

**POINT OF COMMENCEMENT**

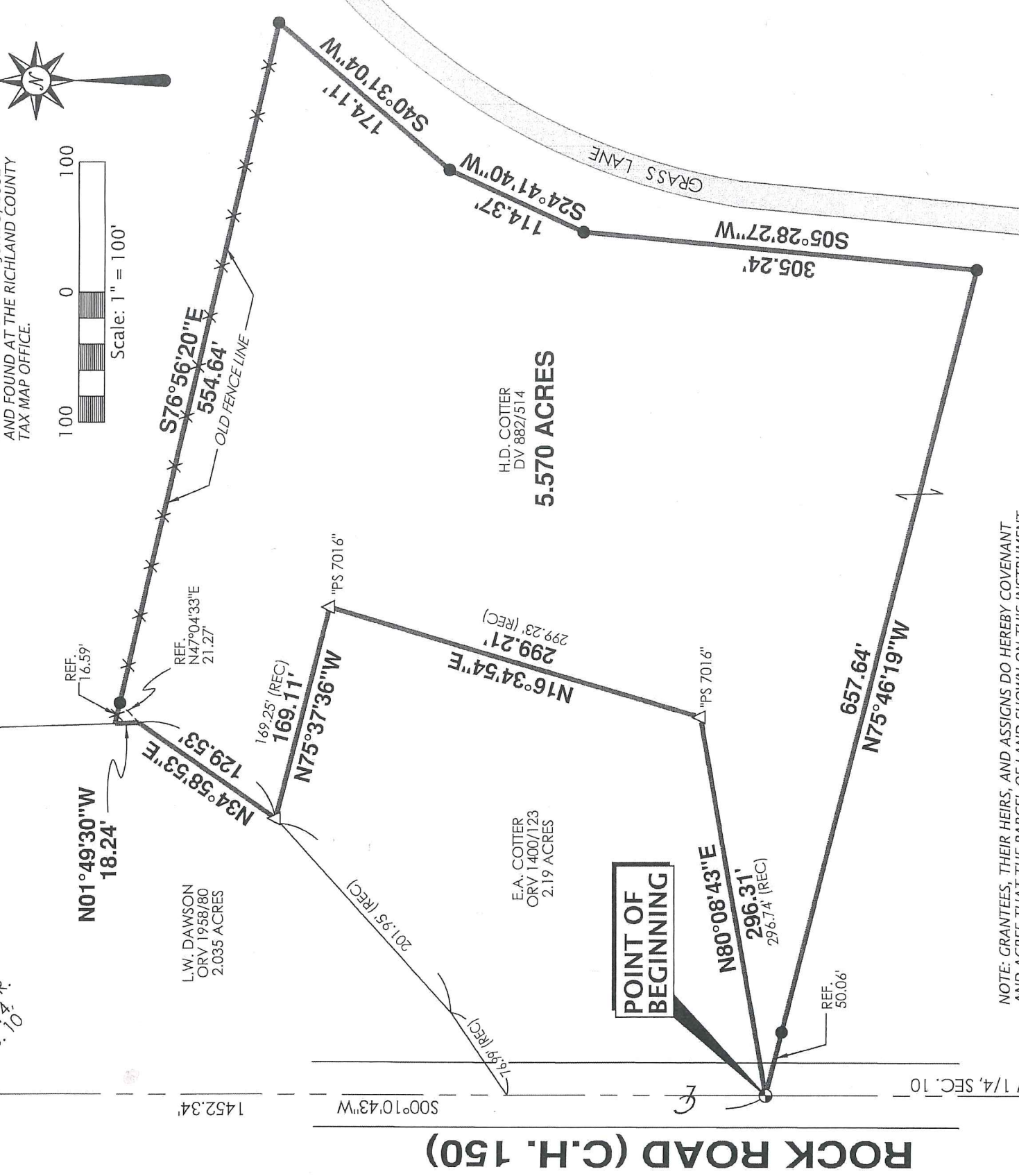
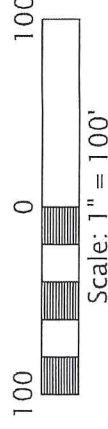
PLAT OF BOUNDARY SURVEY  
**EDWARD A. COTTER**  
PART OF THE NORTHWEST QUARTER, SECTION TEN (10)  
TOWNSHIP TWENTY-ONE (21), RANGE NINETEEN (19)  
SPRINGFIELD TOWNSHIP, RICHLAND COUNTY, OHIO

IRON PIN FOUND  
2.05' (N)  
1.76' (W)

N. LINE, NW 1/4, SEC. 10

NW COR.  
SEC. 10

BEARINGS ARE BASED ON SURVEY "Q-9" BY  
CHARLES A. KERIG DATED JUNE 5, 2002  
AND FOUND AT THE RICHLAND COUNTY  
TAX MAP OFFICE.



NOTE: GRANTEES, THEIR HEIRS, AND ASSIGNS DO HEREBY COVENANT AND AGREE THAT THE PARCEL OF LAND SHOWN ON THIS INSTRUMENT OR ANY PORTION THEREOF DOES NOT CONSTITUTE A PRINCIPLE BUILDING SITE UNDER APPLICABLE ZONING AND WILL NOT BE CONVEYED BY SAID GRANTEES, HEIRS AND ASSIGNS INDEPENDENT AND SEPARATE FROM ANY ADJOINING OR CONTIGUOUS PARCEL FRONTING ON A PUBLIC HIGHWAY OR STREET.

REFERENCE MATERIALS

- DEEDS AS SHOWN
- TAX MAPS
- THE FOLLOWING RICHLAND COUNTY SURVEYS FOUND AT THE RICHLAND COUNTY TAX MAP OFFICE:
- D-314 Q-9 T-109
- F-1-342
- O-338

- SURVEY FOR GIMBLE & THRUSH BY JAMES B. ROBERTS DATED NOVEMBER, 1954
- SURVEY FOR GIMBLE & THRUSH BY JAMES B. ROBERTS & G.A. DORAN DATED JANUARY, 1955
- SURVEY FOR WUTHRICH BY RICHARD E. FRIDDELL DATED APRIL 4, 1978
- SURVEY FOR WUTHRICH BY RICHARD E. FRIDDELL DATED JANUARY 15, 1979
- SURVEY FOR WUTHRICH BY RICHARD E. FRIDDELL DATED APRIL 20, 1978
- SURVEY FOR WUTHRICH BY DAVID A. ARMSTRONG DATED APRIL 9, 1977
- SURVEY FOR WUTHRICH BY DAVID A. ARMSTRONG DATED MARCH 20, 1979

**WALKER LAKE ROAD (C.H. 164)**

S. LINE, NW 1/4, SEC. 10

SW COR.  
NW 1/4  
SEC. 10



PREPARED BY  
**F.E. KROCKA & ASSOCIATES, INC.**  
44 EAST MAIN STREET  
SHELBY, OHIO 44875  
(419) 342-4556

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 3-1-17**  
INITIAL DATE  
**JJ-59**

I CERTIFY THIS SURVEY WAS PREPARED FROM ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THAT ALL MONUMENTS WERE FOUND OR SET AS INDICATED.

NATHAN W. SAUTTER  
OHIO REGISTERED SURVEYOR NO. 8252  
DATE: FEBRUARY 21, 2017



LEGEND

- RAILROAD SPIKE FOUND
- IRON PIN FOUND
- 3" SURVEY SPIKE SET
- 3/4" DIAMETER, 30" LONG IRON PIN SET WITH CAP STAMPED "KROCKA & ASSOC."



**F.E. Krocka & Associates, Inc.**  
*Engineering and Surveying*  
44 East Main Street  
Shelby, Ohio 44875  
Phone: (419) 342-4556  
Fax: (419) 347-8885

**DESCRIPTION**  
**EDWARD A. COTTER**  
**PART OF THE NORTHWEST QUARTER OF SECTION TEN (10)**  
**TOWNSHIP TWENTY-ONE (21), RANGE NINETEEN (19)**  
**SPRINGFIELD TOWNSHIP, RICHLAND COUNTY, OHIO**

**DESCRIPTION:** Being part of the Northwest Quarter of Section Ten (10), Township Twenty-One (21), Range Nineteen (19), Springfield Township, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at a railroad spike found at the northwest corner of the Northwest Quarter of Section 10, said point also being on the centerline of Rock Road (C.H. 150); thence S00°10'43"W, along the west line of the Northwest Quarter of Section 10 and the centerline of Rock Road, a distance of 1452.34 feet to a 3" survey spike set at the southwest corner of a 2.19 acre parcel described in Official Record Volume 1400, Page 123, said point being the real point of beginning for the parcel herein described;

- 1) thence N80°08'43"E, along the south line of said 2.19 acre parcel, a distance of 296.31 feet to an iron pin found at the southeast corner of said 2.19 acre parcel;
- 2) thence N16°34'54"E, along the east line of said 2.19 acre parcel, a distance of 299.21 feet to an iron pin found at the northeast corner of said 2.19 acre parcel;
- 3) thence N75°37'36"W, along a north line of said 2.19 acre parcel, a distance of 169.11 feet to an iron pin found at a north corner of said 2.19 acre parcel, said point also being on an easterly line of a 2.035 acre parcel described in Official Record Volume 1958, Page 80;
- 4) thence N34°58'53"E, along an easterly line of said 2.035 acre parcel, a distance of 129.53 feet to a southeasterly corner of said 2.035 acre parcel, said point referenced by an iron pin set N47°04'33"E, 21.27 feet;
- 5) thence N01°49'30"W, along the east line of said 2.035 acre parcel, a distance of 18.24 feet to a point on the east line of said 2.035 acre parcel;
- 6) thence S76°56'20"E, passing for reference an iron pin set at 16.59 feet, a total distance of 554.64 feet to an iron pin set;
- 7) thence S40°31'04"W, a distance of 174.11 feet to an iron pin set;
- 8) thence S24°41'40"W, a distance of 114.37 feet to an iron pin set;
- 9) thence S05°28'27"W, a distance of 305.24 feet to an iron pin set;
- 10) thence N75°46'19"W, passing for reference an iron pin set at 607.58 feet, a total distance of 657.64 feet to the real point of beginning,

and containing 5.570 acres, more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 3/4" diameter, 30" long with caps stamped "KROCKA & ASSOC." Bearings are based on survey "Q-9" by Charles A. Kerg dated June 5, 2002 and found at the Richland County Tax Map Office.

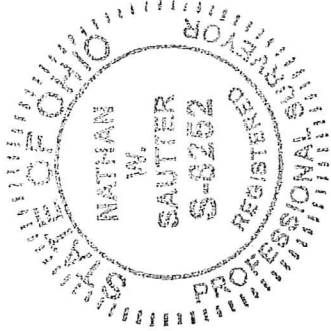
Grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principle building site under applicable zoning and will not be conveyed by said grantees, their heirs, and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.

CERTIFICATION: I certify this survey was prepared from actual field measurements in accordance with Chapter 4733-37 of the Ohio Administrative Code and that all monuments were found or set as indicated.

F. E. KROCKA & ASSOCIATES, INC.



Nathan W. Sautter  
Ohio Registered Surveyor No. 8252  
Date: February 21, 2017



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

INITIAL EAK DATE 3-7-17

INITIAL JJ DATE 5-9