

PARCEL A
40.6161 acres
1,769,235.47 sq. ft.

IVAN GENE & PATRICIA A KRAFT, TRUSTEES
DR 816, Pg 860

ANDREW J & SALLY J DARDON
DR 897, Pg 652
8.684 Acre (Deed)

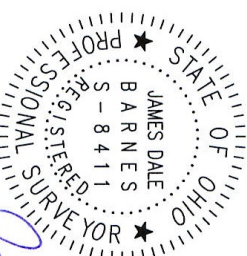
ROY Z & ROSANNE W HODDER
DR 2513, Pg 80
8.838 Acre (Deed)

CURVE DATA
L = 319.44(C) 319.45(SR)
R = 2241.13'
Δ = 8° 10' 00"
T = 159.99'
Ch = 319.17'
CB = S 87° 39' 54" E

SECTION 8 PLYMOUTH TOWNSHIP
SECTION 9 CASS TOWNSHIP

S01°08'55"E
1103.61'(M)

SOUTHEAST CORNER
NORTHEAST CORNER
SECTION 8



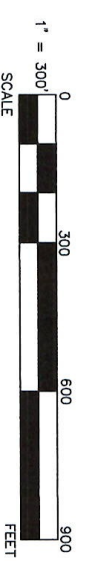
JAMES DALE BARNES, P.S. 8411

DATE

James Dale Barnes 3/3/22

LEGEND

SET FOUND	DESCRIPTION
⊙	MONUMENT
⊕	RAILROAD SPIKE
⊗	P.K. NAIL
○	IRON PIPE
⊖	DRILL HOLE
●	5/8"Øx30" IRON ROD
●	CAPPED: J.D. BARNES, P.S. 8411
●	IRON ROD
▲	FENCE POST
■	STONE
□	MONUMENT BOX
■	DEED
P	PLAT
M	MEASURED
C	CALCULATED
∅	OUTSIDE DIAMETER
SR	SURVEY RECORD



REFERENCES

DEED VOLUMES AND PAGES AS SHOWN.
SURVEY FOR THE BACHRACH CO, INC BY KROOKA DATED: 12/18/1974
SURVEY FOR THE BACHRACH CO, INC BY KLEINNOEDER-SCHMIDT & ASSOC. DATED: 10/1983 DATED: 12/18/1974
SURVEY FOR ALLEN HOOVER BY HANK & ASSOC DATED 1/30/2016
SURVEY FOR ANDY DARDON BY KERG DATED 3/7/2001

THIS SURVEY DOES NOT INCLUDE A TITLE SEARCH. ALL EASEMENTS OR OTHER ENCUMBRANCES ON OR OVER THE LAND ARE NOT SHOWN ON THIS SURVEY. PLEASE FURNISH ALL INFORMATION IF THESE ARE REQUIRED ON THIS PLAT. ALL FOUND SURVEY MONUMENTS WERE AT GRADE OR PAYEMENT SURFACE AND IN GOOD CONDITION, UNLESS OTHERWISE NOTED.

I HEREBY DECLARE THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY DURING MARCH, 2022. THIS SURVEY IS AS PER LEGAL DESCRIPTION FURNISHED TO ME. THIS SURVEY IS SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, RESTRICTIONS, LEASES OF RECORD AND OF RECORDS IN RESPECTIVE UTILITY OFFICES. THE BEARINGS REFERRED TO HEREON ARE BASED ON THE OHIO NORTH STATE PLANE COORDINATE SYSTEM.

SURVEY FOR: PATRICIA KRAFT
SITUATED IN THE NORTHEAST QUARTER OF SECTION 8,
PLYMOUTH TOWNSHIP, T-23-N, R-19-W, RICHLAND COUNTY, OHIO

BARNES SURVEYING
10312 MASON ROAD, CASTALIA, OHIO 44824-9218
OFFICE: (419) 684-7742 CELL: (419) 871-1780

LEGAL DESCRIPTION OF A 40.6161-ACRE PARCEL A

Being a parcel of land situated in the northeast quarter in Section 8 of Plymouth Township, Town-23-North, Range-19-West, Richland County, Ohio and being further described as follows:

BEGINNING at a found 5/8" iron bar marking the southeast corner of the northeast quarter of Section 8 and the northeasterly corner of a parcel of land, now or formerly owned by Roy Z. and Rosanne W. Hoover through Official Record 2513, Page 80 of the records of Richland County.

- 1) Thence, South 89° 23' 49" West, along the east-west half line of Section 8 and the northerly line of said Hoover lands and the northerly line of a parcel of land, now or formerly owned by Andrew J and Sally J Daron through Official Record 897, Page 652, passing at a distance of 33.00 feet, a found 5/8" iron bar for reference and passing at a distance of 1,443.28 feet, a found 5/8" iron bar for reference, a total distance of 1,467.00 feet, to a found mag nail marking the centerline of said Plymouth-Springmill Road;
- 2) Thence, North 16° 10' 02" West, along the centerline of said Plymouth-Springmill Road, a distance of 1,182.27 feet, to a found 3/4" iron bar marking the centerline intersection of Opdyke Road (County Route 190) (60' R/W);
- 3) Thence, South 83° 34' 54" East, along the centerline of Opdyke Road, a distance of 338.43 feet, to a set mag nail marking the point of curvature;

- 4) Thence, southeasterly, along the curved to the left centerline of said Opdyke Road, said curve having a length = 319.44', a radius = 2,241.13', a delta = 8° 10' 00", a tangent = 159.99', a chord length = 319.17' and a chord bearing = South 87° 39' 54 East, to a set mag nail marking the point of tangency;
- 5) Thence, North 88° 15' 06" East, along the centerline of said Opdyke Road, a distance of 1,119.30 feet, to a set mag nail marking the easterly line of the northeast quarter of Section 8, said mag nail being South 88° 15' 06" West a distance of 10.45 feet from a found railroad spike;
- 6) Thence, South 01° 08' 55" East, along the easterly line of the northeast quarter of Section 8, passing at a distance of 25.00 feet, a set 5/8" iron bar, a total distance of 1,103.61 feet, to the POINT OF BEGINNING.

Containing in all, 40.6161 acres of land (1,769,235.47 sq. ft.) more or less. The bearings referred to on are based on the Ohio North State Plane Coordinate System.

Prior Reference(s): O.R. 816, Page 860

This legal description is based upon an actual field survey performed for Patricia Kraft by James Dale Barnes, P.S. 8411, of Barnes Surveying in March, 2022.

March 3rd, 2022
 Job No. 22028
 JDB/jdb

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK **3-21-22**
 INITIAL DATE
00-66

