

THOMAS G. AND JULIE L. MCCREADY  
O.R.V. 1553 P. 95

J. & G. MCCREADY  
O.R.V. 249 P. 877

VALLEY VIEW FARMS INC.  
V. 378 p. 530

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK 7-17-15  
INITIAL DATE  
HH-172

LOIS E. MCCREADY  
O.R.V. 1768, P. 740

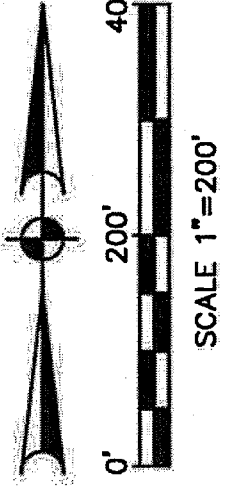
10.509 AC. N.W. 1/4  
0.052 AC. S.W. 1/4  
10.561 AC. TOTAL

JOSHUA & DEBORAH A.  
MUECK  
O.R.V. 949 P. 542  
5/8" REBAR FND.

CONC. MON.  
AS SHOWN ON  
CENTERLINE PLAT  
RIC-057

BOARD OF PARK COMMISSIONS  
D.V. 907 P. 624

PROPERTY SURVEY  
FOR  
JOHN MCCREADY  
10.561 AC.

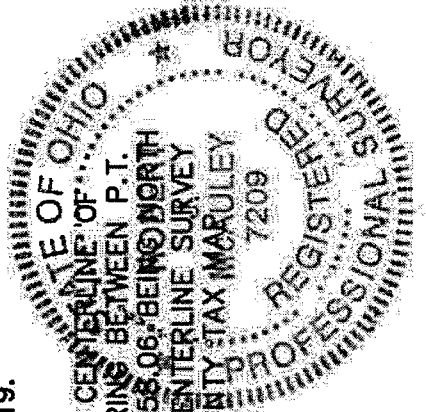


LEGEND

- SURVEY MARKER FOUND TYPE AS NOTED
- ⊕ SURVEY MARKER FOUND 5/8"X30"LG. REBAR W/CAP STAMPED RICHLAND ENGINEERING LIMITED ROBERT A. CUNNING RLS 4939
- SURVEY MARKER SET 5/8"X30"LG. REBAR W/CAP STAMPED RICHLAND ENGINEERING LIMITED RLS 7209
- ⊕ RR SPIKE FOUND
- ◆ RR SPIKE SET

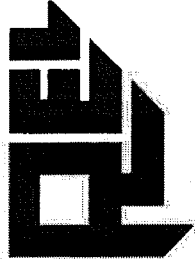
*Not True 7-14-15*  
*Troy Twp Center*

SITUATED IN THE TOWNSHIP OF TROY, COUNTY OF RICHLAND, STATE OF OHIO, BEING A PART OF THE N.W. 1/4, SECT. 12, AND A PART OF THE S.W. 1/4, SECT. 12, TWP. 20, R. 19.



ALL BEARINGS ARE BASED UPON THE CENTERLINE OF THE RICHLAND COUNTY BIKEWAY BEARING BETWEEN P.T. STA. 626+96.69 AND P.C. STA. 645+58.06 BEING NORTH 14°33'15" EAST, AS SHOWN ON THE CENTERLINE SURVEY PLAT, RIC-057 IN THE RICHLAND COUNTY TAX MAP OFFICE

*Robert J. McAuley*  
ROBERT J. MCAULEY  
RLS 7209  
DATE *July 2015*



## **RICHLAND ENGINEERING LIMITED**

29 North Park Street, Mansfield, Ohio 44902-1769 • 419-524-0074 FAX 419-524-181

115041

Description for a 10.561 acre Parcel

Situated in the Township of Troy, County of Richland, State of Ohio and being a part of the Northwest and Southwest Quarters of Section 12, Township 20, Range 19 and being a part of a parcel of land now or formerly owned by Lois E. McCready as recorded in Official Record Volume 1768, Page 740 of the Richland County Recorder's records, and being more particularly described as follows:

Commencing at a railroad spike found at the southwest corner of the Northwest Quarter of Section 12;

Thence North  $86^{\circ}11'49''$  East along the south line of the Northwest Quarter of Section 12, a distance of 790.77 feet to a survey marker set at the **POINT OF BEGINNING** of the parcel herein described;

1. Thence North  $02^{\circ}04'02''$  West a distance of **1184.62 feet** to a survey marker set on the south line of lands now or formerly owned by Valley View Farms, Inc. as recorded in Deed Volume 378, Page 530 of the Richland County Recorder's records;
2. Thence North  $85^{\circ}06'51''$  East along the south line of said Valley View Farms, Inc. lands, a distance of **730.64 feet** to a survey marker set on the westerly right of way line of the Richland County Bikeway, Board of Park Commissions as recorded in Deed Volume 907, Page 624 of the Richland County Recorder's office;
3. Thence southerly along the west right of way line of said Richland County Bikeway, along a curve to the left, having an **arc length of 310.29 feet**, a **radius of 4633.75 feet**, a **central angle of  $03^{\circ}50'12''$** , a **chord bearing South  $16^{\circ}28'21''$  West** with a **chord length of 310.23 feet** to a survey marker set;
4. Thence continuing along the west right of way line of said Richland County Bikeway **South  $14^{\circ}33'15''$  West**, a distance of **414.86 feet** to a survey marker found at the northeast corner of lands now or formerly owned by Joshua & Deborah A. Mueck as recorded in Official Record Volume 949, Page 542 of the Richland County Recorder's records;
5. Thence **South  $87^{\circ}48'21''$  West** along the north line of said Mueck lands, a distance of **402.75 feet** to a survey marker found at the northwest corner of said Mueck lands;

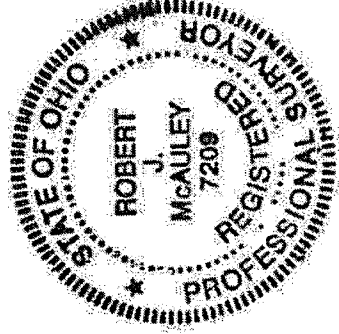
6. Thence **South 04°05'48" West** along the west line of said Mueck lands, a distance of **339.21 feet** to a survey marker set;
7. Thence continuing along the west line of said Mueck lands **South 01°16'52" West**, a distance of **189.17 feet** to a survey marker found on the south line of the Northwest Quarter of Section 12;
8. Thence continuing along the west line of said Mueck lands **South 01°16'52" West**, a distance of **38.19 feet** to a railroad spike found at the southwest corner of said Mueck lands, also being on the centerline of Owens Road (T.H. 118);
9. Thence **South 88°23'29" West** along the centerline of Owens Road (T.H. 118), a distance of **60.00 feet** to a railroad spike set;
10. Thence **North 02°04'02" West**, a distance of **35.74 feet** to the survey marker set at the **POINT OF BEGINNING**, containing **10.561 acres** of land, more or less, of which 10.509 acres are in the Northwest Quarter and 0.052 acres are in the Southwest Quarter of Section 12, subject to all highways, easements and use restrictions of record.

This description is based on an actual field survey. All bearings are based on the centerline of the Richland County Bikeway bearing between P.T. Station 626+96.69 and P.C. Station 645+58.06 being North 14°33'15" East as shown on the Centerline Survey Plat, RIC-057 in the Richland County Tax Map Office.

Bearings are for the determination of angular measurement only.

Survey markers set are 5/8" x 30" rebar with plastic cap stamped "Richland Eng. RLS 7209".

Survey markers found are 5/8" x 30" rebar with cap stamped "Richland Engineering Limited Robert A. Cunning RLS 4939".



*Robert J. McAuley*  
 Robert J. McAuley  
 P.S. 7209  
 Richland Engineering Limited

*Plot TL - 7-14-15*  
*Troy Twp. 2015*

*1 July 2015*  
 Date

NEW SPLIT  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
 EAK INITIAL DATE  
 HH-172 7-17-15