

CHAR [REDACTED] KERG
REGISTERED LAND SURVEYOR NO. 7152

102 West Main Street
Shelby, Ohio 44875
Phone: (419) 347-8799

DESCRIPTION
RALPH PHILLIPS

PARTS OF THE NORTHEAST QUARTER, SECTION SIXTEEN (16)
TOWNSHIP TWENTY-TWO (22), RANGE NINETEEN (19)
JACKSON TOWNSHIP, RICHLAND COUNTY, OHIO

1.000 ACRE

DESCRIPTION: Being a part of the Northeast Quarter of Section Sixteen (16), Township Twenty-two (22), Range Nineteen (19), Jackson Township, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at a brass-capped pin found at the southeast corner of the Northeast Quarter of Section Sixteen (16), being the southeast corner of 43.5581 acres in the name of Richard M. and Berniece M. Friebel per Deed Volume 699, Page 761; thence N 1°31'40" E a distance of 1,628.96 feet along the centerline of Wareham Road (Township Highway 211 - east line of said quarter-section) to a magnail set at the real point of beginning of the parcel herein described, said point being the southeast corner of 14.65 acres in the name of Ronald A. and Mary E. Distl per Official Record Volume 606, Page 978 (north line of 0.79 acre in the name of Victor and Becky Morris per Deed Volume 794, Page 531);

- 1) thence N 88°52'48" W a distance of 234.91 feet along the south line of said 14.65 acres (north line of said 0.79 acre) to an iron pin set, and passing for reference an iron pipe found at 22.87 feet;
- 2) thence Due North a distance of 185.51 feet to an iron pin set;
- 3) thence S 87°56'49" E a distance of 239.86 feet to an iron pin set on said quarter-section line at the southeast corner of 1.35 acres in the name of Dewey E. and Jean Ann Flor per Deed Volume 901, Page 283, and passing for reference at 69.36 feet an iron pipe found;
- 4) thence S 1°31'40" W a distance of 181.57 feet along said line to the real point of beginning of the parcel herein described
and containing 1.000 acre, more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 5/8" in diameter with caps stamped "C.KERG, RLS 7152".
Bearings are based on Survey File F-2-383.

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX, MAP, OFFICE
[Signature] 10-20-01
INITIAL DATE

0-140

0-140

0-140

12.879 ACRES

DESCRIPTION: Being a part of the Northeast Quarter of Section Sixteen (16), Township Twenty-two (22), Range Nineteen (19), Jackson Township, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at a brass-capped pin found at the southeast corner of the Northeast Quarter of Section Sixteen (16), being the southeast corner of 43.5581 acres in the name of Richard M. and Berniece M. Friebel per Deed Volume 699, Page 761; thence N 1°31'40" E a distance of 1,628.96 feet along the centerline of Wareham Road (Township Highway 211 - east line of said quarter-section) to a magnail set at the southeast corner of 14.65 acres in the name of Ronald A. and Mary E. Distl per Official Record Volume 606, Page 978 (north line of 0.79 acre in the name of Victor and Becky Morris per Deed Volume 794, Page 531); thence N 88°52'48" W a distance of 234.91 feet along the south line of said 14.65 acres (north line of said 0.79 acre) to an iron pin set at the real point of beginning of the parcel herein described;

- 1) thence N 88°52'48" W a distance of 1,031.39 feet along the north line of said 0.79 acre and 43.5581 acres to an iron pin set at the southwest corner of said 14.65 acres;
- 2) thence N 1°46'07" E a distance of 514.50 feet along the east line of 66.0106 acres in the name of Phillips Investments Ltd. per Official Record Volume 859, Page 424 to a point at the northwest corner of said 14.65 acres (southwest corner of 15.21 acres in the name of C. T. Fries per Deed Volume 257, Page 92), said point being referenced by an iron pin set S 89°31'39" E a distance of 2.00 feet;
- 3) thence S 89°31'39" E a distance of 1,113.84 feet along the south line of said 15.21 acres to an iron pipe found at a northeast corner of said 14.65 acres (northwest corner of 1.35 acres in the name of Dewey E. and Jean Ann Flor per Deed Volume 901, Page 283);
- 4) thence S 4°52'16" W a distance of 343.45 feet to an iron pipe found at the southwest corner of said 1.35 acres;
- 5) thence N 87°56'49" W a distance of 69.36 feet to an iron pin set;
- 6) thence Due South a distance of 185.51 feet to the real point of beginning of the parcel herein described

and containing 12.879 acres, more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 5/8" in diameter with caps stamped "C.KERG,RLS 7152". Bearings are based on Survey File F-2-383. The grantees, 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 applicable zoning and will not be conveyed by said grantees, heirs, and assigns independently and separately from any adjoining or contiguous parcel fronting on a public highway or street.

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

INITIAL HF DATE 10-20-01

0-140

0-140

PLAT OF BOUNDARY SURVEY

RALPH PHILLIPS

PART OF THE NORTHEAST QUARTER, SECTION SIXTEEN (16)
TOWNSHIP TWENTY-TWO (22), RANGE NINETEEN (19)
JACKSON TOWNSHIP, RICHLAND COUNTY, OHIO

W. LINE, NE 1/4, SEC. 16

1,252.77'

N. LINE
NE 1/4, SEC. 16

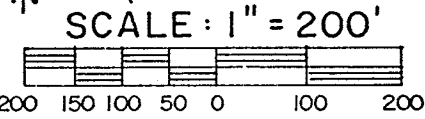
1,262.06'

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

C. T. FRIES
D. 257/92
15.21 A.

BEARINGS ARE BASED ON
SURVEY FILE F-2-383.

INITIAL DATE
NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
INITIAL DATE



SCALE: 1" = 200'

LEGEND

- IRON PIPE FOUND
- ⊙ BRASS-CAPPED PIN FOUND
- △ IRON PIN FOUND
- IRON POST FOUND
- ⊙ MAGNAIL SET
- 5/8" IRON PIN SET WITH CAP STAMPED "C. KERG, RLS 7152"

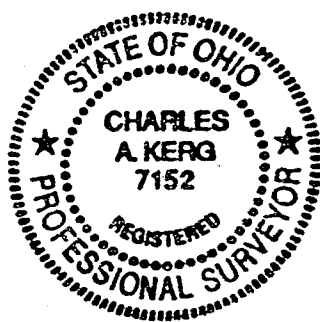
PHILLIPS INVESTMENTS, LTD.
O.R. 859/424
66.0106 A.

12.879 ACRES

RONALD A. - MARY E. DISTL
O.R. 606/978
14.65 A.

1,031.39'
N 88° 52' 48" W

RICHARD M. - BERNIECE M. FRIEBEL
D. 699/761
43.5581 A.



PREPARED BY
KERG SURVEYING

Charles A. Kerg

CHARLES A. KERG
REGISTERED OHIO SURVEYOR NO. 7152
DATE: SEPTEMBER 18, 2001

WAREHAM RD.

S. LINE, NE 1/4, SEC. 16

E. LINE, NE 1/4
SEC. 16

1,628.96'

N 1° 31' 40" E

WAREHAM RD.
(T.H. 211)

(T.H. 211)

D. - J. FLOR
D. 901/283
1.35 A.

V. - B. Morris
D. 794/531
0.79 A.

DUE SOUTH

DUE NORTH

S 4° 52' 16" W

343.45'

345.0' Deed

170.50'

(REC.-USED)

345.00'

S 1° 31' 40" W

181.57'

7.31'

N 88° 41' 28" W

150.47'

(170.5' D.)

0.53'

(REC.-USED)

519.00'

REMNANTS OF
FENCE LINE.

0-140