

SURVEY FOR BENJAMIN & SHIRLEY GARBER

MATCH LINE SEE SHEET 2

2.724 Acres

SW. 1/4 SEC. 35 (1.825 Acres)
NW. 1/4 SEC. 35 (0.899 Acres)

S. LINE NW. 1/4 SEC. 35
N. LINE SW. 1/4 SEC. 35

S. LINE NE. 1/4 SEC. 35
N. LINE SE. 1/4 SEC. 35

P.O.B. 2.724 Acres

(18.912 Acres)

(40.885 Acres) **202.031 Acres**
-2.724 Acres
=199.307 Acres TOTAL

BENJAMIN W. &
SHIRLEY GARBER
O.R.V.-2530 P.-338

BENJAMIN W. GARBER
O.R.V.-2530 P.-342

KATIE M. ROCKWELL
O.R.V.-1748 P.-230

KATIE M. ROCKWELL
O.R.V.-1748 P.-230

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EAK 5-25-17
INITIAL DATE

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 5-25-17
INITIAL DATE
JJ-162



Roger L. Stevens

Roger L. Stevens, P.S. #7052 Date 5-16-17 SM-1860

Distances shown hereon are expressed in feet and decimal parts thereof.

Basis of Bearings: Plat Volume 27, Page 15.

CERTIFICATION: I hereby certify that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code.

CURVE DATA
@ SUR. S.R. 95
P.I. STA. 3+93.65
Δ = 04°12'41" LT.
D = 01°36'44"
R = 3554.11'
T = 130.68'
L = 261.24'
E = 2.40'

CURVE DATA
@ SUR. S.R. 95
P.I. STA. 1+28.54
Δ = 05°34'27" LT.
D = 00°54'27"
R = 6314.02'
T = 307.38'
L = 614.28'
E = 7.48'

CURVE DATA
@ SUR. S.R. 95
P.I. STA. 16+48.30
Δ = 18°39'40" RT.
D = 01°13'31"
R = 4675.94'
T = 768.28'
L = 1522.94'
E = 62.70'

CURVE DATA
@ SUR. S.R. 95
P.I. STA. 24+70.74
Δ = 05°35'37" RT.
D = 04°07'49"
R = 1387.20'
T = 67.77'
L = 135.43'
E = 1.65'

LEGEND

- IRON PIN FOUND
- RAILROAD SPIKE FOUND
- CENTERLINE MONUMENT BOX FOUND
- IRON PIN SET, 5/8" DIA. ROD WITH PLASTIC CAP STAMPED "STEVENS 7052"

LINE TABLE

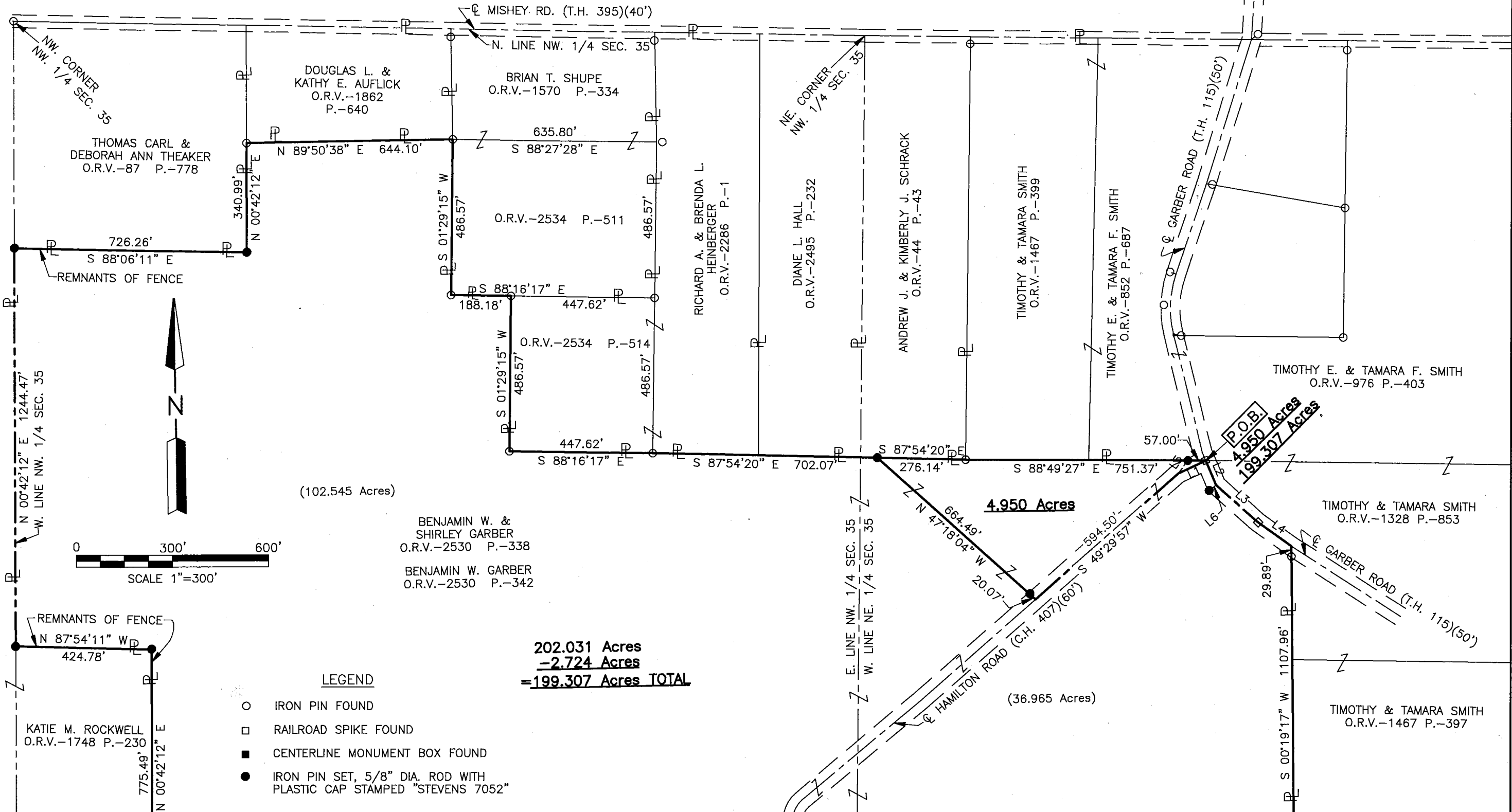
LINE	BEARING	DISTANCE
L1	N 65°47'18" E	95.12'
L2	S 22°15'01" E	82.87'
L3	S 47°15'17" E	174.04'
L4	S 53°33'51" E	130.22'
L5	N 36°31'46" E	50.00'
L6	S 48°51'46" W	16.69'
L7	N 88°50'18" W	44.47'
L8	S 07°35'33" W	110.48'
L9	S 07°35'33" W	121.96'
L10	N 88°57'50" W	19.50'
L11	S 07°43'42" W	35.40'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	4457.31'	997.15'	995.07'	S 51°34'42" W	12°49'04"
C2	4440.31'	1272.69'	1268.34'	S 37°09'54" W	16°25'20"
C3	6217.02'	142.80'	142.79'	S 29°36'38" W	1°18'58"
C4	6200.02'	297.78'	297.75'	S 31°43'58" W	2°45'07"

PART OF THE NE., SE, SW.
& NW. 1/4 OF SEC. 35,
T-19, R-18, JEFFERSON
TWP., RICHLAND CO., OHIO.

SURVEY FOR BENJAMIN & SHIRLEY GARBER



(102.545 Acres)

4.950 Acres

P.O.B.
4.950 Acres
199.307 Acres

(36.965 Acres)

202.031 Acres
-2.724 Acres
=199.307 Acres TOTAL

LEGEND

- IRON PIN FOUND
- RAILROAD SPIKE FOUND
- CENTERLINE MONUMENT BOX FOUND
- IRON PIN SET, 5/8" DIA. ROD WITH PLASTIC CAP STAMPED "STEVENS 7052"

MATCH LINE SEE SHEET 1

**SURVEYOR'S DESCRIPTION FOR
BENJAMIN & SHIRLEY GARBER**

199.307 Acres

Situated in the Township of Jefferson, County of Richland, State of Ohio and being part of the Northeast, Southeast, Southwest and Northwest Quarters of Section 35, Township 19, Range 18 and being more particularly described as follows:

Beginning at a railroad spike found in the intersection of the centerline of Garber Road (T.H. 115) and the centerline of Hamilton Road (C.H. 407), said railroad spike being referenced by an iron pin set N 88° 49' 27" W, 57.00 feet from said railroad spike;

Thence with the following **TWENTY NINE** courses:

- 1) **S 22° 15' 01" E, 82.87 feet** along said centerline of Garber Road (T.H. 115) to a point, said point being referenced by an iron pin set S 48° 51' 46" W, 16.69 feet from said point;
- 2) **S 47° 15' 17" E, 174.04 feet** and continuing along said centerline of Garber Road (T.H. 115) to a railroad spike found;
- 3) **S 53° 33' 51" E, 130.22 feet** and continuing along said centerline of Garber Road (T.H. 115) to a point being an interior corner of a parcel of land conveyed to Timothy and Tamara Smith by official records volume 1328, page 853, said point being referenced by an iron pin found S 00° 19' 17" W, 29.89 feet from said point;
- 4) **S 00° 19' 17" W, 1,107.96 feet** along the west line of said land of Timothy and Tamara Smith and along the west line of a parcel of land conveyed to Timothy and Tamara Smith by official records volume 1467, page 397 to a point being the southwesterly corner of said land, said point also being in the northwesterly line of the former Baltimore and Ohio Railroad, passing through previously referenced iron pin found at 29.89 feet and passing through an iron pin found at 1,105.37 feet;
- 5) **Southwesterly** along said northwesterly line of said land of the former Baltimore and Ohio Railroad on a **curve to the left having a radius of 4,457.31 feet, an arc length of 997.15 feet, a delta angle of 12° 49' 04", a chord length of 995.07 feet and a chord bearing of S 51° 34' 42" W** to an iron pin found;
- 6) **S 88° 05' 52" E, 23.38 feet** along a south line of said land of the former Baltimore and Ohio Railroad to an iron pin found;
- 7) **Southwesterly** along said northwesterly line of said land of the former Baltimore and Ohio Railroad on a **curve to the left having a radius of 4,440.31 feet, an arc length of 1,272.69 feet, a delta angle of 16° 25' 20", a chord length of 1,268.34 feet and a chord bearing of S 37° 09' 54" W** to an iron pin found;
- 8) **S 28° 56' 56" W, 207.67 feet** and continuing along said northwesterly line of said land of the former Baltimore and Ohio Railroad to an iron pin found;
- 9) **Southwesterly** and continuing along said northwesterly line of said land of the former Baltimore and Ohio Railroad on a **curve to the right having a radius of 6,217.02 feet, an arc length of 142.80 feet, a delta angle of 1° 18' 58", a chord length of 142.79 feet and a chord bearing of S 29° 36' 38" W** to an iron pin found;
- 10) **N 88° 57' 50" W, 19.50 feet** along a north line of said land of the former Baltimore and Ohio Railroad to an iron pin found;
- 11) **Southwesterly** and continuing along said northwesterly line of said land of the former Baltimore and Ohio Railroad on a **curve to the right having a radius of 6,200.02 feet, an arc length of 297.78 feet, a delta angle of 2° 45' 07", a chord length of 297.75 feet and a chord bearing of S 31° 43' 58" W** to a point being a southeasterly corner of a parcel of land conveyed to Katie M. Rockwell by official records volume 1748, page 230, said point being referenced by an iron pin set S 07° 43' 42" W, 35.40 feet from said point;
- 12) **N 07° 43' 42" E, 969.33 feet** along an easterly line of said land of Katie M. Rockwell to a point being a northeasterly corner of said land, said point being referenced by an iron pin set N 07° 43' 42" E, 12.00 feet from said point;

199.307 Acres (continued)

- 13) **N 88° 50' 18" W, 937.10 feet** along a north line of said land of Katie M. Rockwell to a point being an interior corner of said land, said point being referenced by an iron pin set N 00° 02' 43" E, 2.00 feet from said point;
- 14) **N 00° 02' 43" E, 1,260.20 feet** along an east line of said land of Katie M. Rockwell to a point being a northeast corner of said land, said point being referenced by an iron pin set N 88° 50' 18" W, 18.00 feet from said point;
- 15) **N 88° 50' 18" W, 896.20 feet** along a north line of said land of Katie M. Rockwell to an iron pin set in an interior corner of said land;
- 16) **N 00° 42' 12" E, 775.49 feet** along an east line of said land of Katie M. Rockwell to an iron pin set in a northeast corner of said land;
- 17) **N 87° 54' 11" W, 424.78 feet** along a north line of said land of Katie M. Rockwell to an iron pin set in a northwest corner of said land, said iron pin also being in the west line of said Northwest Quarter;
- 18) **N 00° 42' 12" E, 1,244.47 feet** along said west line of said Northwest Quarter to an iron pin set in the southwest corner of a parcel of land conveyed to Thomas Carl and Deborah Ann Theaker by official records volume 87, page 778;
- 19) **S 88° 06' 11" E, 726.26 feet** along the south line of said land of Thomas Carl and Deborah Ann Theaker to an iron pin set in the southeast corner of said land;
- 20) **N 00° 42' 12" E, 340.99 feet** along the east line of said land of Thomas Carl and Deborah Ann Theaker to an iron pin found in the southwest corner of a parcel of land conveyed to Douglas L. and Kathy E. Auflick by official records volume 1862, page 640;
- 21) **N 89° 50' 38" E, 644.10 feet** along the south line of said land of Douglas L. and Kathy E. Auflick to an iron pin found in the southeast corner of said land, said iron pin also being in the northwest corner of a parcel of land conveyed to Brian T. Shupe by official records volume 2534, page 511;
- 22) **S 01° 29' 15" W, 486.57 feet** along the west line of said land of Brian T. Shupe to an iron pin found in the southwest corner of said land;
- 23) **S 88° 16' 17" E, 188.18 feet** along the south line of said land of Brian T. Shupe to an iron pin found in the northwest corner of a parcel of land conveyed to Richard A. and Brenda L. Heinberger by official records volume 2534, page 514;
- 24) **S 01° 29' 15" W, 486.57 feet** along the west line of said land of Richard A. and Brenda L. Heinberger to an iron pin found in the southwest corner of said land;
- 25) **S 88° 16' 17" E, 447.62 feet** along the south line of said land of Richard A. and Brenda L. Heinberger to an iron pin found in the southeast corner of said land, said iron pin also being in the southwest corner of a parcel of land conveyed to Richard A. and Brenda L. Heinberger by official records volume 2286, page 1;
- 26) **S 87° 54' 20" E, 702.07 feet** along the south line of said land of Richard A. and Brenda L. Heinberger, along the south line of a parcel of land conveyed to Diane L. Hall by official records volume 2495, page 232 and along the south line of a parcel of land conveyed to Andrew J. and Kimberly J. Schrack by official records volume 44, page 43 to an iron pin set;
- 27) **S 47° 18' 04" E, 664.49 feet** to a point being in said centerline of Hamilton Road (C.H.407) and passing through an iron pin set at 644.42 feet;
- 28) **N 49° 29' 57" E, 594.50 feet** along said centerline of Hamilton Road (C.H. 407) to a point, said point being referenced by an iron pin set N 36° 31' 46" E, 50.00 feet from said point;
- 29) **N 65° 47' 18" E, 95.12 feet** and continuing along said centerline of Hamilton Road (C.H. 407) to the **place of beginning** and containing **202.031 acres**, more or less.

199.307 Acres (continued)

Save and except the following **2.724 acre** parcel.

Situated in the Township of Jefferson, County of Richland, State of Ohio and being part of the Southwest and Northwest Quarters of Section 35, Township 19, Range 18 and being more particularly described as follows:

Commencing at a point being the northeast corner of said Southwest Quarter, said point also being the southeast corner of said Northwest Quarter and being referenced by an iron pin set N 88° 50' 18" W, 44.47 feet from said point;

Thence N 88° 50' 18" W, 44.47 feet to an iron pin set, said iron pin being the **true place of beginning**;

Thence with the following **SIX** courses:

- 1) S 07° 35' 33" W, 110.48 feet to an iron pin set;
- 2) S 42° 51' 55" W, 326.36 feet to an iron pin set;
- 3) N 35° 59' 41" W, 214.53 feet to an iron pin set;
- 4) N 21° 36' 52" E, 371.97 feet to an iron pin set;
- 5) S 78° 21' 57" E, 246.85 feet to an iron pin set;
- 6) S 07° 35' 33" W, 121.96 feet to the **true place of beginning** and containing **2.724 acres**, more or less, of which 1.825 acres are in the Southwest Quarter of Section 35 and 0.899 acre is in the Northwest Quarter of Section 35, and subject to all legal highways and easements of record.

Leaving a total of **199.307 acres**, more or less, of which 36.965 acres are in the Northeast Quarter of Section 35, 18.912 acres are in the Southeast Quarter of Section 35, 40.885 acres are in the Southwest Quarter of Section 35 and 102.545 acres are in the Northwest Quarter of Section 35 and subject to all legal highways and easements of record.

Basis of bearings: Plat Volume 27, Page 15.

All iron pins set are 5/8" diameter reinforcing rod with plastic cap stamped "STEVENS 7052".

According to a survey made in May 2017 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.



Roger L. Stevens

Roger L. Stevens
Registered Surveyor No. 7052
SM-1860F

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 5-25-17
INITIAL DATE
JJ-162

2.724 Acres

Situated in the Township of Jefferson, County of Richland, State of Ohio and being part of the Southwest and Northwest Quarters of Section 35, Township 19, Range 18 and being more particularly described as follows:

Commencing at a point being the northeast corner of said Southwest Quarter, said point also being the southeast corner of said Northwest Quarter and being referenced by an iron pin set N 88° 50' 18" W, 44.47 feet from said point;

Thence N 88° 50' 18" W, 44.47 feet to an iron pin set, said iron pin being the **true place of beginning**;

Thence with the following **SIX** courses:

- 1) S 07° 35' 33" W, 110.48 feet to an iron pin set;
- 2) S 42° 51' 55" W, 326.36 feet to an iron pin set;
- 3) N 35° 59' 41" W, 214.53 feet to an iron pin set;
- 4) N 21° 36' 52" E, 371.97 feet to an iron pin set;
- 5) S 78° 21' 57" E, 246.85 feet to an iron pin set;
- 6) S 07° 35' 33" W, 121.96 feet to the **true place of beginning** and containing 2.724 acres, more or less, of which 1.825 acres are in the Southwest Quarter of Section 35 and 0.899 acre is in the Northwest Quarter of Section 35, and subject to all legal highways and easements of record.

Basis of bearings: Plat Volume 27, Page 15.

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Registered Surveyor No. 7052
SM-1860F

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 5-25-17
INITIAL DATE
JJ-162

4.950 Acres

Situated in the Township of Jefferson, County of Richland, State of Ohio and being part of the Northeast Quarter of Section 35, Township 19, Range 18 and being more particularly described as follows:

Beginning at a railroad spike found in the intersection of the centerline of Garber Road (T.H. 115) and the centerline of Hamilton Road (C.H. 407), said railroad spike being referenced by an iron pin set N 88° 49' 27" W, 57.00 feet from said railroad spike;

Thence with the following **FIVE** courses:

- 1) **S 65° 47' 18" W, 95.12 feet** along said centerline of Hamilton Road (C.H. 407) to a point, said point being referenced by an iron pin set N 36° 31' 46" E, 50.00 feet from said point;
- 2) **S 49° 29' 57" W, 594.50 feet** and continuing along said centerline of Hamilton Road (C.H. 407) to a point, said point being referenced by an iron pin set N 47° 18' 04" W, 20.07 feet from said point;
- 3) **N 47° 18' 04" W, 664.49 feet** to an iron pin set in the south line of a parcel of land conveyed to Andrew J. and Kimberly J. Schrack by official records volume 44, page 43;
- 4) **S 87° 54' 20" E, 276.14 feet** along said south line of said land of Andrew J. and Kimberly J. Schrack to an iron pin found in the southeast corner of said land, said iron pin also being in the southwest corner of a parcel of land conveyed to Timothy and Tamara Smith by official records volume 1467, page 399;
- 5) **S 88° 49' 27" E, 751.37 feet** along the south line of said land of Timothy and Tamara Smith and along the south line of a parcel of land conveyed to Timothy E. and Tamara F. Smith by official records volume 852, page 687 to the **true place of beginning**, passing through previously referenced iron pin set at 694.37 feet and containing **4.950 acres**, more or less, and subject to all legal highways and easements of record.

Basis of bearings: Plat Volume 27, Page 15.

All iron pins set are 5/8" diameter reinforcing rod with plastic cap stamped "STEVENS 7052".

According to a survey made in May 2017 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.



Roger L. Stevens
Roger L. Stevens
Registered Surveyor No. 7052
SM-1860F

NEW SPLIT
RICHLAND COUNTY
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