

Taylorstown Road (C.R. 200)

RE-SURVEY for TIMOTHY H. BOGGS
NW QUARTER OF SECTION 23, T-22-N, R-19-W
JACKSON TOWNSHIP, RICHLAND COUNTY, OHIO



W Line of the NW Qtr. of Sec. 23

NW Corner of the NW Qtr. of Sec. 23

S 18°43'20" E 284.61'

POB

Robert A. Picking
 ORV 2812-0709
 0.52 Acres Record

Steven W. Boor
 ORV 0230-0382
 7.36 Acres Record

Pipe found S 33°00'08" W
 1.17' from corner

264.38'
 N 89°51'03" E 315.41'

Jeffrey L. Sweeting &
 Jennie L. Sweeting
 DV 897-9
 11.739 Acres Record

27.51' offset
 N 21°21'08" W 214.99'

Timothy H. Boggs
 ORV 1624-0750
 1.07 Acres Record
1.069 Acres by Survey

Pipe found S 68°50'02" W
 1.68' from corner

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE

EAK 2-9-22

INITIAL DATE

00-32

LEGEND

- 1/2" Iron Pipe Found (Unless Otherwise Noted)
- Iron Bar Found
- ▲ Railroad Spike Found

Plymouth-Springmill Road (C.R. 191)

Nicholas T. Barker &
 Haley A. Niswander
 ORV 2659-0871
 0.67 Acres Record

25.07'
 2" iron pipe fd.

S 21°21'08" E 709.88'



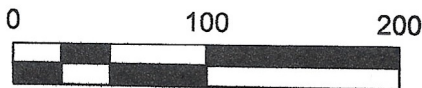
Jonathan D. Keller

Jonathan D. Keller, PS #8590
 Survey Completed January 2022
 Plat Completed January 29, 2022
 KellerSurvey.com | 567-238-9090

REFERENCES

- Survey by J. Lingenfelter, PS 6/6/21 (NN-219)
- Survey by S. Riedel, PS 5/4/2005 (V-52)
- Survey by S. Riedel, PS 9/25/2003 (S-44)
- Survey by W. Clancy, PS 3/24/2003 (R-57)
- Survey by D. Long, PS 2/7/1994 (B-98)
- Survey by F. Krocka, PS 7/30/1960
- Deeds as Noted on Plat

The bearings relate to Grid North of the State Plane Coordinate System, Ohio North Zone, NAD 83 (2011), and were derived from GNSS observations using the ODOT RTN in January 2022.





Description of a 1.069 Acre Parcel

Situated in the Northwest Quarter of Section 23, Township 22-North, Range 19-West, Jackson Township, Richland County, Ohio and being all of a record 1.07 acre parcel conveyed to Timothy H. Boggs by Official Record Volume 1624, Page 0750 and bounded and described as follows:

Commencing for reference at a 5/8-inch rebar found at the northwest corner of the Northwest Quarter of Section 23 at the intersection of Taylortown Road (County Road 200) with Plymouth-Springmill Road (County Road 191);

Thence **South 18 Degree 43 Minutes 20 Seconds East** along the center of Plymouth-Springmill Road a distance of **284.61 feet** to a 1/2-inch iron pipe found at the southwest corner of a record 0.52 acre parcel conveyed to Robert A. Picking by Official Record Volume 2812, Page 0709, which is the point of beginning;

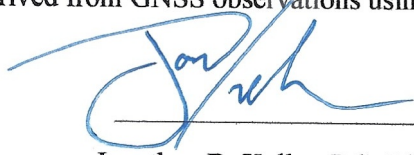
Thence **North 89 Degrees 51 Minutes 03 Seconds East** along the southerly line of said 0.52 acre parcel and the southerly line of a record 7.36 acre parcel conveyed to Steven W. Boor by Official Record Volume 0230, Page 0382 and passing a railroad spike found at a distance of 27.51 feet and a 1/2-inch iron pipe found at a distance of 264.38 feet for a total distance of **315.41 feet** to a point at the northwest corner of a record 11.739 acre parcel conveyed to Jeffrey L. Sweeting and Jennie L. Sweeting by Deed Volume 897, Page 9, said point being referenced by a 1/2-inch iron pipe found at a bearing of South 33 Degrees 00 Minutes 08 Seconds West at a distance of 1.17 feet;

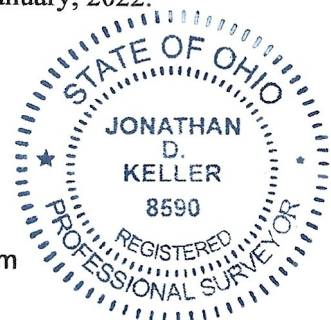
Thence **South 21 Degrees 17 Minutes 29 Seconds East** along a westerly line of said 11.739 acre parcel a distance of **101.87 feet** to a point at the northeast corner of a record 0.67 acre parcel conveyed to Nicholas T. Barker and Haley A. Niswander by Official Record Volume 2659, Page 0871, said point being referenced by a 1/2-inch iron pipe found at a bearing of South 68 Degrees 50 Minutes 02 Seconds West at a distance of 1.68 feet;

Thence **South 68 Degrees 50 Minutes 02 Seconds West** along the northerly line of said 0.67 acre parcel a distance of **293.95 feet** to an iron pipe found in the center of Plymouth-Springmill Road, said pipe being referenced by a 2-inch iron pipe found northeasterly on line at a distance of 25.07 feet;

Thence **North 21 Degrees 21 Minutes 08 Seconds West** along the center of Plymouth-Springmill Road a distance of **214.99 feet** to a 1/2-inch iron pipe found, which is the point of beginning, having an area of **1.069 acres**, more or less, but subject to legal highways, restrictions or easements, if any, of record. This description was prepared from a field survey by Jonathan D. Keller, P.S. as represented in a Survey Plat dated January 28, 2022.

The bearings relate to Grid North of the State Plane Coordinate System, Ohio North Zone, NAD 83 (2011), and were derived from GNSS observations using the ODOT RTN in January, 2022.


Jonathan D. Keller, P.S. 8590 • January 28, 2022



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK **2-9-22**

INITIAL DATE

00-32

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