

**PLAT OF BOUNDARY SURVEY
PART OF THE SOUTHEAST & SOUTHWEST QUARTERS, SECTION THIRTY-SIX (36)
TOWNSHIP TWENTY-ONE (21), RANGE NINETEEN (19)
SPRINGFIELD TOWNSHIP, RICHLAND COUNTY, OHIO**

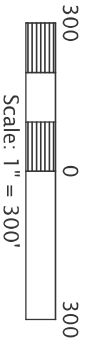
PARCELS 1 & 2 NOTE:
GRANTEES, THEIR HEIRS, AND ASSIGNS DO HEREBY COVENANT AND AGREE THAT THE PARCEL OF LAND SHOWN ON THIS INSTRUMENT OR ANY PORTION THEREOF DOES NOT CONSTITUTE A PRINCIPAL BUILDING SITE UNDER APPLICABLE ZONING.

PARCEL 3 NOTE:
GRANTEES, THEIR HEIRS, AND ASSIGNS DO HEREBY COVENANT AND AGREE THAT THE PARCEL OF LAND SHOWN ON THIS INSTRUMENT OR ANY PORTION THEREOF DOES NOT CONSTITUTE A PRINCIPAL BUILDING SITE UNDER APPLICABLE ZONING AND WILL NOT BE CONVEYED BY SAID GRANTEE, HEIRS, AND ASSIGNS INDEPENDENT AND SEPARATE FROM ANY ADJOINING OR CONTIGUOUS PARCEL FRONTING ON A PUBLIC HIGHWAY OR STREET.

REFERENCE MATERIALS

- DEEDS AS SHOWN
- TAX MAPS
- THE FOLLOWING RICHLAND COUNTY SURVEY FOUND AT THE RICHLAND COUNTY TAX MAP OFFICE:
 - AA-56
 - F-1-141
 - F-4-290
 - LL-273
 - W-141

BEARINGS ARE BASED ON SURVEY "F-4-290" BY F.E. KROCKA & ASSOCIATES, INC. DATED FEBRUARY 3, 2020



LEGEND

- ☐ WOOD FENCE POST FOUND
- △ IRON PIN FOUND
- ⊕ SURVEY SPIKE FOUND
- ⊗ RAILROAD SPIKE FOUND
- ⊙ 3" SURVEY SPIKE SET
- 5/8" DIAMETER, 30" LONG IRON PIN SET WITH CAP STAMPED "KROCKA & ASSOC."



PREPARED BY
F.E. KROCKA & ASSOCIATES, INC.
100 NORTH GAMBLE STREET
SHELBY, OHIO 44875
(419) 342-4556

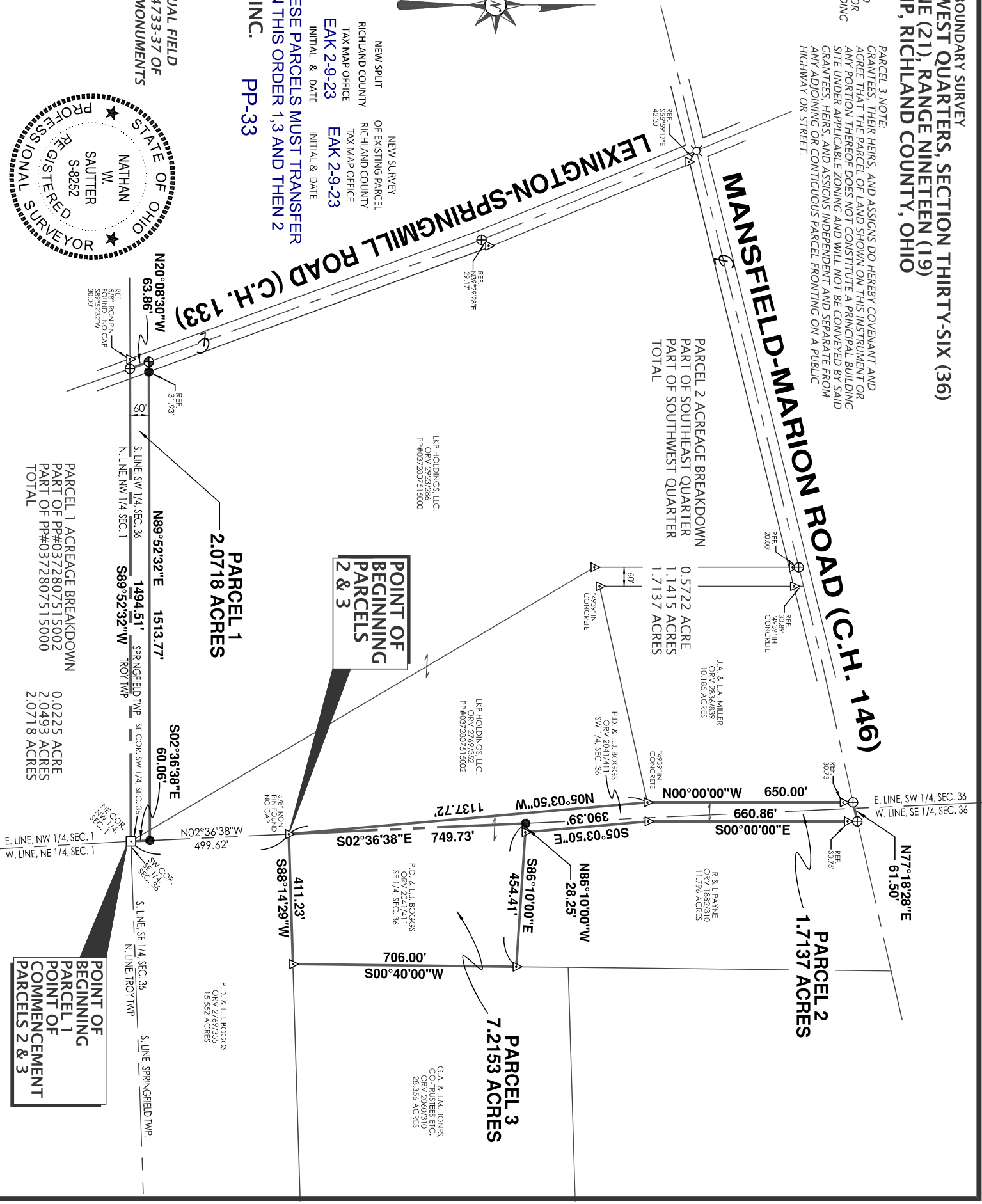
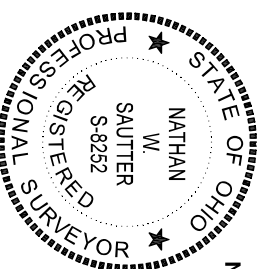
THESE PARCELS MUST TRANSFER
IN THIS ORDER 1,3 AND THEN 2

PP-33

NEW SPLIT RICHLAND COUNTY TAX MAP OFFICE EAK 2-9-23	NEW SURVEY RICHLAND COUNTY TAX MAP OFFICE EAK 2-9-23
INITIAL & DATE	INITIAL & DATE

I CERTIFY THIS SURVEY WAS PREPARED FROM ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THAT ALL MONUMENTS WERE FOUND OR SET AS INDICATED.

Nathan W. Sautter
NATHAN W. SAUTTER
OHIO REGISTERED SURVEYOR NO. 8252
DATE: JANUARY 10, 2023





F.E. Krocka & Associates, Inc.

*Surveying and Mapping
100 North Gamble Street
Shelby, Ohio 44875
Phone: (419) 342-4556
Fax: (419) 347-8885*

**DESCRIPTION
PART OF THE SOUTHWEST QUARTER, SECTION THIRTY-SIX (36)
TOWNSHIP TWENTY-ONE (21), RANGE NINETEEN (19)
SPRINGFIELD TOWNSHIP, RICHLAND COUNTY, OHIO
PARCEL 1 – 2.0718 ACRES**

DESCRIPTION: Being part of the Southwest Quarter of Section Thirty-Six (36), Township Twenty-One (21), Range Nineteen (19), Springfield Township, Richland County, Ohio, and being more particularly described as follows:

The real point of beginning being a wood fence post found at the southeast corner of the Southwest Quarter of Section 36;

- 1) thence S89°52'32"W, along the south line of the Southwest Quarter of Section 36, a distance of 1494.51 feet to a survey spike found on the centerline of Lexington-Springmill Road (C.H. 133);
- 2) thence N20°08'30"W, along the centerline of Lexington-Springmill Road, a distance of 63.86 feet to a 3" survey spike set;
- 3) thence N89°52'32"E, passing for reference an iron pin set at 31.93 feet, a total distance of 1513.77 feet to an iron pin set on the east line of the Southwest Quarter of Section 36;
- 4) thence S02°36'38"E, along the east line of the Southwest Quarter of Section 36, a distance of 60.06 to the real point of beginning,

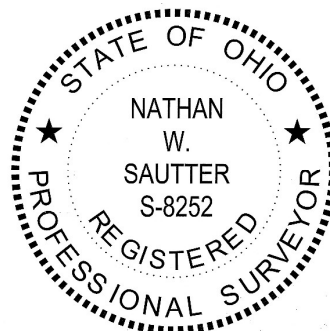
and containing 2.0718 acres ~ {0.0225 acre within PP #0372807515002 and 2.0493 acres within PP#0372807515000}, more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 30" long, 5/8" diameter with caps stamped "KROCKA & ASSOC." Bearings are based on survey "F-4-290" by F.E. Krocka & Associates, Inc. dated February 3, 2020.

Grantees, their 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.

CERTIFICATION: I certify this survey was prepared from actual field measurements in accordance with Chapter 4733-37 of the Ohio Administrative Code and that all monuments were found or set as indicated.

F. E. KROCKA & ASSOCIATES, INC.

Nathan W. Sautter
Ohio Registered Surveyor No. 8252
Date: January 10, 2023



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 2-9-23

INITIAL & DATE

PP-33

**THIS PARCEL MUST TRANSFER
BEFORE PARCELS 2 & 3**



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**DESCRIPTION
PART OF THE SOUTHEAST & SOUTHWEST QUARTERS, SECTION THIRTY-SIX (36)
TOWNSHIP TWENTY-ONE (21), RANGE NINETEEN (19)
SPRINGFIELD TOWNSHIP, RICHLAND COUNTY, OHIO
PARCEL 2 – 1.7137 ACRES**

DESCRIPTION: Being part of the Southeast and Southwest Quarters of Section Thirty-Six (36), Township Twenty-One (21), Range Nineteen (19), Springfield Township, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at a wood fence post found at the southeast corner of the Southwest Quarter of Section 36 (southwest corner of the Southeast Quarter of Section 36); thence N02°36'38"W, along the east line of the Southwest Quarter of Section 36 (west line of the Southeast Quarter of Section 36) and passing for reference an iron pin set at 60.06 feet, a total distance of 499.62 feet to an iron pin found at the real point of beginning for the parcel herein described;

- 1) thence N05°03'50"W, along the east line of PP#0372807515002 described in Official Record Volume 2769, Page 352, a distance of 1137.72 feet to an iron pin found at the southeast corner of a 10.185 acre parcel described in Official Record Volume 2836, Page 839;
- 2) thence N00°00'00"W, along the east line of said 10.185 acre parcel and passing for reference an iron pin found at 619.27 feet, a total distance of 650.00 feet to a survey spike found on the centerline of Mansfield-Marion Road (C.H. 146);
- 3) thence N77°18'28"E, along the centerline of Mansfield-Marion Road, a distance of 61.50 feet to a survey spike found at the northwest corner of a 11.796 acre parcel described in Official Record Volume 1882, Page 310;
- 4) thence S00°00'00"E, along the west line of said 11.796 acre parcel and passing for reference an iron pin found at 30.75 feet, a total distance of 660.86 feet to an iron pin found;
- 5) thence S05°03'50"E, continuing along the west line of said 11.796 acre parcel, a distance of 390.39 feet to an iron pin found at the southwest corner of said 11.796 acre parcel;
- 6) thence N86°10'00"W, a distance of 28.25 feet to an iron pin set on the west line of the Southeast Quarter of Section 36 (east line of the Southwest Quarter of Section 36);
- 7) thence S02°36'38"E, along the west line of the Southeast Quarter of Section 36 (east line of the Southwest Quarter of Section 36), a distance of 749.73 feet to the real point of beginning,

and containing 1.7137 acres ~ {0.5722 acre within the Southeast Quarter of Section 36 and 1.1415 acres within the Southwest Quarter of Section 36}, more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 30" long, 5/8" diameter with caps stamped "KROCKA & ASSOC." Bearings are based on survey "F-4-290" by F.E. Krocka & Associates, Inc. dated February 3, 2020.

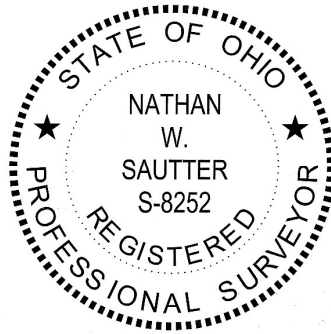
Grantees, their heirs, and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site under applicable zoning.

CERTIFICATION: I certify this survey was prepared from actual field measurements in accordance with Chapter 4733-37 of the Ohio Administrative Code and that all monuments were found or set as indicated.

F. E. KROCKA & ASSOCIATES, INC.



Nathan W. Sautter
Ohio Registered Surveyor No. 8252
Date: January 10, 2023



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 2-9-23

INITIAL & DATE

PP-33

**PARCELS 1 & 3 MUST TRANSFER
BEFORE THIS PARCEL**



F.E. Krocka & Associates, Inc.

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**DESCRIPTION
PART OF THE SOUTHEAST QUARTER, SECTION THIRTY-SIX (36)
TOWNSHIP TWENTY-ONE (21), RANGE NINETEEN (19)
SPRINGFIELD TOWNSHIP, RICHLAND COUNTY, OHIO
PARCEL 3 – 7.2153 ACRES**

DESCRIPTION: Being part of the Southeast Quarter of Section Thirty-Six (36), Township Twenty-One (21), Range Nineteen (19), Springfield Township, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at a wood fence post found at the southwest corner of the Southeast Quarter of Section 36 (southeast corner of the Southwest Quarter of Section 36), said point also being at the southwest corner of a 15.552 acre parcel described in Official Record Volume 2769, Page 355; thence N02°36'38"W, along the west line of the Southeast Quarter of Section 36 (east line of the Southwest Quarter of Section 36 and the west line of said 15.552 acre parcel) and passing for reference an iron pin set at 60.06 feet, a total distance of 499.62 feet to an iron pin found at the northwest corner of said 15.552 acre parcel, said point being the real point of beginning for the parcel herein described;


- 1) thence N02°36'38"W, along the west line of the Southeast Quarter of Section 36 (east line of the Southwest Quarter of Section 36), a distance of 749.73 feet to an iron pin set;
- 2) thence S86°10'00"E, passing for reference an iron pin found at 28.25 feet at the southwest corner of an 11.796 acre parcel described in Official Record Volume 1882, Page 310, a total distance of 454.41 feet to an iron pin found at the southeast corner of said 11.796 acre parcel, said point also being on the west line of a 28.356 acre parcel described in Official Record Volume 2060, Page 310;
- 3) thence S00°40'00"W, along the west line of said 28.356 acre parcel, a distance of 706.00 feet to an iron pin found at the southwest corner of said 28.356 acre parcel, said point also being on the north line of said 15.552 acre parcel;
- 4) thence S88°14'29"W, along the north line of said 15.552 acre parcel, a distance of 411.23 feet to the real point of beginning,

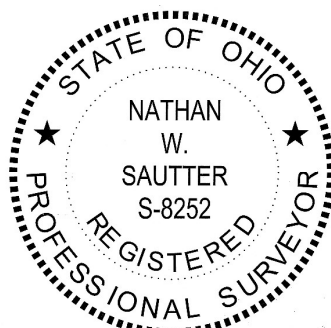
and containing 7.2153 acres, more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 30" long, 5/8" diameter with caps stamped "KROCKA & ASSOC." Bearings are based on survey "F-4-290" by F.E. Krocka & Associates, Inc. dated February 3, 2020.

Grantees, their 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 and will not be conveyed by said grantees, heirs, and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.

CERTIFICATION: I certify this survey was prepared from actual field measurements in accordance with Chapter 4733-37 of the Ohio Administrative Code and that all monuments were found or set as indicated.

F. E. KROCKA & ASSOCIATES, INC.


Nathan W. Sautter
Ohio Registered Surveyor No. 8252
Date: January 10, 2023



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 2-9-23
INITIAL & DATE
PP-33

**PARCEL 1 MUST TRANSFER BEFORE THIS PARCEL
PARCEL 2 MUST TRANSFER AFTER THIS PARCEL**