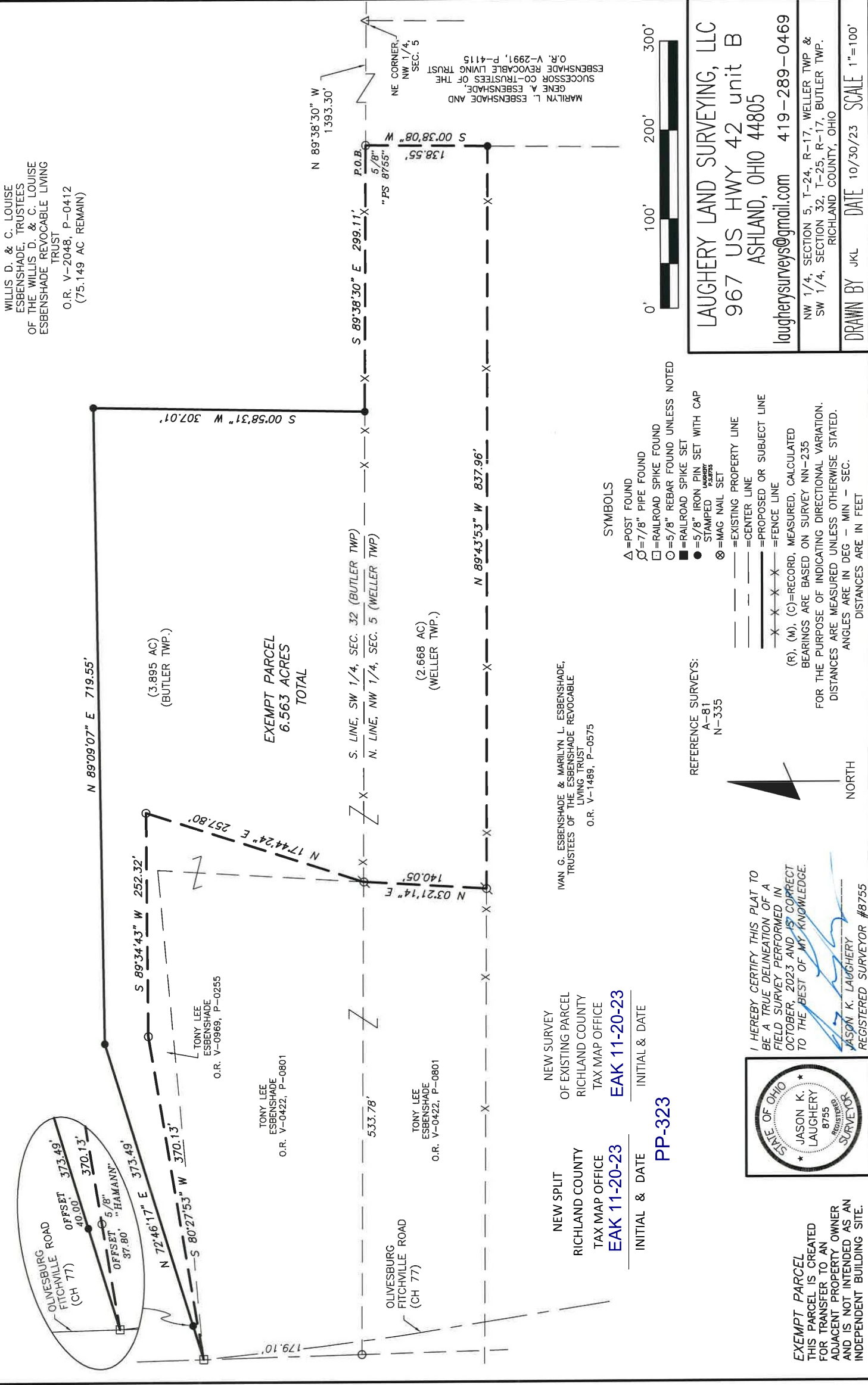


WILLIS D. & C. LOUISE  
 ESBENSHADE, TRUSTEES  
 OF THE WILLIS D. & C. LOUISE  
 ESBENSHADE REVOCABLE LIVING  
 TRUST  
 O.R. V-2048, P-0412  
 (75.149 AC REMAIN)



(3.895 AC)  
 (BUTLER TWP.)

EXEMPT PARCEL  
 6.563 ACRES  
 TOTAL

(2.668 AC)  
 (WELLER TWP.)

NEW SPLIT  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK 11-20-23**

NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK 11-20-23**

PP-323



I HEREBY CERTIFY THIS PLAT TO  
 BE A TRUE DELINEATION OF A  
 FIELD SURVEY PERFORMED IN  
 OCTOBER, 2023 AND IS CORRECT  
 TO THE BEST OF MY KNOWLEDGE.

JASON K. LAUGHERY  
 REGISTERED SURVEYOR #8755

EXEMPT PARCEL  
 THIS PARCEL IS CREATED  
 FOR TRANSFER TO AN  
 ADJACENT PROPERTY OWNER  
 AND IS NOT INTENDED AS AN  
 INDEPENDENT BUILDING SITE.

**SYMBOLS**

- △=POST FOUND
- =7/8" PIPE FOUND
- =RAILROAD SPIKE FOUND
- =5/8" REBAR FOUND UNLESS NOTED
- =RAILROAD SPIKE SET
- =5/8" IRON PIN SET WITH CAP
- ⊗=MAG NAIL SET
- =EXISTING PROPERTY LINE
- =CENTER LINE
- =PROPOSED OR SUBJECT LINE
- X—X—X—=FENCE LINE
- (R), (W), (C)=RECORD, MEASURED, CALCULATED

REFERENCE SURVEYS:  
 A-81  
 N-335



NORTH



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

NW 1/4, SECTION 5, T-24, R-17, WELLER TWP &  
 SW 1/4, SECTION 32, T-25, R-17, BUTLER TWP.  
 RICHLAND COUNTY, OHIO

DRAWN BY jkl DATE 10/30/23 SCALE 1"=100'

MARILYN L. ESBENSHADE AND  
 GENE A. ESBENSHADE,  
 SUCCESSOR CO-TRUSTEES OF THE  
 ESBENSHADE REVOCABLE LIVING  
 TRUST  
 O.R. V-2991, P-4115

IVAN G. ESBENSHADE & MARILYN L. ESBENSHADE,  
 TRUSTEES OF THE ESBENSHADE REVOCABLE  
 LIVING TRUST  
 O.R. V-1489, P-0575

TONY LEE  
 ESBENSHADE  
 O.R. V-0969, P-0255

TONY LEE  
 ESBENSHADE  
 O.R. V-0422, P-0801

TONY LEE  
 ESBENSHADE  
 O.R. V-0422, P-0801

OLIVESBURG  
 FITCHVILLE ROAD  
 (CH 77)

OLIVESBURG  
 FITCHVILLE ROAD  
 (CH 77)

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

**Exempt Parcel**  
**6.563 ACRES**

The following parcel of land Situated in the State of Ohio, the County of Richland and the Townships of Weller and Butler;

Known as being part of the northwest quarter of Section 5 of Weller Township, Township 24, Range 17 and the southwest quarter of Section 32 of Butler Township, Township 25, Range 17, and being more fully described as follows:

Beginning for reference at a post found at the northeast corner of the northwest quarter of Section 5 of Weller Township; Thence North  $89^{\circ}-38'-30''$  West, along the north line of said northwest quarter of Section 5, a distance of 1393.30 feet to a  $5/8''$  "PS 8755" pin found at the northwest corner of a parcel of land conveyed to Marilyn L. Esbenshade and Gene A. Esbenshade, Successor Co-Trustees of the Esbenshade Revocable Living Trust by deed recorded in Official Records Volume 2991, Page 4115, said pin being the true place of beginning for the parcel herein to be conveyed;

Thence along the following 10 courses:

1. **South  $00^{\circ}-38'-08''$  West**, along the west line of said Esbenshade Trust parcel, a distance of **138.55** to an iron pin set at the northeast corner of a parcel of land conveyed to Ivan G. Esbenshade and Marilyn L. Esbenshade, Trustees of the Esbenshade Revocable Living Trust by deed recorded in Official Records Volume 1489, page 0575;
2. **North  $89^{\circ}-43'-53''$  West**, along the north line of said Esbenshade Trust parcel, a distance of **837.96** to a  $7/8''$  pipe found at the southeast corner of a parcel of land conveyed to Tony Lee Esbenshade by deed recorded in Official Records Volume 0422, Page 0801;
3. **North  $03^{\circ}-21'-14''$  East**, along the east line of said Esbenshade parcel, a distance of **140.05** to a  $7/8''$  pipe found on the south line of the southwest quarter of Section 32 (Butler Twp) at the southeast corner of a parcel of land conveyed to Tony Lee Esbenshade by deed recorded in Official Records Volume 0969, Page 0255;
4. **North  $17^{\circ}-44'-24''$  East**, along the east line of said Esbenshade parcel, a distance of **257.80** to a  $5/8''$  rebar found;
5. **South  $89^{\circ}-34'-43''$  West**, along the north line of said Esbenshade parcel, a distance of **252.32** to a  $5/8''$  rebar found;
6. **South  $80^{\circ}-27'-53''$  West**, along the north line of said Esbenshade parcel, a distance of **370.13** to a railroad spike found in the center of Olivesburg Fitchville Road (CH 77), said spike being referenced by a  $5/8''$  "Hamann" pin found North  $80^{\circ}-27'-53''$  East a distance of 37.80 feet and an iron pin set North  $72^{\circ}-46'-17''$  East a distance of 40.00 feet;

- 7. **North 72°-46'-17" East** a distance of **373.49 feet** to an iron pin set;
- 8. **North 89°-09'-07" East** a distance of **719.55 feet** to an iron pin set;
- 9. **South 00°-58'-31" West** a distance of **307.01 feet** to an iron pin set on the south line of the southwest quarter of Section 32 (Butler Twp);
- 10. **South 89°-38'-30" East**, along the south line of the southwest quarter of Section 32 (Butler Twp), a distance of **299.11 feet** to the true place of beginning.

The tract of land as surveyed contains **6.563 acres** of land subject to all legal highways and easements of record. Said acreage includes 2.668 acres in the northwest quarter of Section 5 of Weller Township and 3.895 acres in the southwest quarter of Section 32 of Butler Township. 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 and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcel fronting of a public highway or street. Bearings are based on survey NN-235, 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, 2023.

NEW SPLIT  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK 11-20-23**

INITIAL & DATE

NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK 11-20-23**

INITIAL & DATE

**PP-323**



*Jason Laughery*  
 17 11/18/2023