

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

EAK 12-21-17  
INITIAL DATE

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

EAK 12-21-17  
INITIAL DATE  
55-371

PLAT OF BOUNDARY SURVEY FOR  
**PROPERTY TRANSFER**  
PART OF THE NORTHWEST QUARTER OF SECTION TWENTY-FOUR (24)  
TOWNSHIP TWENTY-ONE (21), RANGE EIGHTEEN (18)  
MADISON TOWNSHIP, RICHLAND COUNTY, OHIO

ROBERT A. AND BARBARA J. RIDDLE  
O.R.V. 592, P. 809

S 89°34'29" E  
68.38'

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

0.2688 ACRE 171.06'  
S 00°28'31" W  
171.20'

REFERENCE MATERIALS  
TAX MAP  
DEED LISTED HEREON  
SURVEY FILES C-188, C-372, N-338,  
N-339, F-1-163, AA145  
HISTORICAL SURVEY FILES -  
MADISON TOWNSHIP, SECTION 24,  
N.W. QUARTER - NW-2, NW-7, NW-14

GARY L. OROCK  
O.R.V. 1293, P. 370  
7.8046 ACRE

PP# 0250905113000

SHAWN AND KATHY R.  
BREITINGER  
O.R.V. 2361, P. 394

N 89°34'45" E  
76.64'

1.0777 ACRE TOTAL  
GARY L. OROCK AND  
NILA J. BOALS  
O.R.V. 248, P. 18

PP# 0250905114000

0.5152 ACRES

CATHERINE I. SWANK  
D.V. 870, P. 638

\* EXISTING  
RETAINING WALL  
AND DRIVEWAY  
FORCED THE  
REFERENCE  
MONUMENT  
BEYOND THE 50'  
MAXIMUM.

P.O.B. "A"

LINE	BEARING	DISTANCE
L1	N 15°17'45" W	32.42'
L2	N 16°23'36" W	170.92'
L3	S 73°36'24" W	30.00'
L4	N 16°23'36" W	135.69'
L5	S 89°59'25" E	10.42'
L6	S 57°07'02" W	10.43'
L7	N 16°23'36" W	173.88'
L8	N 73°36'24" E	10.00'
L9	S 16°23'36" E	170.92'
L10	S 73°36'24" W	10.00'
L11	S 16°23'36" E	132.75'

PARCEL A TO BECOME PART OF  
PARCEL C. PARCEL B TO  
TRANSFER TO NORMA J. SCHULTZ.  
AS PART OF A SWAP TO  
ELIMINATE ENCROACHMENTS.

**LEGEND**

- 5/8" DIA. x 30" LONG REBAR SET WITH PLASTIC CAP STAMPED "WEIGLER 7747"
- ◊ 5/8" REBAR WITH CAP STAMPED "BLUNK 6320"
- ◇ 5/8" REBAR FOUND
- △ RAILROAD SPIKE FOUND
- 1/2" IRON PIPE FOUND
- ◎ 3/4" IRON PIPE FOUND
- ⊗ 1/2" CRIMPED IRON PIPE FOUND
- ⊗ 2" IRON PIPE FOUND (BENT)
- ⊗ 5/8" REBAR FOUND WITH CAP STAMPED "SEILER AND CRAIG, INC."



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: DECEMBER 16, 2017  
FILE NO. 17017

0.2629 ACRE  
PP# 0250905115000

P.O.B. "B"

30.00' REF.

S 57°07'02" W  
124.37'

0.0396 ACRE  
L2 & L9

\*60.57' REF.

N 11°28'31"  
293.50'

S. LINE, N.W. QTR., SEC. 24  
S 89°30'28" W  
437.00'

P.O.C.

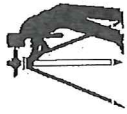
B. WOODRUFF PROPERTY  
MANAGEMENT  
O.R.V. 2383, P. 386

S.E. COR.,  
N.W. QTR.,  
SEC. 24  
436.32'

S. LINE, N.W. QTR., SEC. 24







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

17017

**DESCRIPTION**  
**0.0396 ACRE**

Situated in the State of Ohio, County of Richland, Township of Madison, being part of permanent parcel number 0250905114000 now or formerly owned by Gary L. Orock and Nila J. Boals as recorded in Official Record Volume 248, Page 18 of the Richland County Recorder's Records, and being more particularly described as follows;

**Commencing** at a railroad spike found marking the southeast corner of the northwest quarter of Section 24, said railroad spike being in the centerline of McElroy Road (Township Highway 274);

Thence South 89°30'28" West, 436.32 feet with the south line of the northwest quarter of said Section 24 to a 5/8" rebar with cap stamped "Seiler and Craig, Inc. found marking the southwest corner of lands now or formerly owned by B: Woodruff Property Management as recorded in Official Record Volume 2383, Page 386 of the Richland County Recorder's Records;

Thence North 11°28'31" West, 293.50 feet with the west line of said B. Woodruff Property Management lands to a 3/4" iron pipe found in the south right-of-way line of State Route 430;

Thence North 15°17'45" West, 32.42 feet to a point in the centerline of State Route 430, being referenced by a 5/8" rebar with cap stamped "Weigler 7747" set North 16°23'36" West, 31.29 feet;

South 57°07'02" West, 124.37 feet with the centerline of said State Route 430 to a point being referenced by a 5/8" rebar with cap stamped "Weigler 7747" set for reference North 16°23'36" West, 30.00 feet, said point being the **POINT OF BEGINNING** for the parcel herein described;

Thence with the following Four (4) courses;

1. South 57°07'02" West, 10.43 feet to a point being referenced by a 5/8" rebar with cap stamped "Weigler 7747" set North 16°23'36" West, 60.57 feet, said point marking the southeast corner of lands now or formerly owned by Norma J. Schultz, Trustee as recorded in Official Record Volume 1815, Page 406 of the Richland County Recorder's Records;
2. North 16°23'36" West, 173.88 feet, with the east line of said Schultz lands to a point being referenced by a 5/8" rebar with cap stamped "Weigler 7747" set North 73°36'24" East 10.00 feet;
3. North 73°36'24" East, 10.00 feet to a rebar with cap stamped "Weigler 7747" set;
4. South 16°23'36" East, 170.92 feet parallel with the east line of said Schultz lands to the point of beginning, containing 0.0396 acre, being subject to all legal easements, restrictions and rights-of-way now on record.

The grantees, his heirs and assigns do hereby covenant and agree that the above described parcel of land or any portion thereof does not constitute a principal building site under applicable zoning.

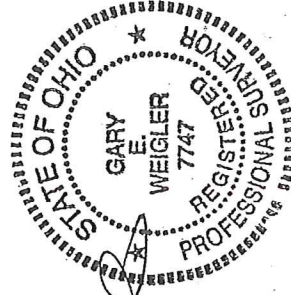
Bearings are based on an assumed meridian, and are used to express angles only.

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 248, Page 18

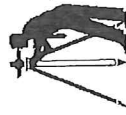
prepared by:  
 Weigler Land Surveying, Ltd.

  
 Gary E. Weigler  
 Registered Surveyor No. 7747  
 Date: December 16, 2017



NEW SPLIT  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
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 EAW 12/16/17  
 JJ-371





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

17017

**DESCRIPTION**  
**0.0308 ACRE**

Situated in the State of Ohio, County of Richland, Township of Madison, being part of 0.56 acre being permanent parcel number 0250903703000 now or formerly owned by Norma J. Schultz, Trustee as recorded in Official Record Volume 1815, Page 406 of the Richland County Recorder's Records, and being more particularly described as follows:

**Commencing** at a railroad spike found marking the southeast corner of the northwest quarter of Section 24, said railroad spike being in the centerline of McElroy Road (Township Highway 274);

Thence South 89°30'28" West, 436.32 feet with the south line of the northwest quarter of said Section 24 to a 5/8" rebar with cap stamped "Seiler and Craig, Inc found marking the southwest corner of lands now or formerly owned by B. Woodruff Property Management as recorded in Official Record Volume 2383, Page 386 of the Richland County Recorder's Records;

Thence North 11°28'31" West, 293.50 feet with the west line of said B. Woodruff Property Management lands to a 3/4" iron pipe found in the south right-of-way line of State Route 430;

Thence North 15°17'45" West, 32.42 feet to a point in the centerline of State Route 430, being referenced by a 5/8" rebar with cap stamped "Weigler 7747" set North 16°23'36" West, 31.29 feet;

South 57°07'02" West, 145.22 feet with the centerline of said State Route 430 to a point being referenced by a 5/8" rebar with cap stamped "Weigler 7747" set for reference North 16°23'36" West, 30.00 feet;

North 16°23'36" West, 176.84 feet with the east line of said Schultz 0.56 acre parcel to a to the northwest corner of a 0.04 acre parcel of Norma J. Schultz, Trustee as recorded in Official Record Volume 1815, Page 406 of the Richland County Recorder's Records said corner being referenced by a 5/8" rebar with cap stamped "Weigler 7747" set North 73°36'24" East, 20.00 feet, said point being the **POINT OF BEGINNING** for the parcel herein described;

Thence with the following Four (4) courses;

1. South 73°36'24" West, 10.00 feet to a point being referenced by a 5/8" rebar with cap stamped "Weigler 7747" set North 16°23'36" West, 11.96 feet;
2. North 16°23'36" West, 135.69 feet, parallel with the east line of said Schultz lands to a 5/8" rebar with cap stamped "Weigler 7747" set in the north line of said Schultz lands and the south line of a 7.8046 acre parcel now or formerly owned by Gary L. Orock as recorded in Official Record Volume 1293, Page 370 of the Richland County Recorder's Records;
3. South 89°59'25" East, 10.43 feet with the south line of said Orock 7.8046 acre parcel to a rebar with cap stamped "Blunk 6320" found marking the southeast corner of said Orock 7.8046 acre parcel;
4. South 16°23'36" East, 132.75 feet with the west line of said Schultz 0.56 acre parcel to the point of beginning, containing 0.0308 acre, being subject to all legal easements, restrictions and rights-of-way now on record.


The Grantees, his 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 principal building site under the 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.

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 1815, Page 406

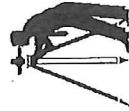
prepared by:  
**Weigler Land Surveying, Ltd.**

  
 Gary E. Weigler  
 Registered Surveyor No. 7747  
 Date: December 16, 2017



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 JJ-371





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

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

17017

### **DESCRIPTION 1.0777 ACRE**

Situated in the State of Ohio, County of Richland, Township of Madison, being part of the northwest quarter of Section Twenty-four (24), Township Twenty-one (21), Range Eighteen (18), and being permanent parcel number 0250905115000, 0250905113000, and 0250905114000, now or formerly owned by Gary L. Orock and Nila J. Boals as recorded in Official Record Volume 248, Page 18 of the Richland County Recorder's Records, and a 0.0308 acre now or formerly owned by Gary L. Orock and Nila J. Boals as recorded in Official Record Volume , Page of the Richland County Recorder's Records, and being more particularly described as follows;

**Commencing** at a railroad spike found marking the southeast corner of the northwest quarter of Section 24, said railroad spike being in the centerline of McElroy Road (Township Highway 274);

Thence South 89°30'28" West, 436.32 feet with the south line of the northwest quarter of said Section 24 to a 5/8" rebar with cap stamped "Seiler and Craig, Inc. found marking the southwest corner of lands now or formerly owned by B. Woodruff Property Management as recorded in Official Record Volume 2383, Page 386 of the Richland County Recorder's Records.;

Thence North 11°28'31" West, 293.50 feet with the west line of said B. Woodruff Property Management lands to a 3/4" iron pipe found in the south right-of-way line of State Route 430;

Thence North 15°17'45" West, 32.42 feet to a point in the centerline of State Route 430, being referenced by a 5/8" rebar with cap stamped "Weigler 7747" set North 16°23'36" West, 31.29 feet, said point marking the **POINT OF BEGINNING** for the parcel herein described;

Thence with the following Ten (10) courses;

1. South 57°07'02" West, 124.37 feet with the centerline of said State Route 430 to a point being referenced by a 5/8" rebar with cap stamped "Weigler 7747" set for reference North 16°23'36" West, 30.00 feet;
2. North 16°23'36" West, 170.92 feet parallel with the east line of lands now or formerly owned by Norma J. Schultz, Trustee as recorded in Official Record Volume 1815, Page 406 of the Richland County Recorder's Records to a 5/8" rebar with cap stamped "Weigler 7747" set marking a corner of said Schultz lands, passing through a 5/8" rebar with cap stamped "Weigler 7747" set for reference at 30.00 feet;
3. South 73°36'24" West, 30.00 feet to a point being referenced by a 5/8" rebar with cap stamped "Weigler 7747" set North 16°23'36" West, 11.96 feet;
4. North 16°23'36" West, 135.69 feet, parallel with the east line of said Schultz lands to a 5/8" rebar with cap stamped "Weigler 7747" set in the north line of said Schultz lands and the south line of a 7.8046 acre parcel now or formerly owned by Gary L. Orock as recorded in Official Record Volume 1293, Page 370 of the Richland County Recorder's Records;
5. South 89°59'25" East, 10.43 feet with the south line of said Orock 7.8046 acre parcel to a rebar with cap stamped "Blunk 6320" found marking the southeast corner of said Orock 7.8046 acre parcel;
6. North 00°30'00" East, 171.20 feet with the west line of said Gary L. Orock 7.8046 acre parcel to a 5/8" rebar with cap stamped "Blunk 6320" found in the south line of lands now or formerly owned by Robert A. and Barbara J. Riddle as recorded in Official Record Volume 592, Page 809;

**DESCRIPTION**  
**1.0777 ACRE (Continued)**

7. South 89°34'29" East, 68.38 feet with the south line of said Riddle lands to a 5/8" rebar with cap stamped "Blunk 6320" found marking the northwest corner of lands now or formerly owned by Shawn and Kathy R. Breitingner as recorded in Official Record Volume 2361, Page 394 of the Richland County Recorder's Records;
8. South 00°28'31" West, 171.06 feet with the west line of said Breitingner lands to a 1/2" Crimped pipe found marking the southwest corner of said Breitingner lands;
9. North 89°34'45" East, 76.64 feet with the south line of said Breitingner lands to a 2" bent pipe found marking a corner of said Breitingner lands and the northwest corner of lands now or formerly owned by Catherine I. Swank as recorded in: Deed Volume 870, Page 638 of the Richland County Recorder's Records;
10. South 16°23'36" East, 227.60 feet with the west line of said Swank lands to the centerline of State Route 430, passing through a 5/8" rebar with cap stamped "Weigler 7747" set for reference at 196.31 feet, containing 1.0777 acre, of which 0.2629 acre is in permanent parcel number 0250905115000, 0.5152 acre is in permanent parcel number 0250905114000, 0.2688 acre is in permanent parcel number 0250905113000, and 0.0308 acre is from said Orock 0.0308 acre parcel, being subject to all legal easements, restrictions and rights-of-way now on record.

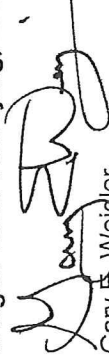
Together with an easement for ingress and egress as recorded in Official Record Volume 248, Page 18 and described as part of Parcel 1.

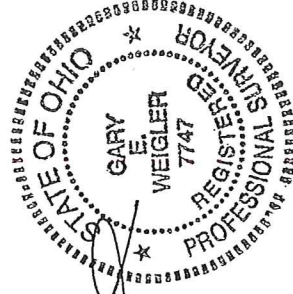
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I hereby certify that this description is based upon an actual field survey made by Gary E. Weigler, Registered Surveyor No. 7747 and all monumentation was set or found as indicated.

Prior Deed Reference: Official Record Volume 248, Page 18

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

  
Gary E. Weigler  
Registered Surveyor No. 7747  
Date: April 23, 2011



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