



LINE	BEARING	DISTANCE
R1	S 01°48'24" E	20.00'
R2	N 89°48'37" W	30.00'
R3	S 89°48'37" E	40.00'
R4	S 62°40'49" W	100.00'
R5	N 88°44'00" E	0.24'
R6	N 88°44'39" E	40.69'
R7	S 89°33'00" E	40.00'
R8	N 89°33'00" W	30.00'
R9	N 89°33'03" W	30.00'
R10	S 89°33'03" E	40.42'

NEW SPLIT OF EXISTING PARCEL
 RICHLAND COUNTY TAX MAP OFFICE
EAK 3-30-23
 INITIAL & DATE

NEW SURVEY OF EXISTING PARCEL
 RICHLAND COUNTY TAX MAP OFFICE
EAK 3-30-23
 INITIAL & DATE

PP-81

PLAT OF A SURVEY TO LOCATE AND DESCRIBE PORTIONS OF A TRACT OF LAND CONVEYED TO JR ME, LLC BY DEED RECORDED IN OFFICIAL RECORDS VOLUME 2431, PAGE 0893.

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

JASON K. LAUGHERY
 REGISTERED SURVEYOR #8755



- LEGEND**
- △ = 7/8" PIPE FOUND UNLESS NOTED
 - ◆ = STONE FOUND
 - = RAILROAD SPIKE FOUND
 - = 5/8" "CRAIG 8195" PIN FOUND
 - ⊙ = 5/8" REBAR FOUND
 - = RAILROAD SPIKE SET
 - = 5/8" IRON PIN SET WITH CAP
 - ⊗ = MAG NAIL FOUND
 - = EXISTING PROPERTY LINE
 - - - = CENTER LINE
 - · - · = PROPOSED OR SUBJECT LINE
 - (R), (M), (C) = RECORD, MEASURED, CALCULATED

BEARINGS ARE BASED ON SURVEY EE-85 FOR THE PURPOSE OF INDICATING DIRECTIONAL VARIATION. DISTANCES ARE MEASURED UNLESS OTHERWISE STATED. ANGLES ARE IN DEG - MIN - SEC. DISTANCES ARE IN FEET



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

SE & SW 1/4, SECTION 32, T-23-N, R-19-W
 PLYMOUTH TOWNSHIP & CITY OF SHELBY
 RICHLAND COUNTY, OHIO

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1960.08'	245.02'	244.86'	N 23°59'17" W	07°09'45"

DRAWN BY JKL DATE 03/13/23 SCALE 1"=200'

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

17.291 ACRES

The following parcel of land Situated in the State of Ohio, the County of Richland and the Township of Plymouth;

Known as being part of the southeast quarter of Section 32, Township 23-North, Range 19-West, and being more fully described as follows:

Beginning at a point at the northwest corner of the southeast quarter of Section 32, said point being referenced by a 5/8" "Craig 8195" pin found South 01°-48'-24" East a distance of 20.00 feet;

Thence along the following 5 courses:

1. **South 89°-58'-51" East**, along the north line of the southeast quarter of Section 32 and the center of London West Road (T.H. 58), a distance of **763.75 feet** to a railroad spike found at the intersection of Broadway Road (C.H. 448);
2. **South 18°-57'-15" West**, along the center of said Broadway Road, a distance of **517.10 feet** to a Mag nail found;
3. **South 07°-13'-40" West**, along the center of said Broadway Road, a distance of **831.30 feet** to a railroad spike found at the northeast corner of a parcel of land conveyed to Andrew R. and Jennifer Crabtree by deed recorded in Official Records Volume 2786, Page 0362, said spike being referenced by a 5/8" rebar found North 89°-48'-37" West a distance of 30.00 feet;
4. **North 89°-48'-37" West**, along the north line of said Crabtree parcel, a distance of **449.80 feet** to a point on the west line of the southeast quarter of Section 32 (also being in the Black Fork River), said point being referenced by a 5/8" rebar found South 89°-48'-37" East a distance of 40.00 feet;
5. **North 01°-48'-24" West**, along the west line of the southeast quarter of Section 32, a distance of **1313.18 feet** to the place of beginning.

The tract of land as surveyed contains **17.291 acres** of land subject to all legal highways and easements of record. Bearings are based on Survey EE-85 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 March, 2023.

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 3-30-23

INITIAL & DATE

PP-81



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

10.132 ACRES

The following parcel of land Situated in the State of Ohio, the County of Richland, the City of Shelby, and the Township of Plymouth;

Known as being part of the southeast quarter and southwest quarter of Section 32, Township 23-North, Range 19-West, and being more fully described as follows:

Beginning at a 7/8" pipe found at the southeast corner of the southwest quarter of Section 32;

Thence along the following 10 courses:

1. **North 89°-53'-46" West**, along the south line of the southwest quarter of Section 32, a distance of **118.56 feet** to a 5/8" "Craig 8195" pin found on the east line of the Ashland Railway, Inc. (also being the City of Shelby Corp. line);
2. Along the east line of said Ashland Railway parcel (also being said Corp line) and a curve to the left a distance of 245.02 feet to a point, said curve having Chord Bearing **North 23°-59'-17" West** a distance of **244.86 feet**, a radius of 1960.08 feet, and a delta angle of 07°-09'-45", said point being referenced by a 5/8" rebar found South 62°-40'-49" West a distance of 100.00 feet;
3. **North 27°-34'-33" West**, along the east line of said Ashland Railway parcel (also being said Corp line), a distance of **498.40 feet** to a point at the southwest corner of a parcel of land conveyed to PMT Holdings, LLC., by deed recorded in Official Records Volume 2102, Page 0061, said point being referenced by a 2" pipe found North 88°-44'-00" East a distance of 0.24 feet;
4. **North 88°-44'-00" East**, along the south line of said PMT Holdings parcel (also being said Corp line), a distance of **427.64 feet** to a 5/8" "Craig 8195" pin found on the east line of the southwest quarter of Section 32 and west line of a parcel of land conveyed to Andrew R. and Jennifer Crabtree by deed recorded in Official Records Volume 2786, Page 0362;
5. **South 01°-48'-28" East**, along the east line of the southwest quarter of Section 32 and west line of said Crabtree parcel (also being said Corp line), a distance of **15.50 feet** to a 5/8" rebar found;
6. **South 88°-44'-39" West**, along the north line of said Crabtree parcel (also being said Corp line), a distance of **75.69 feet** to a point in the Black Fork River, said point being referenced by a 5/8" rebar found North 88°-44'-39" East a distance of 40.69 feet;
7. **South 18°-38'-50" West**, along the west line of said Crabtree parcel (also being said Corp line), a distance of **73.96 feet** to a point in the Black Fork River, said point being referenced by a 5/8" rebar found

South 89°-33'-00" East a distance of 40.00 feet;

8. **South 89°-33'-00" East**, along the south line of said Crabtree parcel (also being said Corp line), a distance of **556.58 feet** to a railroad spike found in the center of Broadway Road (C.H. 448), said spike being referenced by a 5/8" "Craig 8195" pin found North 89°-33'-00" West a distance of 30.00 feet;
9. **South 02°-12'-26" East**, along the center of said Broadway Road, a distance of **587.60 feet** to a point on south line of the southeast quarter of Section 32, said point being referenced by an iron pin set North 89°-33'-03" West a distance of 30.00 feet;
10. **North 89°-33'-03" West**, along the south line of the southeast quarter of Section 32, a distance of **459.08 feet** to the place of beginning.

The tract of land as surveyed contains **10.132 acres** of land subject to all legal highways and easements of record. Said acreage includes 6.159 acres in the southeast quarter of Section 32 and 3.973 acres in the southwest quarter of Section 32. Bearings are based on Survey EE-85 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 March, 2023.

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 3-30-23
INITIAL & DATE

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 3-30-23
INITIAL & DATE

PP-81

