOHNSTON, LICHTENWALTER
& ASSOCIATES, INC.
ENGINEERS & SURVEYORS**



SM-2583

Situated in the Township of Monroe, T-22N, R-17W, in the Northeast Quarter of Section 29, County of Richland and State of Ohio:

Known as being part of the lands conveyed to Andrew J. Zeigler, Trustee of the Andrew Zeigler Profit Sharing Plan as recorded in official record volume 2609, page 492 and official record volume 3009, page 2587 of the Richland County Records and further bounded and described as follows;

Commencing at a 1 inch by 1 inch square iron bar found at the southeast corner of the northeast quarter of section 29, said bar being in the east portion of pavement of Moffett Road (County Road 371);

Thence, N 01° 44' 33" W 815.76 feet, along the east line of said quarter section and in Moffett Road, to a railroad spike set in the intersection of Pleasant Valley Road (County Road 303) at the **True Point of Beginning** of the boundary herein described – witnessed by a capped pin set N 01° 44' 33" W 93.08 feet and by a capped iron pin marked PS 8195 found S 52° 14' 53" W 24.57 feet;

THENCE WITH THE FOLLOWING SEVENTEEN (17) COURSES:

1. N 61° 00' 11" W 93.07 feet, along the north line of Randall A. Derror, Trustee of the Randall A. Derror Living Trust as described in official record volume 2298, page 889 and in Pleasant Valley Road, to a 6 inch in length Mag Hub set – witnessed by a capped pin set N 01° 33' 38" W 92.90 feet and by a Parker Kalon nail found N 61° 00' 11" W 520.67 feet;
2. N 01° 33' 38" W 649.56 feet, leaving the north line of Derror and Pleasant Valley Road along the east line of a 5.003 acre parcel conveyed to Andrew J. Zeigler, Trustee of the Andrew Zeigler Profit Sharing Plan as recorded in official record volume 2609, page 492, hereinafter referred to as A.J. Zeigler Trustee, to a 5/8 inch diameter iron pin found;
3. N 59° 43' 35" W 663.36 feet, in part along the north line of said 5.003 acre parcel and a 5.000 acre parcel of said A.J. Zeigler Trustee, to a capped pin set a northwesterly corner thereof;
4. N 00° 09' 09" W 77.52 feet, along an east line of a 5.259 acre parcel of said A.J. Zeigler Trustee, to a capped pin set;
5. S 89° 50' 51" W 137.39 feet, along a north said 5.259 acre parcel, to a capped iron pin found marked SJL-INC;
6. N 01° 35' 59" W 450.61 feet, along a west line of said a 5.259 acre parcel, to a 5/8 inch diameter iron pin found;
7. S 89° 50' 54" W 370.25 feet, along a north line of said 5.259 acre parcel, to a 5/8 inch diameter iron pin found, said pin being on the west side of an old road bed;
8. S 20° 07' 54" E 237.98 feet, along a west line of said 5.259 acre parcel, to a 5/8 inch diameter iron pin found;

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9. S 22° 28' 44" W 319.37 feet, along a northwesterly line of said 5.259 acre parcel, to a capped pin set;
10. S 38° 50' 52" E 25.08 feet, along a southwesterly line of said 5.259 acre parcel, to a capped pin set at the intersection of a curve;
11. Along a northwesterly arc of said 5.259 acre parcel with a non-tangent curve concave to the southeast having a radius of 335.00 feet, to which point a radial line bears S 38° 50' 52" E, a chord bearing and distance of S 34° 37' 59" W 190.51 feet, delta angle of 33° 02' 19" and arc length of 193.17 feet to a capped pin set at a point of tangency;
12. S 18° 06' 49" W 127.13 feet, along a westerly line of said 5.259 acre parcel, to a railroad spike set on a north line of said Randall A. Derror, Trustee and in Pleasant Valley Road – witnessed by a capped pin set N 18° 06' 49" E 66.00 feet;
13. N 61° 53' 11" W 252.02 feet, along a north line of Derror and in Pleasant Valley Road, to a railroad spike set – witnessed by a capped pin set N 27° 29' 21" E 35.00 feet;
14. N 27° 29' 21" E 645.41 feet, along a new made line partitioning the grantor's property, to a capped pin set;
15. N 01° 32' 09" W 154.49 feet, along a new made line partitioning the grantor's property, to a capped iron pin found marked Blunk PS 6320 at the southwest corner of Gary A. Payne as described in official record volume 2752, page 406;
16. N 89° 53' 16" E 1244.88 feet, along the south line of said Payne, to the east line of said quarter section – witnessed by a capped iron pin found with illegible cap S 89° 53' 16" W 0.62 feet;
17. S 01° 44' 33" E 1588.72 feet, along the east line of said quarter section, to the **Point of Beginning**.

Containing within said bounds **17.872 total acres of land**, more or less, and subject to all legal highways and easements of record.

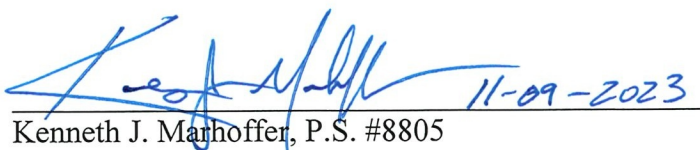
This description was prepared from a survey made by Kenneth J. Marhoffer, P.S. #8805 on behalf of Shaffer, Johnston, Lichtenwalter & Associates, Inc. on October 4th, 2023.

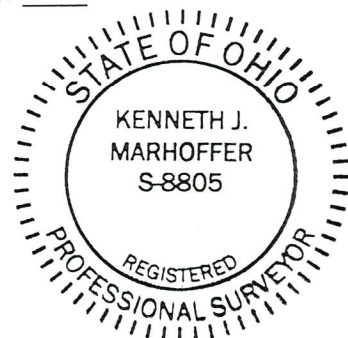
All capped pins set are 30 inch long, 5/8 inch diameter, iron rebar with yellow I.D. cap marked SJL, INC.

The bearings as shown hereon are relative to grid north of the Ohio State Plane Coordinate System, 3401, NAD 83 Datum.

See filed survey as it is an integral part of this description. Survey Volume PP, Page 321.

Part of Permanent Parcel Numbers: 018-14-138-09-001 & 018-14-138-09-003


 Kenneth J. Marhoffer, P.S. #8805



NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE

EAK 11-17-23

INITIAL & DATE

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