

PLAT OF PROPERTY SURVEY FOR

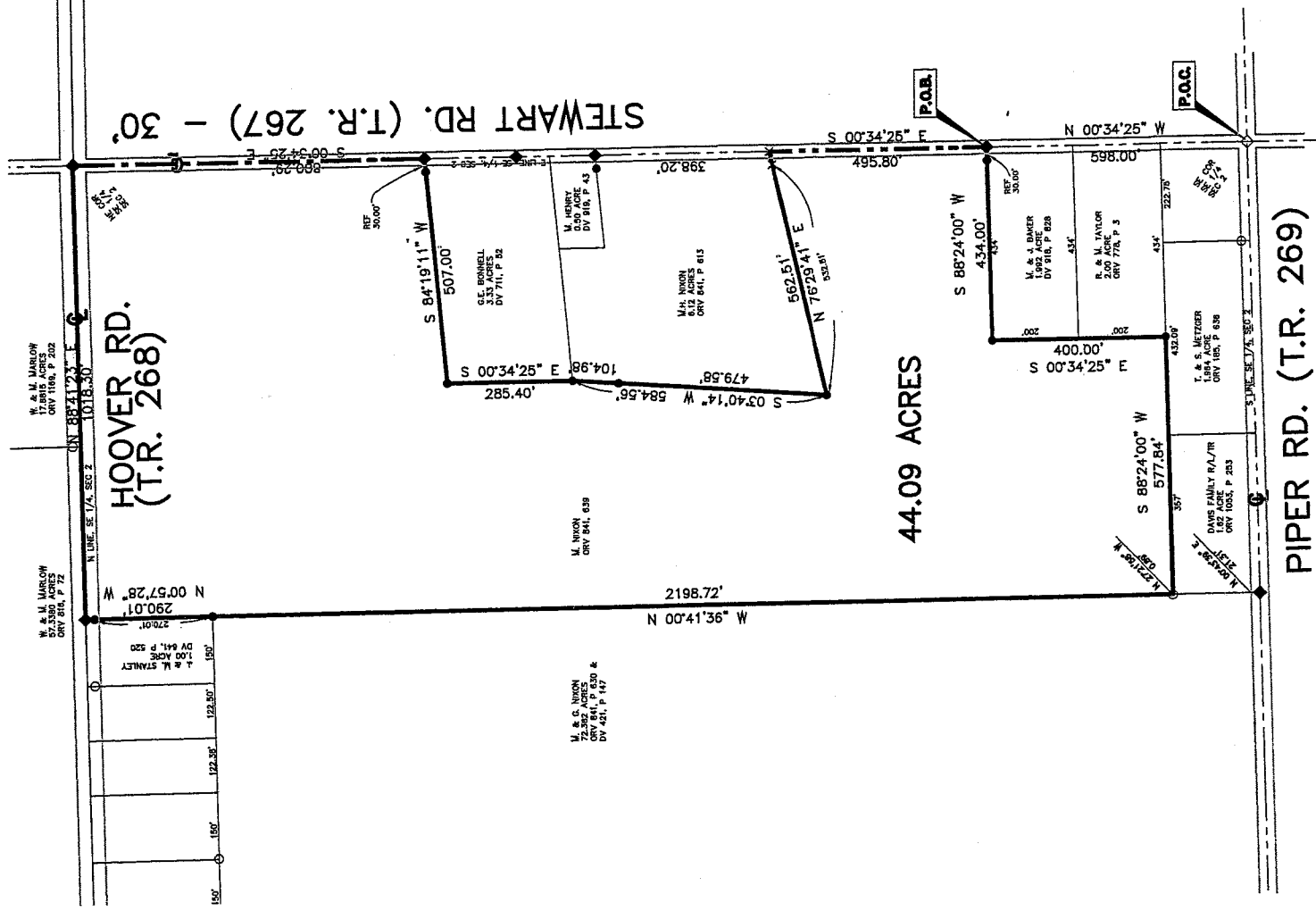
**MIRIAM NIXON**

PART OF THE SOUTHEAST QUARTER OF SECTION TWO (2)  
TOWNSHIP TWENTY-ONE (21), RANGE EIGHTEEN (18)  
MADISON TOWNSHIP, RICHLAND COUNTY, OHIO



SCALE 1" = 300'

**BASIS OF BEARINGS**  
BEARINGS ARE BASED ON AN ASSUMED MERIDIAN  
AND ARE USED TO DETERMINE ANGLES ONLY.



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
MWB v. h. d. d.  
INITIAL DATE

- LEGEND**
- 5/8" DIA. X 30" LONG REBAR SET WITH PLASTIC CAP STAMPED "VILLAGE ENGINEERING"
  - ◆ RAILROAD SPIKE SET
  - ◇ RAILROAD SPIKE FOUND
  - IRON PIN FOUND
  - × DRILL HOLE SET



CERTIFICATION: I HEREBY CERTIFY THAT THE FOREGOING SURVEY WAS PREPARED FROM ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE.  
PREPARED BY  
**VILLAGE ENGINEERING LIMITED, INC.**  
*B. Berdanier*  
BRUCE W. BERDANIER  
OHIO REGISTERED SURVEYOR NO. 6991  
DATE: APRIL 3, 2006

W-229

W-229

**VILLAGE ENGINEERING LIMITED, INC.**

3954 INDUSTRIAL PARKWAY, SHELBY, OHIO 44875  
PHONE (419) 342-2811 FAX (419) 342-6344

Dr. Bruce W. Berdanier, PE, PS  
John C. Medley

06002

**DESCRIPTION 44.09 ACRE PARCEL**  
**Miriam Nixon**

Situated in the State of Ohio, County of Richland, Madison Township, and being part of the Southeast Quarter of Section two (2), Township twenty-one (21), Range eighteen (18), and being a 44.09 acre parcel conveyed to Miriam Nixon, as recorded in Official Record Volume 841, Page 639 of the Richland County Recorder's Records, and being more particularly described as follows;

COMMENCING at the Southeast corner of the Southeast Quarter of Section 2 and in the centerline of Piper Road (Township Highway 269) and Stewart Road (Township Highway 267) at a railroad spike found;

Thence North 00°34'25" West, 598.00 feet with the East Line of the Southeast Quarter of Section 2 to a railroad spike set. Said point being the POINT OF BEGINNING for the parcel herein described;

Thence with the following twelve (12) courses:

1. South 88°24'00" West, 434.00 feet with the North Line of land now or formerly owned by M. & J. Baker per Deed Volume 918, Page 828 to a rebar set, passing through for reference a rebar set at 30.00 feet;
2. South 00°34'25" East, 400.00 feet with the West Line of lands now or formerly owned by M. & J. Baker per Deed volume 918, Page 828, and R. & M. Taylor per Official Record Volume 778, Page 3 to a rebar set;
3. South 88°24'00" West, 577.84 feet with the North Line of lands now or formerly owned by T. & S. Metzger per Official Record Volume 185, Page 636 and Davis Family R/L/TR per Official Record Volume 1053, Page 253 to a point being referenced by an iron pin found North 27°21'58" West 0.89 feet;
4. North 00°41'36" West, 2198.72 feet with the East Line of lands now or formerly owned by M. & G. Nixon per Official Record Volume 841, Page 630 and Deed Volume 421, Page 147 to a rebar set;
5. North 00°57'28" West, 290.01 feet with the East line of land now or formerly owned by J. & M. Stanley per Deed Volume 641, Page 520, passing through for reference a rebar set at 270.01 feet;
6. North 88°41'23" East, 1018.30 feet with the centerline of said Hoover Road to a railroad spike set at the Northeast Corner of the Southeast Quarter of Section 2;
7. South 00°34'25" East, 800.29 feet with the centerline of said Stewart Road and the East Line of Southeast Quarter of Section 2 to a Railroad spike set;
8. South 84°19'11" West, 507.00 feet with the North Line of land now or formerly owned by G.E. Bonnell per Deed Volume 711, Page 52 to a rebar set, passing through for reference a rebar set at 30.00 feet;

9. South 00°34'25" East, 285.40 feet with the West Line of land now or formerly owned by G.E. Bonnell per Deed Volume 711, Page 52 to a rebar set;
10. South 03°40'14" West, 584.56 feet with the West Line of lands now or formerly owned by G.E. Bonnell per Deed Volume 711, Page 52 and M.H. Nixon per Official Record Volume 841, Page 613 to a rebar set passing through for reference a rebar set at 104.98 feet;
11. North 76°29'41" East, 562.51 feet with the South Line of land now or formerly Owned by M.H. Nixon per Official Record Volume 841, Page 613 to a drill hole set, passing through for reference a drill hole set at 532.51 feet;
12. South 00°34'25" East, 495.80 feet with the centerline of said Stewart Road to the point of beginning for the parcel herein described, containing 44.09 acres of land more or less and subject to all legal easements, restrictions, and rights-of-way now on record.

All rebars set are 5/8-inch diameter x 30-inch long rebar with plastic cap stamped "Village Engineering".

Bearings are based on an assumed meridian and are used for determination of angles only.

I hereby certify that this description is based upon an actual field survey made by Village Engineering, Ltd., Inc. under the supervision of Bruce W. Berdanier, Registered Surveyor No. 6991, and all monumentation was set or found as indicated.

Prior Deed Reference: Deed Volume 841, Page 639

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY,  
TAX MAP OFFICE

*MLB*  
INITIAL

*4-21-06*  
DATE

Prepared by:  
Village Engineering Limited, Inc.

*B W Berdanier*

Bruce W. Berdanier  
Registered Surveyor No. 6991  
Dated: APRIL 3, 2006

