

PLAT OF BOUNDARY SURVEY

JAMES WAGERS

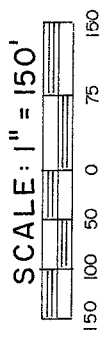
PART OF THE SOUTHWEST QUARTER, SECTION TWENTY-ONE(21) AND
PART OF THE NORTHWEST QUARTER, SECTION TWENTY-EIGHT(28)
TOWNSHIP TWENTY-THREE(23), RANGE EIGHTEEN(18)
BLOOMINGGROVE TOWNSHIP, RICHLAND COUNTY, OHIO

REFERENCES

- ⬢ LAURA ONEY
D. 684/79 0.531 A.
- ⬢ WAYNE-BETTY SEXTON
D. 643/721 0.4 A.
- ⬢ D. 794/225 0.16 A.
O.R. 847/834 0.62 A. - 0.21 A.
- ⬢ GARY-EDITH CRAGER
D. 605/138 - O.R. 62/19
- ⬢ DOUGLAS, jr. - CHLOIE LEWIS
D. 522/148 0.465 A.

ROBERT W.-SHEILA K. BAKER
O.R. 444/598

BEARINGS ARE BASED ON
SURVEY PLAT O-319.



ADARIO W. RD. (C.H. 84)
S. LINE, SW 1/4, SEC. 21
N. LINE, NW 1/4, SEC. 28

COURSES

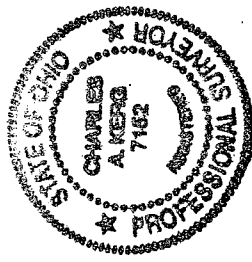
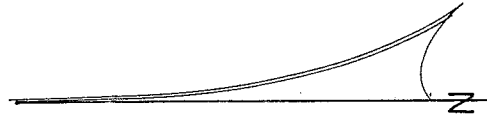
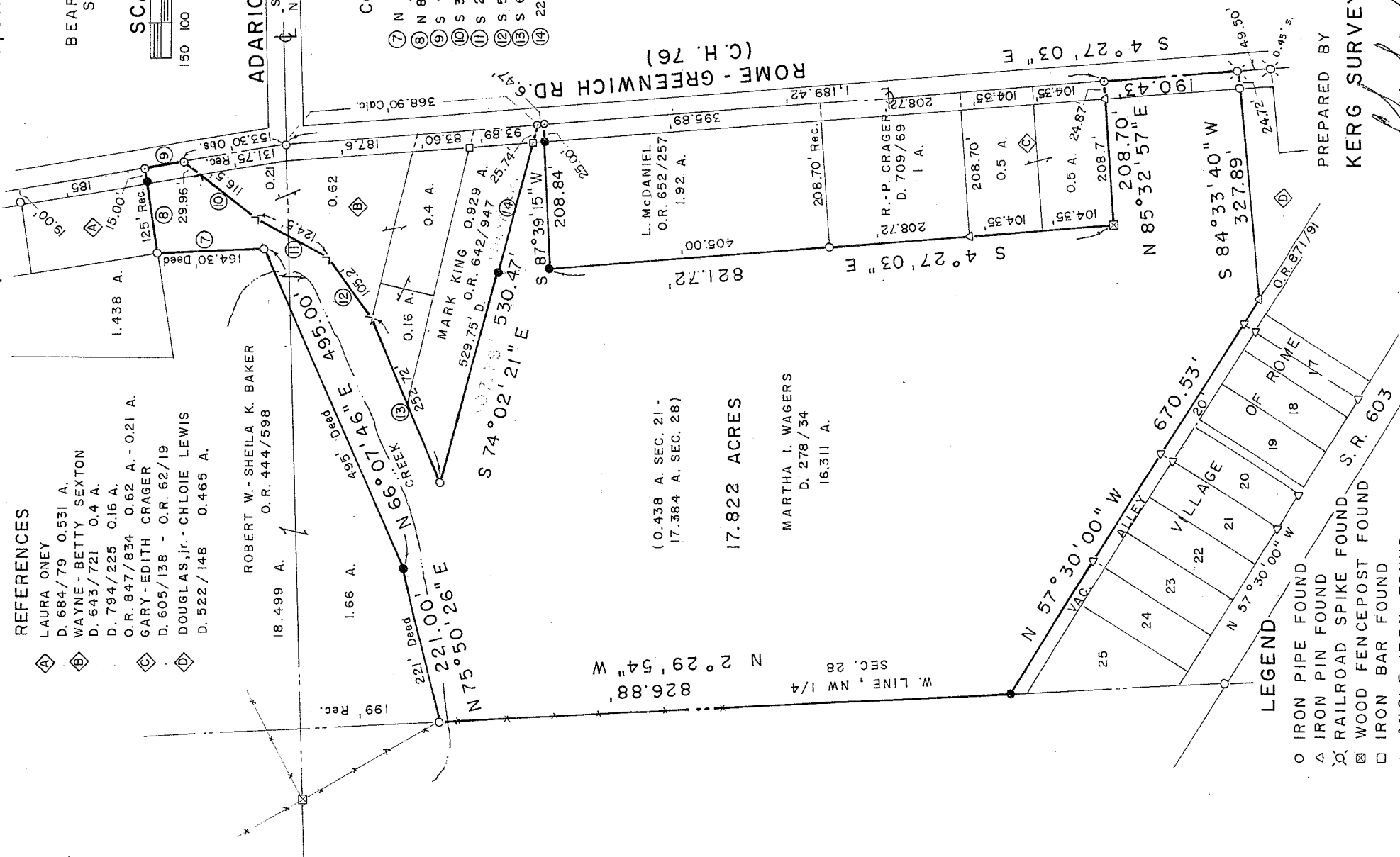
- ⑦ N 1°27'53" W 153.46'
- ⑧ N 80°57'38" E 126.56'
- ⑨ S 9°01'00" E 56.57'
- ⑩ S 37°30'50" W 131.84'
- ⑪ S 28°16'22" W 124.11'
- ⑫ S 54°13'35" W 104.70'
- ⑬ S 67°10'10" W 253.19'
- ⑭ 223.44' from MAGNAIL to PIN

826.88' N 2°29'54" W
W. LINE, NW 1/4
SEC. 28

(0.438 A. SEC. 21 -
17.384 A. SEC. 28)

17.822 ACRES

MARTHA I. WAGERS
D. 278/34
16.311 A.



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

MLB S-16-08
INITIAL DATE

PREPARED BY

KERG SURVEYING

Charles A. Kerg

CHARLES A. KERG
REGISTERED OHIO SURVEYOR 7152
DATE: APRIL 30, 2008

LEGEND

- IRON PIPE FOUND
- △ IRON PIN FOUND
- ⊗ RAILROAD SPIKE FOUND
- ⊠ WOOD FENCEPOST FOUND
- IRON BAR FOUND
- L ANGLE IRON FOUND
- MAGNAIL SET 2"
- 5/8" IRON PIN SET WITH CAP
- STAMPED "C. KERG, RLS 7152"

7-194

CHARLES A. KERG
REGISTERED LAND SURVEYOR NO. 7152

86-D West Main Street
Shelby, Ohio 44875
Phone: (419) 612-3800

DESCRIPTION

JAMES WAGERS

**PART OF THE SOUTHWEST QUARTER, SECTION TWENTY-ONE (21) AND
PART OF THE NORTHWEST QUARTER, SECTION TWENTY-EIGHT (28)
TOWNSHIP TWENTY-THREE (23), RANGE EIGHTEEN (18)
BLOOMINGGROVE TOWNSHIP, RICHLAND COUNTY, OHIO**

DESCRIPTION: Being a part of the Southwest Quarter of Section Twenty-one (21) and the Northwest Quarter of Section Twenty-eight (28), Township Twenty-three (23), Range Eighteen (18), Bloominggrove Township, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at an iron pipe found on the north line of the Northwest Quarter of Section Twenty-eight (28) at the intersection of the centerlines of the Rome-Greenwich Road (County Highway 76) and Adario West Road (County Highway 84), said point being the southeast corner of 0.21 acre (northeast corner of 0.62 acre) in the name of Wayne and Betty Sexton per Official Record Volume 847, Page 834; thence S 4 degrees 27' 03" E a distance of 1,189.42 feet along the centerline of Rome-Greenwich Road to a magnail set at an easterly corner of 16.311 acres in the name of Martha I. Wagers per Deed Volume 278, Page 34 (southeast corner of 0.5 acre in the name of Gary and Edith Crager per Deed Volume 605, Page 138), said nail being the real point of beginning of the parcel herein described;

- 1) thence S 4 degrees 27' 03" E a distance of 190.43 feet along said centerline to a railroad spike found at the southeast corner of said 16.311 acres (northeast corner of 0.465 acre in the name of Douglas, Jr. and Chloie Lewis per Deed Volume 522, Page 148);
- 2) thence S 84 degrees 33' 40" W a distance of 327.89 feet along the south line of said 16.311 acres to an iron pin found on the northerly right-of-way line of a vacated alley (20 feet in width) at the most westerly corner of said 0.465 acre, and passing for reference an iron pipe found at 24.72 feet;
- 3) thence N 57 degrees 30' 00" W a distance of 670.53 feet along said right-of-way line to an iron pin set on the west line of the Northwest Quarter of Section Twenty-eight (28) at the southwest corner of said 16.311 acres;
- 4) thence N 2 degrees 29' 54" W a distance of 826.88 feet along said quarter-section line to an iron pipe found at the northwest corner of said 16.311 acres (southwest corner of 1.66 acres in the name of Robert W. and Sheila K. Baker per Official Record Volume 444, Page 598);
- 5) thence N 75 degrees 50' 26" E a distance of 221.00 feet along the north line of said 16.311 acres (south line of said 1.66 acres) to an iron pin set;
- 6) thence N 66 degrees 07' 46" E a distance of 495.00 feet along said line to an iron pipe found in the Southwest Quarter of Section Twenty-one (21) at an easterly corner of 18.499 acres in the name of said Bakers;
- 7) thence N 1 degree 27' 53" W a distance of 153.46 feet along said line to an iron pipe found at the southwest corner of 0.531 acre in the name of Laura Oney per Deed Volume 684, Page 79;

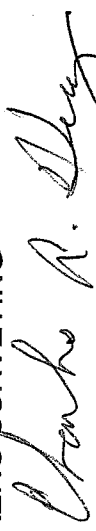
2-194

- 8) thence N 80 degrees 57' 38" E a distance of 126.56 feet to a magnail set on the centerline of Rome-Greenwich Road at the northeast corner of said 16.311 acres (southeast corner of said 0.531 acre), and passing for reference on line an iron pin set westerly at 15.00 feet;
 - 9) thence S 9 degrees 01' 00" E a distance of 56.57 feet along said centerline to a magnail set at the northeast corner of said 0.21 acre;
 - 10) thence S 37 degrees 30' 50" W a distance of 131.84 feet along an easterly line of said 16.311 acres to an angle iron found at westerly corner of said 0.21 acre, and passing for reference an angle iron found at 29.96 feet;
 - 11) thence S 28 degrees 16' 22" W a distance of 124.11 feet along said line to an angle iron found in the Northwest Quarter of Section Twenty-eight (28) at a westerly corner of said 0.62 acre;
 - 12) thence S 54 degrees 13' 35" W a distance of 104.70 feet along said line to an angle iron found at the southwest corner of said 0.62 acre (northwest corner of 0.16 acre in the name of said Sextons per Deed Volume 794, Page 225);
 - 13) thence S 67 degrees 10' 10" W a distance of 253.19 feet along said line to an iron pipe found at the southwest corner of 0.929 acre in the name of Mark King per Official Record Volume 642, Page 947;
 - 14) thence S 74 degrees 02' 21" E a distance of 530.47 feet along said line (south line of said 0.929 acre) to a magnail set on the centerline of Rome-Greenwich Road at the southeast corner of said 0.929 acre, and passing for reference on line an iron bar found westerly at 25.74 feet;
 - 15) thence S 4 degrees 27' 03" E a distance of 6.47 feet along said centerline to a magnail set at the northeast corner of 1.92 acres in the name of Linda McDaniel per Official Record Volume 652, Page 257;
 - 16) thence S 87 degrees 39' 15" W a distance of 208.84 feet to an iron pin set at the northwest corner of said 1.92 acres, and passing for reference an iron pin set at 25.00 feet;
 - 17) thence S 4 degrees 27' 03" E a distance of 821.72 feet along said line to a wood fencepost found at the southwest corner of 0.5 acre in the name of said Cragers;
 - 18) thence N 85 degrees 32' 57" E a distance of 208.70 feet to the real point of beginning of the parcel herein described, and passing for reference on line an iron pin found westerly at 24.87 feet,
- and containing 17.822 acres (0.438 acre in Section Twenty-one - 17.384 acres in Section Twenty-eight), 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 based on Survey Plat Volume O, Page 319.

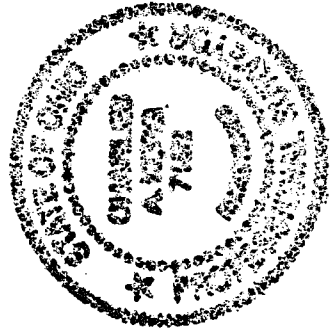
7-19-14

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 30, 2008



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
MLB 5/16/08
INITIAL DATE

2-1944