

REFERENCE MATERIALS

- DEEDS AS SHOWN
- TAX MAPS
- PLAT VOLUME 26, PAGE 164

THE FOLLOWING RICHLAND COUNTY SURVEY:
D-243A

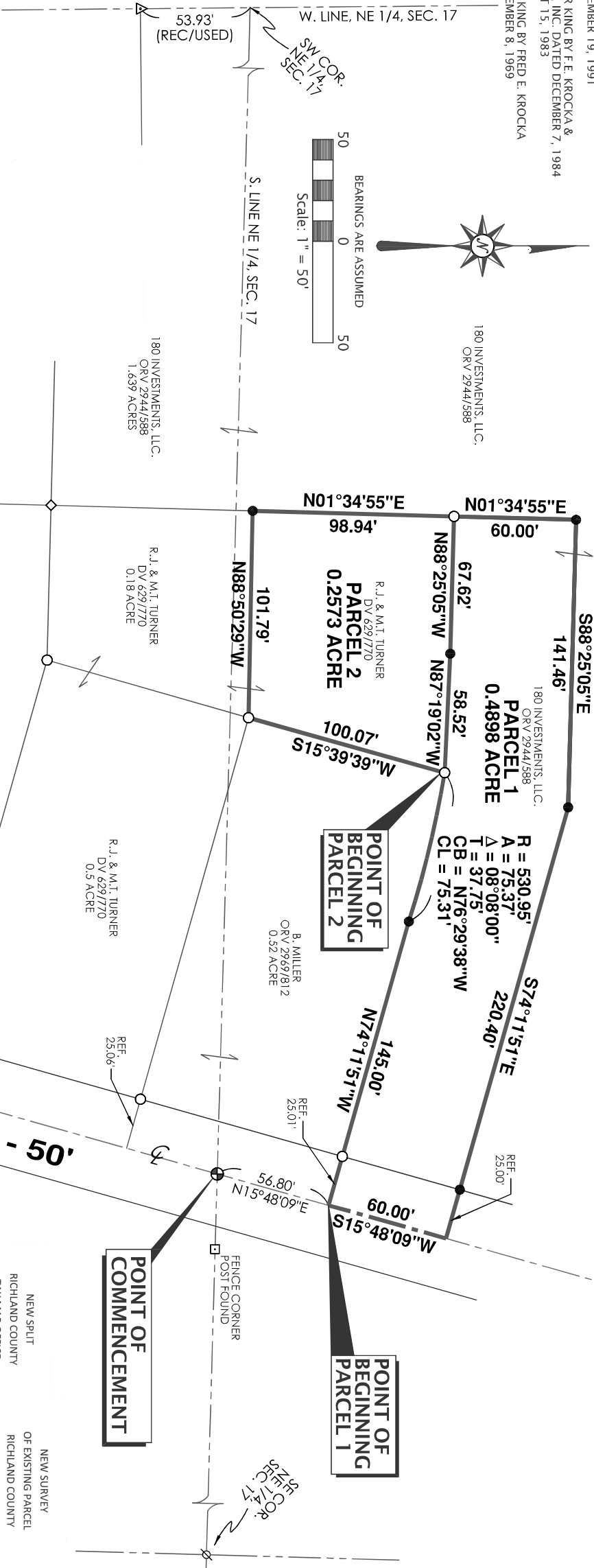
SURVEY FOR KING BY ROBERT M. LITTLE
DATED SEPTEMBER 19, 1991

SURVEYS FOR KING BY F.E. KROCKA &
ASSOCIATES, INC. DATED DECEMBER 7, 1984
AND AUGUST 15, 1983

SURVEY FOR KING BY FRED E. KROCKA
DATED SEPTEMBER 8, 1969

NOTE PARCELS 1 & 2: GRANTEEES, 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
PRINCIPAL BUILDING SITE 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.

**PLAT OF BOUNDARY SURVEY
PART OF THE NORTHEAST QUARTER, SECTION SEVENTEEN (17)
TOWNSHIP TWENTY-ONE (21), RANGE NINETEEN (19)
SPRINGFIELD TOWNSHIP, RICHLAND COUNTY, OHIO**

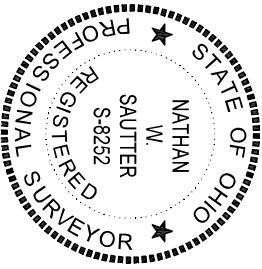


PREPARED BY
F.E. KROCKA & ASSOCIATES, INC.
100 NORTH GAMBLE STREET
SHELBY, OHIO 44875
(419) 342-4556

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: MARCH 9, 2022



NEW SURVEY		OF EXISTING PARCEL	
INITIAL	DATE	INITIAL	DATE
EAK	3-28-22	EAK	3-28-22
NEW SPLIT RICHLAND COUNTY TAX MAP OFFICE		RICHLAND COUNTY TAX MAP OFFICE	
OO-78		OO-78	

LEGEND

- ◇ AXLE FOUND
- ∅ PINCHED PIPE FOUND
- IRON PIPE FOUND
- △ IRON PIN FOUND
- 3" SURVEY SPIKE SET
- 5/8" DIAMETER, 30" LONG IRON PIN SET WITH CAP STAMPED "KROCKA & ASSOC."



F.E. Krocka & Associates, Inc.

*Surveying and Mapping
100 North Gamble Street
Shelby, Ohio 44875
Phone: (419) 342-4556
Fax: (419) 347-8885*

**DESCRIPTION
PART OF THE NORTHEAST QUARTER, SECTION SEVENTEEN (17)
TOWNSHIP TWENTY-ONE (21), RANGE NINETEEN (19)
SPRINGFIELD TOWNSHIP, RICHLAND COUNTY, OHIO
PARCEL 1 0.4898 ACRE**

DESCRIPTION: Being part of the Northeast Quarter of Section Seventeen (17), Township Twenty-One (21), Range Nineteen (19), Springfield Township, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at a 3" survey spike set at the intersection of the south line of the Northeast Quarter of Section 17 and the centerline of State Route 314 (50 feet in width), said point also being on the east line of a 0.52 acre parcel described in Official Record Volume 2969, Page 812; thence N15°48'09"E, along the centerline of State Route 314 and the east line of said 0.52 acre parcel, a distance of 56.80 feet to the northeast corner of said 0.52 acre parcel which is to the real point of beginning for the parcel herein described, said point being referenced by an iron pipe found N74°11'51"W, 25.01 feet;

- 1) thence N74°11'51"W, along the north line of said 0.52 acre parcel and passing for reference an iron pipe found at 25.01 feet, a total distance of 145.00 feet to an iron pin set;
- 2) thence on a curve to the left having a radius of 530.95 feet, a delta of 08°08'00", and an arc length of 75.37 feet (chord bearing N76°29'38"W, 75.31 feet), continuing along the north line of said 0.52 acre parcel, to an iron pipe found at the northwest corner of said 0.52 acre parcel, said point also being at the northeast corner of a parcel in the name of Turner described in Deed Volume 629, Page 770;
- 3) thence N87°19'02"W, along the north line of said Turner parcel, a distance of 58.52 feet to an iron pin set;
- 4) thence N88°25'05"W, continuing along the north line of said Turner parcel, a distance of 67.62 feet to an iron pipe found at the northwest corner of said Turner parcel;
- 5) thence N01°34'55"E, a distance of 60.00 feet to an iron pin set;
- 6) thence S88°25'05"E, a distance of 141.46 feet to an iron pin set;
- 7) thence S74°11'51"E, passing for reference an iron pin set at 195.40 feet, a total distance of 220.40 feet to the centerline of State Route 314;
- 8) thence S15°48'09"W, along the centerline of State Route 314, a distance of 60.00 feet to the real point of beginning,

and containing 0.4898 acre, more or less, but subject to all legal easements and public rights-of-way now on record. All iron pin set are 5/8" diameter, 30" long rebar with caps stamped "Krocka & Assoc". Bearings are assumed.

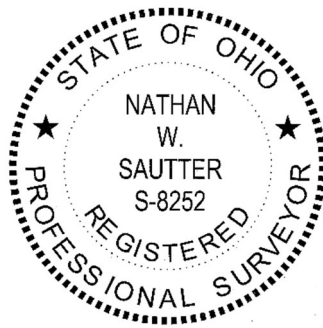
Grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site and will not be conveyed by said grantees, their heirs, and assigns independent and separate from any adjoining or contiguous 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: March 9, 2022



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 3-28-22
INITIAL DATE
00-78



F.E. Krocka & Associates, Inc.

*Surveying and Mapping
100 North Gamble Street
Shelby, Ohio 44875
Phone: (419) 342-4556
Fax: (419) 347-8885*

**DESCRIPTION
PART OF THE NORTHEAST QUARTER, SECTION SEVENTEEN (17)
TOWNSHIP TWENTY-ONE (21), RANGE NINETEEN (19)
SPRINGFIELD TOWNSHIP, RICHLAND COUNTY, OHIO
PARCEL 2 0.2573 ACRE**

DESCRIPTION: Being part of the Northeast Quarter of Section Seventeen (17), Township Twenty-One (21), Range Nineteen (19), Springfield Township, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at a 3" survey spike set at the intersection of the south line of the Northeast Quarter of Section 17 and the centerline of State Route 314 (50 feet in width), said point also being on the east line of a 0.52 acre parcel described in Official Record Volume 2969, Page 812; thence N15°48'09"E, along the centerline of State Route 314 and the east line of said 0.52 acre parcel, a distance of 56.80 feet the northeast corner of said 0.52 acre parcel, said point being referenced by an iron pipe found N74°11'51"W, 25.01 feet, said point also being at a southerly corner of a parcel in the name of 180 Investments, LLC. described in Official Record Volume 2944, Page 588; thence N74°11'51"W, along the north line of said 0.52 acre parcel (south line of said 180 Investments parcel) and passing for reference an iron pipe found at 25.01 feet, a total distance of 145.00 feet to an iron pin set; thence on a curve to the left having a radius of 530.95 feet, a delta of 08°08'00", and an arc length of 75.37 feet (chord bearing N76°29'38"W, 75.31 feet), continuing along the north line of said 0.52 acre parcel (south line of said 180 Investments parcel), to an iron pipe found at the northwest corner of said 0.52 acre parcel, said point being the real point of beginning for the parcel herein described;

- 1) thence S15°39'39"W, along the west line of said 0.52 acre parcel, a distance of 100.07 feet to an iron pipe found at the southwest corner of said 0.52 acre parcel;
- 2) thence N88°50'29"W, a distance of 101.79 feet to an iron pin set on an east line of said 180 Investments parcel;
- 3) thence N01°34'55"E, along an easterly line of said 180 Investments parcel, a distance of 98.94 feet to an iron pipe found at a corner of said 180 Investments parcel;
- 4) thence S88°25'05"E, along a southerly line of said 180 Investments parcel, a distance of 67.62 feet to an iron pin set;
- 5) thence S87°19'02"E, continuing along a southerly line of said 180 Investments parcel, a distance of 58.52 feet to the real point of beginning,

and containing 0.2573 acre, more or less, but subject to all legal easements and public rights-of-way now on record. All iron pin set are 5/8" diameter, 30" long rebar with caps stamped "Krocka & Assoc". Bearings are assumed.

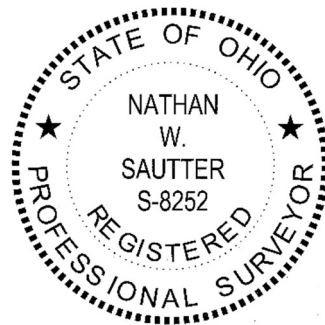
Grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site and will not be conveyed by said grantees, their heirs, and assigns independent and separate from any adjoining or contiguous 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: March 9, 2022



NEW SURVEY
OF EXISTING PARCEL
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