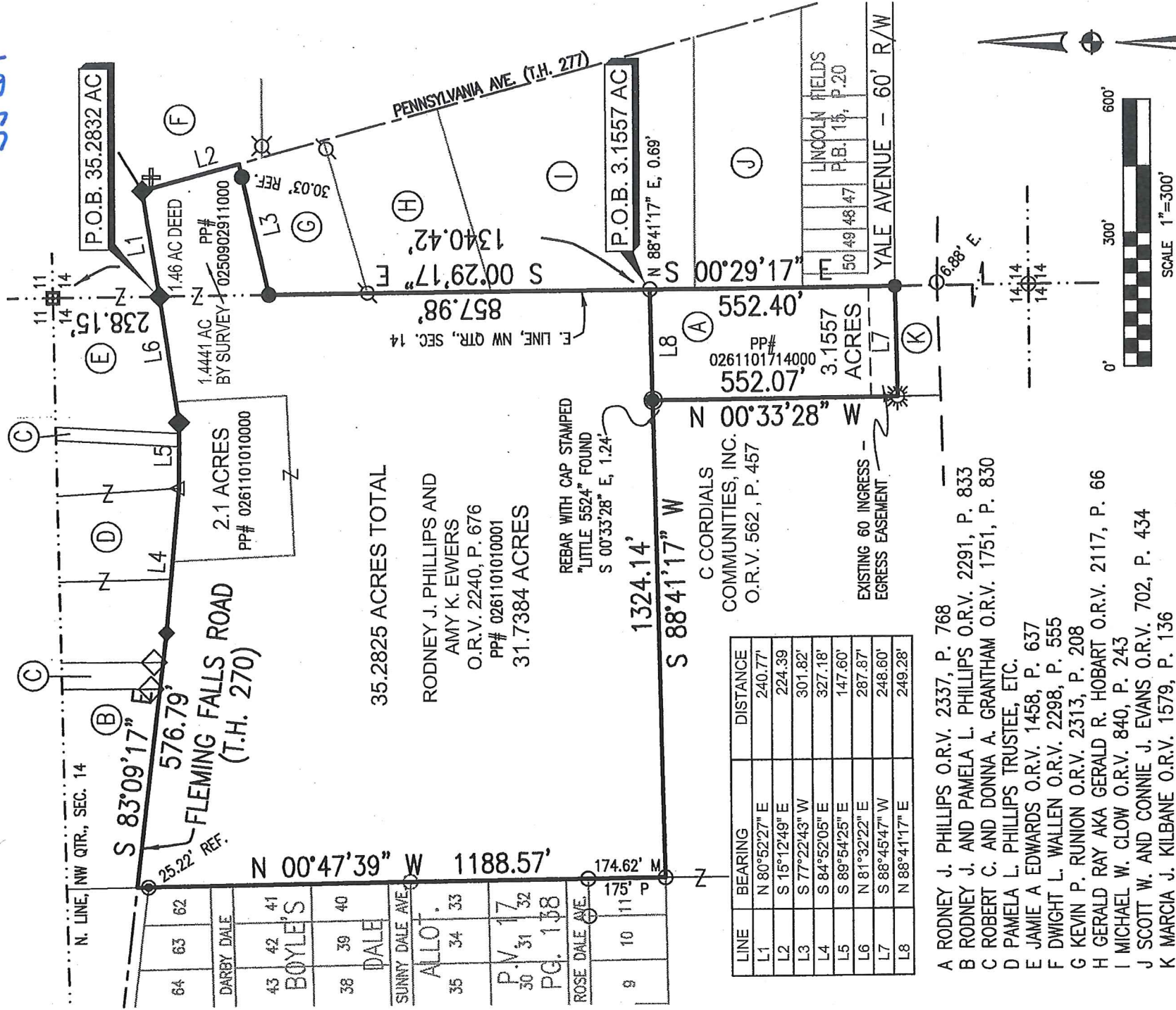


PLAT OF BOUNDARY SURVEY FOR  
**RODNEY J. PHILLIPS**  
 PART OF THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION FOURTEEN (14)  
 TOWNSHIP TWENTY-ONE (21), RANGE EIGHTEEN (18)  
 MADISON TOWNSHIP, RICHLAND COUNTY, OHIO

NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK 3-13-17**  
 INITIAL DATE  
**JJ-69**



**LEGEND**

- 5/8" DIA. x 30" LONG REBAR SET WITH PLASTIC CAP STAMPED "WEIGLER 7747"
- ◆ 2" MAG NAIL SET
- ◇ REBAR FOUND WITH CAP STAMPED "F.E.K.&A. 3702"
- ⊗ REBAR FOUND WITH CAP STAMPED "NAPIER 6252"
- ⊗ REBAR FOUND WITH CAP STAMPED "BLACK 6365"
- ⊗ REBAR FOUND WITH CAP STAMPED "LITTLE 5525"
- 1/2" IRON PIPE FOUND
- △ RAILROAD SPIKE FOUND
- ⊗ CONCRETE MONUMENT FOUND W/BRASS CAP "CHARLES BLOSSER"
- ⊗ 3/4" IRON PIPE FOUND
- ⊗ 1/2" REBAR FOUND
- ⊗ 5/8" REBAR FOUND

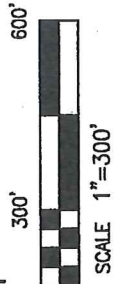
**BASIS OF BEARINGS**  
 BEARINGS ARE BASED ON AN ASSUMED MERIDIAN  
 AND ARE USED TO EXPRESS ANGLES ONLY.

**REFERENCE MATERIAL**  
 TAX MAPS  
 DEEDS LISTED HEREON  
 SURVEY FILES: A-345, A-348, J-333, D-254, N-239  
 HISTORIC SURVEYS NW-1, NW-5, NW-7, NW-8, NW-10

CERTIFICATION: I HEREBY CERTIFY THAT THE  
 FOREGOING SURVEY WAS PREPARED FROM ACTUAL  
 FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER  
 4733-37, OHIO ADMINISTRATIVE CODE.

PREPARED BY  
**WEIGLER LAND SURVEYING, LTD**

GARY E. WEIGLER  
 OHIO-REGISTERED SURVEYOR NO. 7747  
 DATE: SEPTEMBER 10, 2016  
 FILE NO. 16011







**Weigler Land Surveying, Ltd.**  
513 Amoy East Road, Mansfield, Ohio 44903  
Phone and Fax (419) 747-7155

16011

**DESCRIPTION**  
**35.2825 ACRES**

Situated in the State of Ohio, County of Richland, Township of Madison, being part of the northeast and northwest quarters of Section Fourteen (14), Township Twenty-one (21), Range Eighteen (18), and being permanent parcel no. 0261101010001, 0261101010000 and 0250902911000 now or formerly owned by Rodney J. Phillips and Amy K. Ewers as recorded in Official Record Volume 2240, Page 676 of the Richland County Recorder's Records and being more particularly described as follows;

**Commencing** at a 3/4" iron pipe found marking the northeast corner of the northwest quarter of Section 14;

Thence South 00°29'17" East, 238.15 feet with the east line of said quarter to a mag nail set marking the **POINT OF BEGINNING** for the parcel herein described, said mag nail being in the centerline of Fleming Falls Road (Township Highway 270);

Thence with the following Ten (10) courses;


1. North 80°52'27" East, 240.77 feet with the centerline of said Fleming Falls Road to a mag nail set marking the intersection of Fleming Falls Road with Pennsylvania Avenue (Township Highway 277);
2. South 15°12'49" East, 224.39 feet with the centerline of said Pennsylvania Avenue to a point being referenced by a 5/8" rebar with cap stamped "Weigler 7747" set South 77°22'43" West, 30.03 feet;
3. South 77°22'43" West, 301.82 feet with the north line of lands now or formerly owned by Kevin P. Runion as recorded in Official Record Volume 2313, Page 208 of the Richland county Recorder's Records to a 5/8" rebar with cap stamped "Weigler 7747" set in the east line of said northwest quarter of Section 14, passing through a 5/8" rebar with cap stamped "Weigler 7747" at 30.03 feet;
4. South 00°29'17" East, 857.98 feet with the east line of said northwest quarter to a point being referenced by a 1/2" iron pipe found North 88°41'17" East, 0.69 feet, said point marking the northeast corner of a 3.167 acre parcel permanent parcel no. 0261101714000, now or formerly owned by Rodney J. Phillips as recorded in Official Record Volume 2337, Page 768 of the Richland County Recorder's Records;
5. South 88°41'17" West, 1324.14 feet, with the north line of said Phillips 3.167 acre parcel and the north line of lands now or formerly owned by C Cordials Communities, Inc., as recorded in Official Record Volume 562, Page 457 of the Richland County Recorder's Records to a 1/2" iron pipe found marking the southwest corner of Phillips lands and the southeast corner of Boyle's Dale Allotment as recorded in Plat Volume 17, Page 138 of the Richland County Recorder's Records;
6. North 00°47'39" West, 1188.57 feet with the east line of said Boyle's Dale Allotment to a point in the centerline of Fleming Falls Road (Township Highway 270), passing through a concrete monument with brass cap stamped Charles Blosser found at 1163.35 feet, said monument marking the northeast corner of said Boyle's Dale Allotment;
7. South 83°09'17" East, 576.79 feet with the centerline of Fleming Falls Road to a mag nail set;
8. South 84°52'05" East, 327.18 feet with the centerline of Fleming Falls Road to a railroad spike found;
9. South 89°54'25" East, 147.60 feet with the centerline of Fleming Falls Road to a mag nail set;
10. North 81°32'22" East, 287.87 feet with the centerline of Fleming Falls Road, to the point of beginning for the parcel herein described, containing 35.2825 acres, of which 31.7384 acres in the northwest quarter being permanent parcel no. 0261101010001 and 2.1 acres in the northwest quarter being permanent parcel no. 0261101010000 and 1.4441 acre in the northeast quarter being permanent parcel no. 0250902911000, being subject to all legal easements, restrictions and rights-of-way now on record.

Bearings are based on an assumed meridian, and are used to express angles only.

I hereby certify that this description is based upon an actual field survey made by Gary E. Weigler, Registered Surveyor No. 7747 and all monumentation was set or found as indicated.

Prior Deed Reference: Official Record Volume 2240, Page 676

prepared by:  
**Weigler Land Surveying, Ltd.**

  
Gary E. Weigler  
Registered Surveyor No. 7747  
Date: September 10, 2016



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

EAK 3-13-17  
INITIAL DATE  
JJ-69





## **Weigler Land Surveying, Ltd.**

513 Amoy East Road, Mansfield, Ohio 44903  
Phone and Fax (419) 747-7155

16011

### **DESCRIPTION 3.1557 ACRE**

Situated in the State of Ohio, County of Richland, Township of Madison, being part of the northwest quarter of Section Fourteen (14), Township Twenty-one (21), Range Eighteen (18), and being part of permanent parcel no. 0261101714000 now or formerly owned by Rodney J. Phillips as recorded in Official Record Volume 2337, Page 768 of the Richland County Recorder's Records and being more particularly described as follows;

**Commencing** at a 3/4" iron pipe found marking the northeast corner of the northwest quarter of Section 14;

Thence South 00°29'17" East, 1340.42 feet with the east line of said quarter to a point being referenced by a 1/2" iron pipe found North 88°41'17" East, 0.69 feet, said point being the **POINT OF BEGINNING** for the parcel herein described;

Thence with the following Four (4) courses;

1. South 00°29'17" East, 552.40 feet to a point marking the southwest corner of Yale Avenue (60 feet in width) and the northeast corner of lands now or formerly owned by Marcia J. Kilbane as recorded in Official Record Volume 1579, Page 136 of the Richland county Recorder's Records;
2. South 88°45'47" West, 248.60 feet with the north line of said Kilbane lands to a 5/8" rebar found in the east line of lands now or formerly owned by C Cordials Communities, Inc. as recorded in Official Record Volume 562, Page 457 of the Richland county Recorder's Records;
3. North 00°33'28" West, 552.07 feet with the east line of said C Cordials Communities, Inc. lands to a 5/8" rebar with cap stamped "Weigler 7747" set in the south line of lands now or formerly owned by Rodney J. Phillips and Amy K. Ewers as recorded in Official Record Volume 2240, Page 676 of the Richland County Recorder's Records, passing through a 5/8" rebar with cap stamped "Little 5524" at 550.83 feet;
4. North 88°41'17" East, 249.28 feet with the south line of said Phillips and Ewers lands, to the point of beginning for the parcel herein described, containing 3.1557 acres, being subject to all legal easements, restrictions and rights-of-way now on record.

Bearings are based on an assumed meridian; and are used to express angles only.

I hereby certify that this description is based upon an actual field survey made by Gary E. Weigler, Registered Surveyor No. 7747 and all monumentation was set or found as indicated.

Prior Deed Reference: Official Record Volume 2337, Page 768

prepared by:  
**Weigler Land Surveying, Ltd.**



*[Signature]*  
Gary E. Weigler  
Registered Surveyor No. 7747  
Date: September 10, 2016

NEW SURVEY  
OF EXISTING PARCEL  
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