

REFERENCE MATERIALS

- DEEDS AS SHOWN
- TAX MAPS
- THE FOLLOWING RICHLAND COUNTY SURVEYS FOUND AT THE RICHLAND COUNTY TAX MAP OFFICE:  
CC-27  
CC-72  
DD-165

PLAT OF BOUNDARY SURVEY  
PART OF THE NORTHWEST QUARTER, SECTION TWENTY-FOUR (24)  
TOWNSHIP TWENTY-ONE (21), RANGE TWENTY (20)  
SHARON TOWNSHIP, RICHLAND COUNTY, OHIO

FUNK ROAD (C.H. 180)

FUNK ROAD (C.H. 180)

N. LINE, NW 1/4, SEC. 24

S89°48'23"E

102.44'

REF. 46.56'

REF. 46.56'

NE COR. NW 1/4, SEC. 24

POINT OF COMMENCEMENT

FORMER RAILROAD

S49°41'45"E

389.84'

N49°41'45"W

522.05'

0.691 ACRE  
(30.089, 9.8% SF)

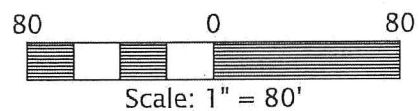
251.19'

S01°05'19"W

POINT OF BEGINNING

K.L. GWIRTZ & L.G. FURNEY  
ORV 71/560  
80 ACRES

BEARINGS ARE BASED ON SURVEY "CC-27" BY CHARLES A. KERG DATED FEBRUARY 8, 2011 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, THEIR HEIRS AND ASSIGNS INDEPENDENT AND SEPARATE FROM ANY ADJOINING OR CONTIGUOUS PARCEL FRONTING ON A PUBLIC HIGHWAY OR STREET.

LEGEND

- △ IRON PIN FOUND
- ⊕ SURVEY NAIL FOUND
- ⊗ RAILROAD SPIKE SET
- 5/8" DIAMETER, 30" LONG IRON PIN SET WITH CAP STAMPED "KROCKA & ASSOC."

SURVEY SPIKE FOUND FROM SURVEY "CC-72"

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

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*

NATHAN W. SAUTTER  
OHIO REGISTERED SURVEYOR NO. 8252  
DATE: DECEMBER 11, 2017



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK 12-19-17  
INITIAL DATE  
JJ-361

S. LINE, NW 1/4, SEC. 24

SE COR. NW 1/4, SEC. 24

E. LINE, NW 1/4, SEC. 24

W. LINE, NW 1/4, SEC. 24

NW COR. NW 1/4, SEC. 24







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

**DESCRIPTION**  
**PART OF THE NORTHWEST QUARTER OF SECTION TWENTY-FOUR (24)**  
**TOWNSHIP TWENTY-ONE (21), RANGE TWENTY (20)**  
**SHARON TOWNSHIP, RICHLAND COUNTY, OHIO**

**DESCRIPTION:** Being part of the Northwest Quarter of Section Twenty-Four (24), Township Twenty-One (21), Range Twenty (20), Sharon Township, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at an iron pin found at the northeast corner of the Northwest Quarter of Section 24, said point also being on the centerline of Funk Road (C.H. 180); thence S01°05'19"W, along the east line of the Northwest Quarter of Section 24, a distance of 251.19 feet to an iron pin set on the northerly right-of-way line of a former railroad (66 feet in width), said point being the real point of beginning for the parcel herein described;

- 1) thence S01°05'19"W, continuing along the east line of the Northwest Quarter of Section 24, a distance of 85.19 feet to an iron pin set on the southerly right-of-way line of said former railroad;
- 2) thence N49°41'45"W, along the southerly right-of-way line of said former railroad and passing for reference an iron pin set at 475.49 feet, a total distance of 522.05 feet to a railroad spike set on the north line of the Northwest Quarter of Section 24 and the centerline of Funk Road;
- 3) thence S89°48'23"E, along the north line of the Northwest Quarter of Section 24 and the centerline of Funk Road, a distance of 102.44 feet to a railroad spike set on the northerly right-of-way line of said former railroad;
- 4) thence S49°41'45"E, along the northerly right-of-way line of said former railroad and passing for reference an iron pin set at 46.56 feet, a total distance of 389.84 feet to the real point of beginning,

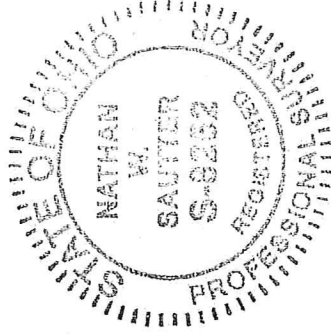
and containing 0.691 acre (30,099.96 sf), more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 5/8" diameter, 30" long with caps stamped "KROCKA & ASSOC." Bearings are based on survey "CC-27" by Charles A. Kerg dated February 8, 2011 and found 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: December 11, 2017



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
INITIAL **EAK** DATE **12-19-17**  
**JJ-361**