

X-248

Plat of Survey

Cass Township, Richland County, State of Ohio, part NW Quarter Section 1, Township 23N, Range 19W.

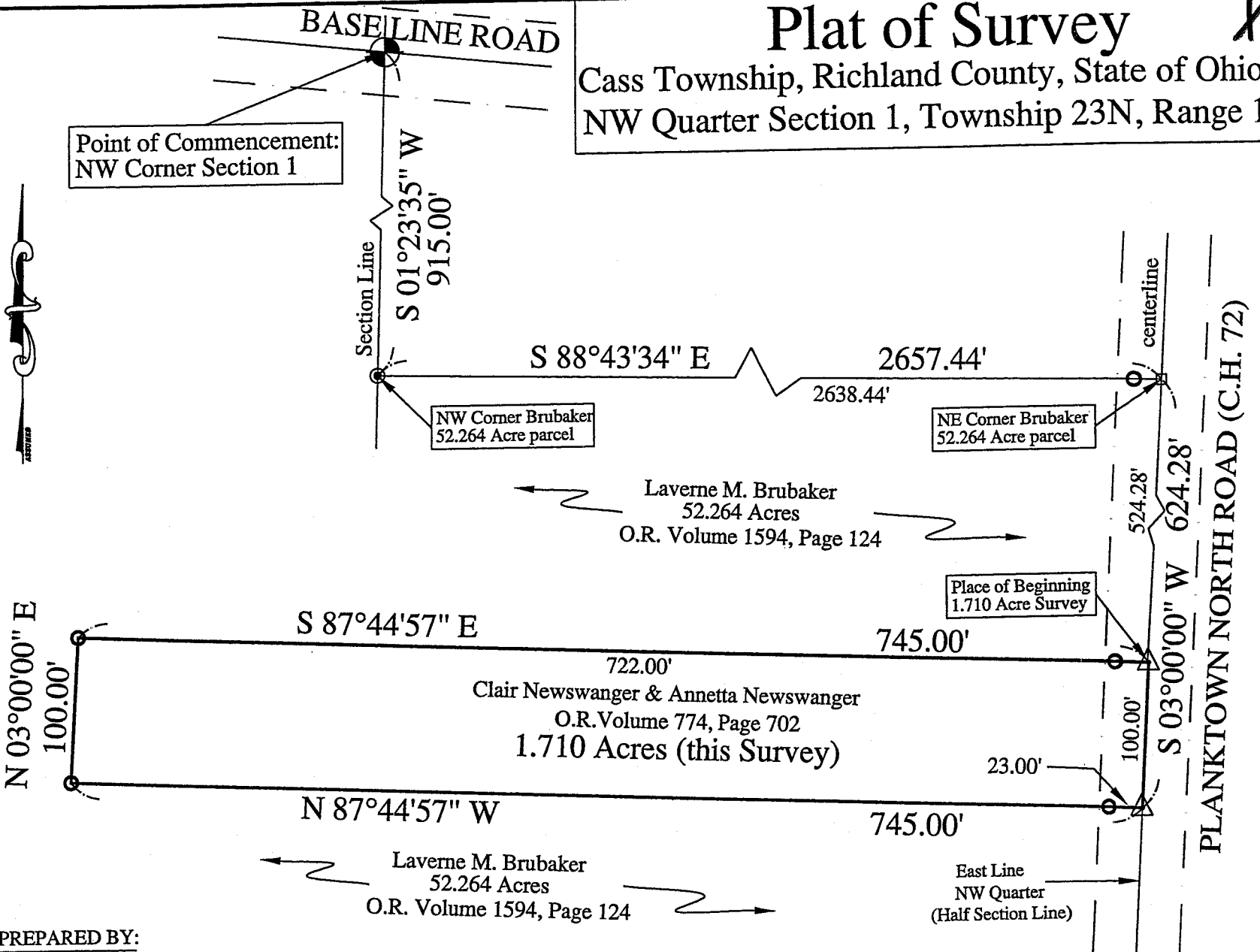
PROPERTY LOCATION:
Situating in the Township of Cass, County of Richland, State of Ohio, and being a part of the Northwest Quarter of Section 1, Township 23N, Range 19W.

Being a Survey of a parcel conveyed to Clair Newswanger & Annetta Newswanger, as recorded in O.R. Volume 774, Page 702, in the Richland County Deed Records, and being all of Auditor's Parcel No. 007-49-063-06-000.

Bearings of this plat are based on the centerline of Planktown North Road (C.H. 72), the same being the East line of the Northwest Quarter of Section 1, as being S 03°00'00" W, and is an assumed Meridian used to denote angles only.

PREPARED FOR:
Land Resource Title Agency
961 N. Hamilton Road Suite 100
Cincinnati, Ohio 43230

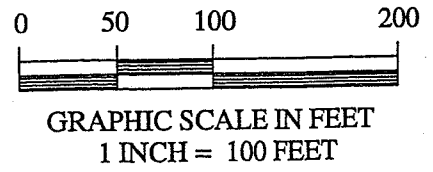
- LEGEND**
- ☐ - Railroad Spike Found
 - - 5/8" o.d. Iron Pin Found w/cap stamped "CLANCY 7178".
 - - 5/8" o.d. Iron Pin Found
 - ⊙ - Survey Spike Found
 - △ - Mag Nail Found



PREPARED BY:
S.A. ENGLAND & ASSOCIATES
Professional Land Surveying
P.O. Box 1770, 5179 Walnut Road
Buckeye Lake, Ohio 43008
740-928-8680 FAX 740-928-9565
WWW.SURVEYOHIO.COM

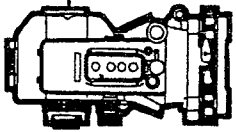
NEW SURVEY OF EXISTING PARCEL RICHLAND COUNTY TAX MAP OFFICE
Survey N-34 dated 11/02/00.
Related Documents:

MLB 12-4-06
INITIAL DATE



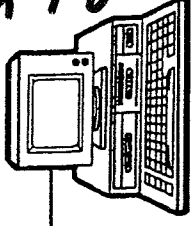
I hereby certify that an actual survey was made of the premises, and that this plat is correct to the best of my knowledge.

Scott A. England
Date _____ Scott A. England, P.S.
Ohio Registered Surveyor #S-7452



S.A. ENGLAND & ASSOCIATES

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Fax: 740-928-9565

Ohio Phone: 1-800-551-5844

Exhibit "A" Legal Description 1.710 Acres all of O.R. Volume 774, Page 702

Situated in the Township of Cass, County of Richland, State of Ohio, and being a part of the Northwest Quarter of Section 1, Township 23N, Range 19W, and being more particularly described as follows:

Being a Survey of a parcel conveyed to Clair Newswanger & Annetta Newswanger, as recorded in O.R. Volume 774, Page 702, in the Richland County Deed Records, and being all of Auditor's Parcel No. 007-49-063-06-000.

Commencing at a survey spike found in Base Line Road marking the Northwest corner of Section 1;

Thence, S 01°23'35" W 915.00 feet leaving Base Line Road with the West line of Section 1, to a 5/8" o.d. iron pin found marking the Northwest corner of a 52.264 acre parcel conveyed to Laverne M. Brubaker, as recorded in O.R. Volume 1594, Page 124;

Thence, S 88°43'34" E 2657.44 feet with the North line of said 52.264 acre parcel conveyed to Brubaker, to a railroad spike found in the centerline of Planktown North Road (C.H. 72), also being on the East line of the Northwest Quarter of Section 1, and passing over a 5/8" o.d. iron pin w/cap stamped "CLANCY 7178" at 2638.44 feet;

Thence, S 03°00'00" W 524.28 feet with the centerline of said Planktown North Road, the same being the East line of the Northwest Quarter of Section 1, also being the East line of said 52.264 acre parcel conveyed to Brubaker, to a mag nail found, and being the **PRINCIPLE PLACE OF BEGINNING** of the 1.710 Acre parcel herein to be described;

Thence, S 03°00'00" W 100.00 feet leaving the boundary of said 52.264 acre parcel conveyed to Brubaker continuing along the centerline of Planktown North Road and said Half Section Line, to a mag nail found at a corner of said 52.264 acre parcel conveyed to Brubaker;

Thence leaving Planktown Road North and said Half Section Line with the boundary of said 52.264 acre parcel conveyed to Brubaker, with the following three (3) courses and distances:

- 1) N 87°44'57" W 745.00 feet to a 5/8" o.d. iron pin found w/cap stamped "CLANCY 7178", and passing over a 5/8" o.d. iron pin found w/cap stamped "CLANCY 7178" at 23.00 feet;
- 2) N 03°00'00" E 100.00 feet to a 5/8" o.d. iron pin found w/cap stamped "CLANCY 7178";
- 3) S 87°44'57" E 745.00 feet to the **PRINCIPLE PLACE OF BEGINNING**, and passing over a 5/8" o.d. iron pin found w/cap stamped "CLANCY 7178" at 722.00 feet.

Said parcel as surveyed contains 1.710 Acres, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

Bearings of the above description are based on the centerline of Planktown North Road (C.H. 72), the same being the East line of the Northwest Quarter of Section 1, as being S 03°00'00" W, and is an assumed Meridian used to denote angles only.

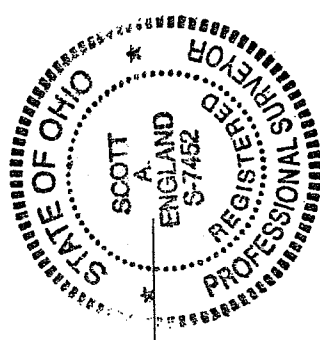
All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England & Associates, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in November of 2006.

Dated 11/14/06

1941-06RI

Scott A. England P.S.
Ohio Registered Surveyor #7452



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

MLB 11-14-06
INITIAL DATE