

PLAT OF BOUNDARY SURVEY

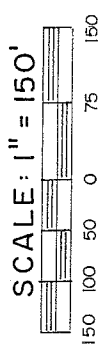
JAMES WAGERS

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

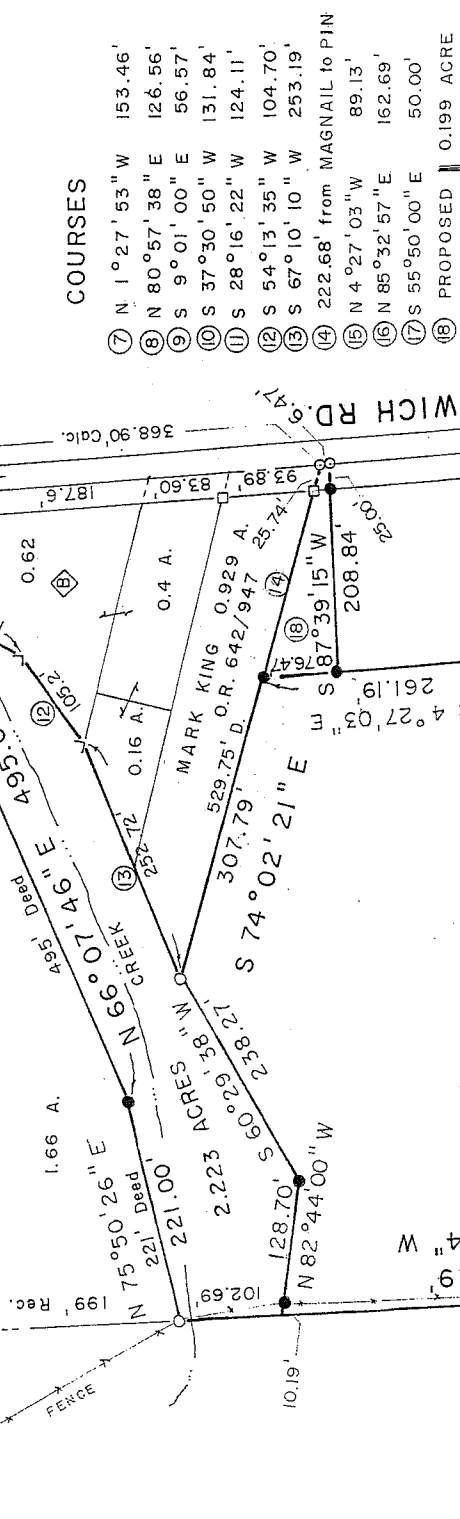
REFERENCES

- Ⓐ 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.
- Ⓕ PROPOSED 0.057 A. to McDANIEL  
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



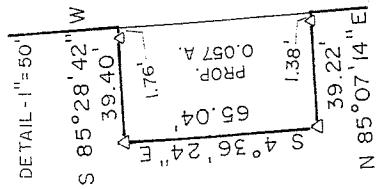
(2.223 A. PCL. CONTAINS 0.438 A. SEC. 21 - 1.785 A. SEC. 28)

13.342 ACRES

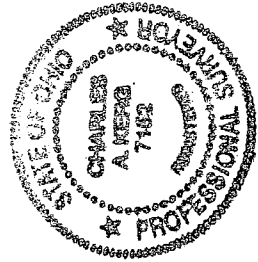
MARTHA I. WAGERS  
O.R. 1848/377  
17.822 A.

NEW SURVEY OF EXISTING PARCEL  
RICHLAND COUNTY TAX MAP OFFICE  
EAK 7-23-08 INITIAL DATE

NEW SPLIT  
RICHLAND COUNTY TAX MAP OFFICE  
EAK 7-23-08 INITIAL DATE



NOTE: EXISTING BARN ON 1.365 IS 17.1' FROM PROPOSED PROPERTY LINE.



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"

PREPARED BY  
KERG SURVEYING

*Charles A. Kerg*

CHARLES A. KERG  
REGISTERED OHIO SURVEYOR 7152  
DATE: APRIL 30, 2008  
REVISED: JULY 1, 2008

*Ch. A. Kerg*  
Bloom. Grove Twp. Comm. Inspect

2284

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

2.223 ACRES

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:

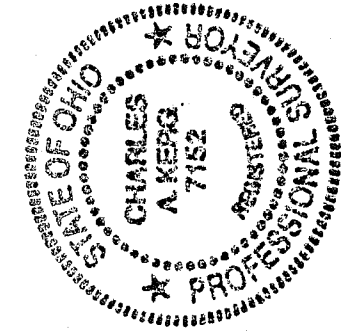
Commencing for the same at an iron pipe found on the north line of the Northwest Quarter of Section Twenty-eight (south line of the Southwest Quarter of Section Twenty-one) at the intersection of the centerlines of Rome-Greenwich Road (County Highway 76) and Adario West Road (County Highway 84), said point being the southeast corner of 0.21 acre in the name of Wayne and Betty Sexton per Official Record Volume 847, Page 834; thence N 9° 01' 00" W a distance of 153.30 feet along the centerline of Rome-Greenwich Road to a 2" magnet set at a northeasterly corner of 17.822 acres in the name of Martha I. Wagers per Official Record Volume 1848, Page 377 (northeast corner of said 0.21 acre), being the real point of beginning of the parcel herein described;

- 1) thence S 37° 30' 50" W a distance of 131.84 feet along the north line of said 0.21 acre to an angle iron found, and passing for reference an angle iron found at 29.96 feet;
- 2) thence S 28° 16' 22" W a distance of 124.11 feet to an angle iron found in the Northwest Quarter of Section Twenty-eight (28) on the west line of 0.62 acre in the name of said Sextons per said official record volume;
- 3) thence S 54° 13' 35" W a distance of 104.70 feet 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);
- 4) thence S 67° 10' 10" W a distance of 253.19 feet 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;
- 5) thence S 60° 29' 38" W a distance of 238.27 feet to an iron pin set;
- 6) thence N 82° 44' 00" W a distance of 128.70 feet to a point on the west line of said quarter-section (west line of said 17.822 acres), and passing for reference on line an iron pin set easterly at 10.19 feet;
- 7) thence N 2° 29' 54" W a distance of 102.69 feet along said quarter-section line to an iron pipe found at the northwest corner of said 17.822 acres (southwest corner of 1.66 acres in the name of Robert W. and Sheila K. Baker per Official Record Volume 444, Page 598);

- 8) thence N 75° 50' 26" E a distance of 221.00 feet along the south line of said 1.66 acres (north line of said 17.822 acres) to an iron pin set;
- 9) thence N 66° 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 a southeasterly corner of 18.499 acres in the name of Bakers per said official record volume;
- 10) thence N 1° 27' 53" W a distance of 153.46 feet 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;
- 11) thence N 80° 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 17.822 acres (southeast corner of said 0.531 acre), and passing for reference on line an iron pin set westerly at 15.00 feet;
- 12) thence S 9° 01' 00" E a distance of 56.57 feet along said centerline to the real point of beginning of the parcel herein described

and containing 2.223 acres(0.438 acre in Section Twenty-one – 1.785 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 0, Page 319. 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.

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*  
Charles A. Kerg  
Registered Ohio Surveyor No. 7152  
Date: July 1, 2008

NEW SPLIT RICHLAND COUNTY TAX MAP OFFICE	NEW SURVEY OF EXISTING PARCEL RICHLAND COUNTY TAX MAP OFFICE
BAK 7-23-08 INITIAL DATE	BAK 7-23-08 INITIAL DATE

0.635 ACRE

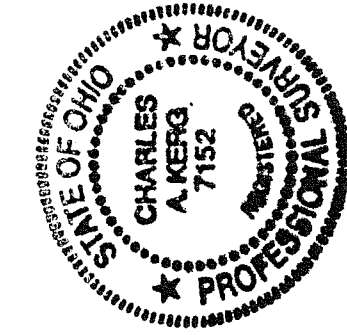
DESCRIPTION: Being a part of the Northwest Quarter of Section Twenty-eight (28), Township Twenty-three (23), Range Eighteen (18), Bloominggrove Township, Richland County, Ohio, and being more particularly described as follows:

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 Rome-Greenwich Road (County Highway 76) and Adario West Road (County Highway 84); thence S 4 degrees 27' 03" E a distance of 1,379.85 feet along the centerline of Rome-Greenwich Road to a railroad spike found at the southeast corner of 17.822 acres in the name of Martha I. Wagers per Official Record Volume 1848, Page 377 (northeast corner of 0.465 acre in the name of Douglas, Jr. and Chloe Lewis per Deed Volume 522, Page 148); thence S 84° 33' 40" W a distance of 327.89 feet to an iron pin found on the northeasterly line of a vacated alley (20 feet in width) at the most westerly corner of said 0.465 acre, passing for reference an iron pipe found at 24.72 feet; thence N 57° 30' 00" W a distance of 130.02 feet along said alley (northeasterly line of said 17.822 acres) to an iron pin set at the real point of beginning of the parcel herein described;

- 1) thence N 57° 30' 00" W a distance of 279.29 feet along said line to a point, being referenced by an iron pin found N 57° 30' 00" W a distance of 35.05 feet;
- 2) thence N 85° 32' 57" E a distance of 287.28 feet to an iron pin set;
- 3) thence S 55° 50' 00" E a distance of 126.20 feet to an iron pin set;
- 4) thence S 85° 32' 57" W a distance of 162.69 feet to an iron pin set;
- 5) thence S 4° 27' 03" E a distance of 89.13 feet to the real point of beginning of the parcel herein described

and containing 0.635 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 based on Survey Plat Volume 0, Page 319. 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.

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



NEW SPLIT  
HIGHLAND COUNTY  
TAX MAP OFFICE

INITIAL DATE  
CAV 7-23-08

Prepared by  
KERG SURVEYING

Charles A. Kerg  
Registered Ohio Surveyor No. 7152  
Date: July 1, 2008

7-184

DESCRIPTION  
JAMES WAGERS  
PART OF THE NORTHWEST QUARTER, SECTION TWENTY-EIGHT (28)  
TOWNSHIP TWENTY-THREE (23), RANGE EIGHTEEN (18)  
BLOOMINGGROVE TOWNSHIP, RICHLAND COUNTY, OHIO

13.342 ACRES

DESCRIPTION: Being a part of 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 Rome-Greenwich Road (County Highway 76) and Adario West Road (County Highway 84); thence S 4 degrees 27' 03" E a distance of 1,189.42 feet along the centerline of Rome-Greenwich Road to a 2" magnail set at an easterly corner of 17.822 acres in the name of Martha I. Wagers per Official Record Volume 1848, Page 377 (southeast corner of 0.5 acre in the name of Gary and Edith Crager per Official Record Volume 62, Page 19), being the real point of beginning of the parcel herein described;

- 1) thence S 4° 27' 03" E a distance of 60.00 feet along said centerline to a magnail set;
- 2) thence S 85° 32' 57" W a distance of 230.00 feet to an iron pin set, and passing for reference an iron pin set at 25.00 feet;
- 3) thence N 55° 50' 00" W a distance of 176.20 feet to an iron pin set, and passing for reference an iron pin set at 50.00 feet;
- 4) thence S 85° 32' 57" W a distance of 287.28 feet to a point on the northeasterly line of a vacated alley (20 feet in width), said point being referenced by an iron pin found N 57° 30' 00" W a distance of 35.05 feet;
- 5) thence N 57° 30' 00" W a distance of 261.22 feet along said alley to an iron pin set on the west line of said quarter-section at the southwest corner of said 17.822 acres;
- 6) thence N 2° 29' 54" W a distance of 724.19 feet along said quarter-section line to a point, being referenced by an iron pin set S 82° 44' 00" E a distance of 10.19 feet;
- 7) thence S 82° 44' 00" E a distance of 128.70 feet to an iron pin set;
- 8) thence N 60° 29' 38" E a distance of 238.27 feet to an iron pipe found at the most westerly corner of 0.929 acre in the name of Mark King per Official Record Volume 642, Page 947;
- 9) thence S 74° 02' 21" E a distance of 307.79 feet along the south line of said 0.929 acre to an iron pin set;

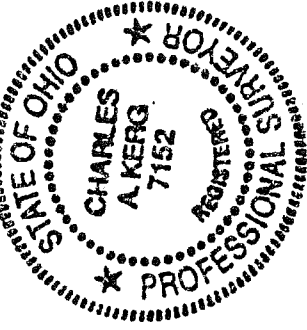
Z-284

- 10) thence S 4° 27' 03" E a distance of 261.19 feet to a point on the west line of 1.92 acres in the name of Linda McDaniel per Official Record Volume 652, Page 257, said point being referenced by an iron pin found S 85° 28' 42" W a distance of 1.76 feet;
- 11) thence S 85° 28' 42" W a distance of 39.40 feet to an iron pin found at the northwest corner of a proposed parcel of 0.057 acre;
- 12) thence S 4° 36' 24" E a distance of 65.04 feet to an iron pin found at the southwest corner of said 0.057 acre;
- 13) thence N 85° 07' 14" E a distance of 39.22 feet to a point on the west line of said 1.92 acres, and passing for reference on line an iron pin found westerly at 1.38 feet;
- 14) thence S 4° 27' 03" E a distance of 572.20 feet along said line and its extension to a wood fencepost found at the southwest corner of 0.5 acre in the name of Gary and Edith Crager per Official Record Volume 62, Page 19;
- 15) thence N 85° 32' 57" E a distance of 208.70 feet to the real point of beginning, and passing for reference on line an iron pin found westerly at 24.87 feet,

and containing 13.342 acres, 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 0, Page 319.

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*

Charles A. Kerg  
Registered Ohio Surveyor No. 7152  
Date: July 1, 2008

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK 7-23-08  
INITIAL DATE

2.223 AC, .199 AC, .057 AC, AND .635 AC.  
MUST TRANSFER 1<sup>ST</sup> BEFORE THIS  
13.342 AC PARCEL CAN TRANSFER.  
EAK 7-23-08

DESCRIPTION  
JAMES WAGERS  
PART OF THE NORTHWEST QUARTER, SECTION TWENTY-EIGHT (28)  
TOWNSHIP TWENTY-THREE (23), RANGE EIGHTEEN (18)  
BLOOMINGGROVE TOWNSHIP, RICHLAND COUNTY, OHIO

1.365 ACRES

DESCRIPTION: Being a part of 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 Rome-Greenwich Road (County Highway 76) and Adario West Road (County Highway 84); thence S 4 degrees 27' 03" E a distance of 1,249.42 feet along the centerline of Rome-Greenwich Road to a 2" magnail set on the east line of 17.822 acres in the name of Martha I. Wagers per Official Record Volume 1848, Page 377, being the real point of beginning of the parcel herein described;

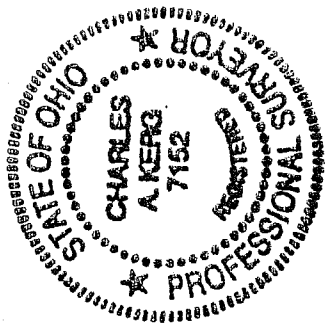
- 1) thence S 4° 27' 03" E a distance of 130.43 feet along said centerline to a railroad spike found at the southeast corner of said 17.822 acres (northeast corner of 0.465 acre in the name of Douglas, Jr. and Chloie Lewis per Deed Volume 522, Page 148);
- 2) thence S 84° 33' 40" W a distance of 327.89 feet to an iron pin found on the northeasterly 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° 30' 00" W a distance of 130.02 feet along said alley (southwesterly line of said 17.822 acres) to an iron pin set;
- 4) thence N 4° 27' 03" W a distance of 89.13 feet to an iron pin set;
- 5) thence N 85° 32' 57" E a distance of 162.69 feet to an iron pin set;
- 6) thence S 55° 50' 00" E a distance of 50.00 feet to an iron pin set;
- 7) thence N 85° 32' 57" E a distance of 230.00 feet to the real point of beginning, and passing for reference on line an iron pin set westerly at 25.00 feet,

and containing 1.365 acres, 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 0, Page 319.

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*  
Charles A. Kerg  
Registered Ohio Surveyor No. 7152  
Date: July 1, 2008



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

*CAK*  
INITIAL  
*7-23-08*  
DATE

7-284



DESCRIPTION  
JAMES WAGERS  
PART OF THE NORTHWEST QUARTER, SECTION TWENTY-EIGHT (28)  
TOWNSHIP TWENTY-THREE (23), RANGE EIGHTEEN (18)  
BLOOMINGGROVE TOWNSHIP, RICHLAND COUNTY, OHIO

0.199 ACRE

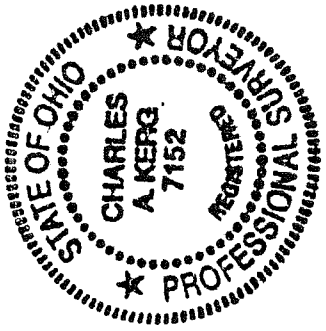
DESCRIPTION: Being a part of the Northwest Quarter of Section Twenty-eight (28), Township Twenty-three (23), Range Eighteen (18), Bloominggrove Township, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at an iron pipe found on the north line of the Northwest Quarter of Section Twenty-eight (south line of the Southwest Quarter of Section Twenty-one) at the intersection of the centerlines of Rome-Greenwich Road (County Highway 76) and Adario West Road (County Highway 84); thence S 4° 27' 03" E a distance of 368.90 feet along the centerline of Rome-Greenwich Road to a 2" magnail set at an easterly corner of 17.822 acres in the name of Martha I. Wagers per O. R. Volume 1848, Page 377 (southeast corner of 0.929 acre in the name of Mark King per Official Record Volume 642, Page 947), being the real point of beginning of the parcel herein described;

- 1) thence S 4° 27' 03" E a distance of 6.47 feet along said centerline to a 2" magnail set at the northeast corner of 1.92 acres in the name of Linda McDaniel per Official Record Volume 652, Page 257;
- 2) thence S 87° 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;
- 3) thence N 4° 27' 03" W a distance of 76.47 feet to an iron pin set on the south line of said 0.929 acre;
- 4) thence S 74° 02' 21" E a distance of 222.68 feet along said line to the real point of beginning, and passing for reference on line an iron bar found westerly at 25.74 feet,

and containing 0.199 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 based on Survey Plat Volume 0, Page 319. 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.

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Date: July 1, 2008

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

~~EAK~~ INITIAL     7-23-08 DATE

Z-284