

DESCRIPTION

JOE O'HAIL

PARTS OF THE SOUTHWEST AND NORTHWEST QUARTERS, SECTION NINETEEN (19)
TOWNSHIP TWENTY-ONE (21), RANGE NINETEEN (19)
SPRINGFIELD TOWNSHIP, RICHLAND COUNTY, OHIO

12.025 ACRES

DESCRIPTION: Being a part of the Southwest and Northwest Quarters of Section Nineteen (19), 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 stone found at the southeast corner of the Northwest Quarter of Section Nineteen (southeast corner of 3.10 acres in the name of Dale L. and Linda M. Schroeder per Official Record Volume 970, Page 229); thence N 86°23'35" W a distance of 330.58 feet along the south line of said quarter-section to an iron pin found (0.84 foot north) at the southeast corner of 3.385 acres in the name of Pennsylvania Lines LLC. per Official Record Volume 801, Page 593 (southwest corner of said 3.10 acres - north line of 58 acres in the name of the Hoffman Family Trust per Official Record Volume 223, Page 454), being the real point of beginning of the parcel herein described;

- 1) thence N 86°23'35" W a distance of 874.02 feet along said quarter-section line (north line of said 58 acres - north line of 89.95 acres in the name of Joseph R. O'Hail per Official Record Volume 1487, Page 345) to an iron pin set at the most westerly corner of said 3.385 acres;
- 2) thence S 71°48'00" W a distance of 850.65 feet along the south line of the former Erie Railroad (north line of said 89.95 acres) to an iron pin set;
- 3) thence N 1°53'44" W a distance of 41.68 feet along said line to an iron pin set;
- 4) thence S 71°48'00" W a distance of 706.23 feet along said line to a point at the northwest corner of said 89.95 acres (east line of 22.36 acres in the name of Roberta Caudill per Official Record Volume 1315, Page 45), being referenced by an iron pin set N 2°00'27" W at a distance of 1.00 foot;
- 5) thence N 2°00'27" W a distance of 6.83 feet to a wood post found at a northeast corner of said 22.36 acres;
- 6) thence N 71°59'42" E a distance of 82.08 feet to an iron pin found at a northeast corner of said 22.36 acres;
- 7) thence N 2°25'15" E a distance of 105.16 feet to an iron pin found at the northeast corner of said 22.36 acres (south line of 1.224 acres in the name of Henry A. Britton per Official Record Volume 1270, Page 407);
- 8) thence N 73°08'34" E a distance of 77.60 feet to an iron pin found at the southeast corner of said 1.224 acres (southwest corner of 1.375 acres in the name of Michael and Babette Green per Official Record Volume 459, Page 653);

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- 9) thence N 69°30'09" E a distance of 177.54 feet to an iron pin found at the southeast corner of said 1.375 acres (southwest corner of 1.926 acres in the name of Bernard W. and Debra G. Littleton per Deed Volume 816, Page 741);
- 10) thence N 71°48'00" E a distance of 2,459.03 feet along the former railroad right-of-way line to a point on the east line of the northwest quarter at the southeast corner of 3.07 acres in the name of B. and E. Cochran per Official Record Volume 328, Page 836, said point being referenced by an iron pin set S 2°11'23" E at a distance of 10.00 feet;
- 11) thence S 2°11'23" E a distance of 140.45 feet to an iron pin set on the south line of said right-of-way at the northeast corner of 0.03 acre in the name of J. and M. Kurtzman per Official Record Volume 377, Page 652;
- 12) thence S 71°48'00" W a distance of 342.65 feet along said line to an iron pin found (0.51 foot south) at the northwest corner of said 3.10 acres;
- 13) thence S 2°15'54" E a distance of 353.26 feet to the real point of beginning of the parcel herein described
- and containing 12.025 acres (3.370 acres in the entirety of said 3.385 acres - 3.760 acres of railroad right-of-way in the southwest quarter - 4.895 acres in the northwest quarter), more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 5/8" in diameter with caps stamped "C.KERG,RLS 7152". Bearings are assumed. Reference is made to Permanent Parcel Numbers 037281460000 and 0372890004000. The grantees, 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 separately and independently from any adjoining or contiguous parcel fronting on a public highway or street.

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
MLG 6.23.05
INITIAL DATE

0.195 ACRE

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

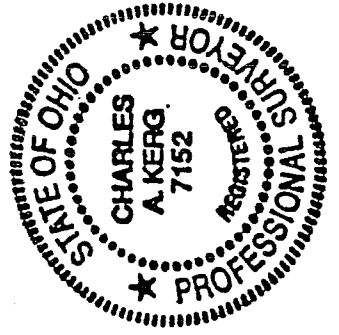
Commencing for the same at a stone found at the southeast corner of the Northwest Quarter of Section Nineteen; thence N 86°23'35" W a distance of 1,608.39 feet along the north line of the southwest quarter to an iron pin found (1.15 foot north - 0.21 foot east) on the north line of the former Erie Railroad in the name of Pennsylvania Lines LLC. per Official Record Volume 801, Page 593; thence S 71°48'00" W a distance of 794.28 feet along said right-of-way line to an iron pin found at the southeast corner of 1.375 acres; thence S 69°30'09" W a distance of 177.54 feet to an iron pin found at the southwest corner of said 1.375 acres; thence S 73°08'34" W a distance of 77.60 feet to an iron pin found at the northeast corner of 22.36 acres in the name of Roberta Caudill per Official Record Volume 1315, Page 45 (south line of 1.224 acres in the name of Henry A. Britton per Official Record Volume 1270, Page 407), being the real point of beginning of the parcel herein described;

- 1) thence S 2°25'15" W a distance of 105.16 feet to an iron pin found at a northeasterly corner of said 22.36 acres;
- 2) thence S 71°59'42" W a distance of 82.08 feet to a wood post found at a northeasterly corner of said 22.36 acres;
- 3) thence N 2°00'27" W a distance of 102.52 feet to an iron pin set on the north line of said 22.36 acres at the southwest corner of said 1.224 acres (southeast corner of 5.5 acres in the name of G. and S. Mills per Official Record Volume 431, Page 308);
- 4) thence N 71°59'42" E a distance of 90.53 feet to the real point of beginning of the parcel herein described

and containing 0.195 acre, more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 5/8" in diameter with caps stamped "C.KERG,RLS 7152". Bearings are assumed. The grantees, 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 separately and independently from any adjoining or contiguous parcel fronting on a public highway or street.

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CERTIFICATION: I hereby certify that a boundary survey was made of the above property and that actual markers were found or set as indicated.



Prepared by
KERG SURVEYING

Charles A. Kerg
Registered Ohio Surveyor No. 7152
Date: April 27, 2005

NEW SPLI I
RICHLAND COUNTY
TAX MAP OFFICE
MLB 6.8305
INITIAL DATE

0.767 ACRE

DESCRIPTION: Being a part of the Southwest Quarter of Section Nineteen (19), 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 stone found at the southeast corner of the Northwest Quarter of Section Nineteen; thence N 86°23'35" W a distance of 1,608.39 feet along the north line of the southwest quarter to an iron pin found (1.15 foot north - 0.21 foot east) on the north line of the former Erie Railroad in the name of Pennsylvania Lines LLC. per Official Record Volume 801, Page 593 (east corner of 0.75 acre in the name of Joseph R. O'Hail per Official Record Volume 1487, Page 345 - south corner of 4.96 acres in the name of Greg A. and Carol S. Caudill per Official Record Volume 68, Page 626), being the real point of beginning of the parcel herein described;

- 1) thence S 71°48'00" W a distance of 431.88 feet along said former right-of-way line to an iron pipe found (0.51 foot north) at the southeast corner of 1.926 acres in the name of Bernard W. and Debra G. Littleton per Deed Volume 816, Page 741(southwest corner of said 0.75 acre);
- 2) thence N 1°53'44" W a distance of 161.18 feet to an iron pin found on the north line of the southwest quarter at the northwest corner of said 0.75 acre (northeast corner of said 1.926 acres);
- 3) thence S 86°23'35" E a distance of 416.43 feet along said quarter-section line to the real point of beginning of the parcel herein described and containing 0.767 acre (entirety of said 0.75 acre), more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 5/8" in diameter with caps stamped "C.KERG,RLS 7152". Bearings are assumed. The grantees, 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 separately and independently from any adjoining or contiguous parcel fronting on a public highway or street.

V-108

CERTIFICATION: I hereby certify that a boundary survey was made of the above property and that actual markers were found or set as indicated.



Prepared by
KERG SURVEYING

Charles A. Kerg
Registered Ohio Surveyor No. 7152
Date: April 27, 2005

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
MAB 6-23-05
INITIAL DATE

DESCRIPTION

JOE O'HAIL

PARTS OF THE SOUTHWEST AND NORTHWEST QUARTERS, SECTION NINETEEN (19)
TOWNSHIP TWENTY-ONE (21), RANGE NINETEEN (19)
SPRINGFIELD TOWNSHIP, RICHLAND COUNTY, OHIO

12.792 ACRES

DESCRIPTION: Being a part of the Southwest and Northwest Quarters of Section Nineteen (19), 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 stone found at the southeast corner of the Northwest Quarter of Section Nineteen (southeast corner of 3.10 acres in the name of Dale L. and Linda M. Schroeder per Official Record Volume 970, Page 229); thence N 86°23'35" W a distance of 330.58 feet along the south line of said quarter-section to an iron pin found (0.84 foot north) at the southeast corner of 3.385 acres in the name of Pennsylvania Lines LLC. per Official Record Volume 801, Page 593 (southwest corner of said 3.10 acres - north line of 58 acres in the name of the Hoffman Family Trust per Official Record Volume 223, Page 454), being the real point of beginning of the parcel herein described;

- 1) thence N 86°23'35" W a distance of 874.02 feet along said quarter-section line (north line of said 58 acres - north line of 89.95 acres in the name of Joseph R. O'Hail per Official Record Volume 1487, Page 345) to an iron pin set at the most westerly corner of said 3.385 acres;
- 2) thence S 71°48'00" W a distance of 850.65 feet along the south line of the former Erie Railroad (north line of said 89.95 acres) to an iron pin set;
- 3) thence N 1°53'44" W a distance of 41.68 feet along said line to an iron pin set;
- 4) thence S 71°48'00" W a distance of 706.23 feet along said line to a point at the northwest corner of said 89.95 acres (east line of 22.36 acres in the name of Roberta Caudill per Official Record Volume 1315, Page 45), being referenced by an iron pin set N 2°00'27" W at a distance of 1.00 foot;
- 5) thence N 2°00'27" W a distance of 6.83 feet to a wood post found at a northeast corner of said 22.36 acres;
- 6) thence N 71°59'42" E a distance of 82.08 feet to an iron pin found at a northeast corner of said 22.36 acres;
- 7) thence N 2°25'15" E a distance of 105.16 feet to an iron pin found at the northeast corner of said 22.36 acres (south line of 1.224 acres in the name of Henry A. Britton per Official Record Volume 604, Page 506);
- 8) thence N 73°08'34" E a distance of 77.60 feet to an iron pin found at the southeast corner of said 1.224 acres (southwest corner of 1.375 acres in the name of Michael and Babette Green per Official Record Volume 459, Page 653);

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- 9) thence N 69°30'09" E a distance of 177.54 feet to an iron pin found at the southeast corner of said 1.375 acres (southwest corner of 1.926 acres in the name of Bernard W. and Debra G. Littleton per Deed Volume 816, Page 741);
- 10) thence N 71°48'00" E a distance of 362.40 feet (north line of former Erie Railroad) to an iron pipe found (0.51 foot north) at the southeast corner of said 1.926 acres (southwest corner of 0.75 acre in the name of O'Hail per said official record volume);
- 11) thence N 1°53'44" W a distance of 161.18 feet to an iron pin found on the north line of the southwest quarter at the northwest corner of said 0.75 acre (northeast corner of said 1.926 acres);
- 12) thence S 86°23'35" E a distance of 416.43 feet along said quarter-section line to an iron pin found (1.15 foot north - 0.21 foot east) at the most easterly corner of said 0.75 acre (north line of said railroad - south corner of 4.96 acres in the name of Greg A. and Carol S. Caudill per Official Record Volume 68, Page 626);
- 13) thence N 71°48'00" E a distance of 1,664.75 feet along said former right-of-way line to a point on the east line of the northwest quarter at the southeast corner of 3.07 acres in the name of B. and E. Cochran per Official Record Volume 328, Page 836, said point being referenced by an iron pin set S 2°11'23" E at a distance of 10.00 feet;
- 14) thence S 2°11'23" E a distance of 140.45 feet to an iron pin set on the south line of said right-of-way at the northeast corner of 0.03 acre in the name of J. and M. Kurtzman per Official Record Volume 377, Page 652;
- 15) thence S 71°48'00" W a distance of 342.65 feet along said line to an iron pin found (0.51 foot south) at the northwest corner of said 3.10 acres;
- 16) thence S 2°15'54" E a distance of 353.26 feet to the real point of beginning of the parcel herein described

and containing 12.792 acres (3.370 acres in the entirety of said 3.385 acres - 0.767 acre in the entirety of said 0.75 acre - 3.760 acres of railroad right-of-way in the southwest quarter - 4.895 acres in the northwest quarter), more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 5/8" in diameter with caps stamped "C.KERG, RLS 7152". Bearings are assumed. Reference is made to Permanent Parcel Numbers 037281460000 and 0372890004000. The grantees, 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 separately and independently from any adjoining or contiguous parcel fronting on a public highway or street.

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP, OFFICE

MLB
INITIAL

6-23-05
DATE

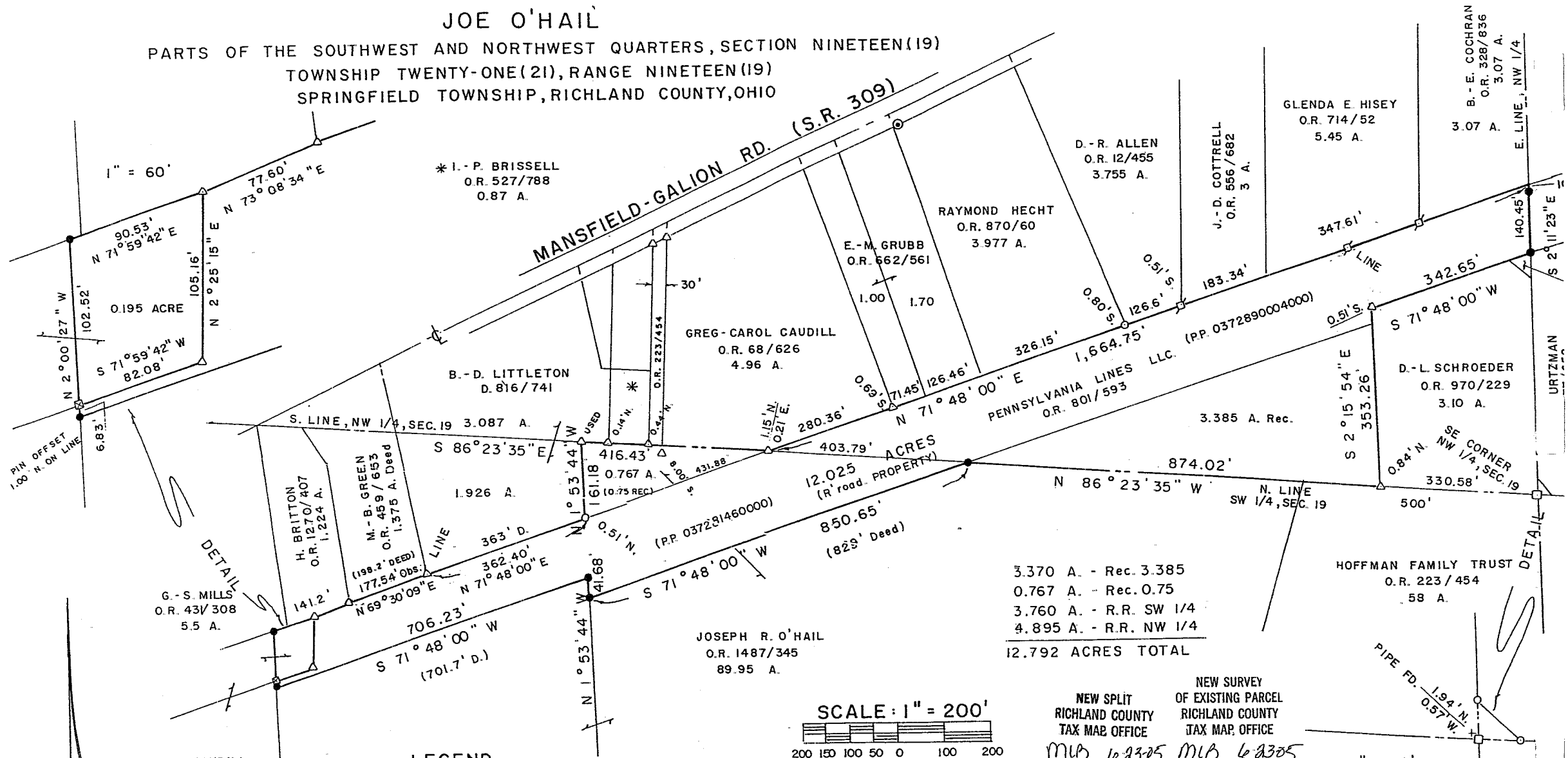
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PLAT OF BOUNDARY SURVEY

JOE O'HAIL

PARTS OF THE SOUTHWEST AND NORTHWEST QUARTERS, SECTION NINETEEN (19)
TOWNSHIP TWENTY-ONE (21), RANGE NINETEEN (19)
SPRINGFIELD TOWNSHIP, RICHLAND COUNTY, OHIO

1" = 60'



20 or N

N

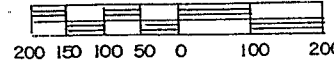
ROBERTA CAUDILL
O.R. 1315/45
22.36 A.

LEGEND

- IRON PIPE FOUND
- △ IRON PIN FOUND
- STONE FOUND
- WOOD POST FOUND
- ⊕ CONCRETE MONUMENT FOUND
- ◎ STATE R/W MONUMENT FOUND
- 5/8" IRON PIN SET WITH CAP STAMPED "C. KERG, RLS 7152"

BEARINGS ARE ASSUMED

SCALE: 1" = 200'



PREPARED BY
KERG SURVEYING

Charles A. Kerg
 CHARLES A. KERG
 REGISTERED OHIO SURVEYOR NO. 7152
 DATE: APRIL 27, 2005

3.370 A. - Rec. 3.385
 0.767 A. - Rec. 0.75
 3.760 A. - R.R. SW 1/4
 4.895 A. - R.R. NW 1/4
 12.792 ACRES TOTAL

NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
 INITIAL *MLB* DATE *6-23-05*

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
 INITIAL *MLB* DATE *6-23-05*



1" = 60'