

REL F:\2023\22030 RC Sewer District 5 Upgrade\RC Sewer\300--Survey\Basemaps\22030 S SIDE_PARCEL.dwg User:bbesecker May 20, 2024 - 9:07am

**SURVEY FOR
RICHLAND COUNTY**
SITUATED IN THE TOWNSHIP OF JEFFERSON,
COUNTY OF RICHLAND, STATE OF OHIO AND
BEING A PART OF THE NORTHWEST QUARTER
OF SECTION 9, TOWNSHIP 19, RANGE 18.

DAVID J REZNIK
P.P.N. 0143403104002
O.R.V. 2537, P. 250
32.781 AC.

P.O.B.
NW CORNER
NW QTR. SEC. 9
3/4" REBAR FND.

5/8" REBAR FND.

S. LINE SEC. 5
N. LINE SEC. 8

①-SAN. SEWER EAS.
D.V.747, P. 573

K CARR PROPERTIES LLC
P.P.N. 0143402803000
O.R.V. 2586, P. 509
1.723 AC.

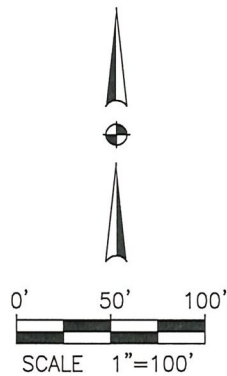
②-SAN. SEWER EAS.
D.V.747, P. 570

☉ BELLVILLE JOHNSVILLE RD
(C.H. 31) (60')

MILLER PROPERTIES OF OHIO LLC
P.P.N. 0143403517000
O.R.V. 3013, P. 4026
0.720 AC.

ROUTE 97 LLC
P.P.N. 0143401910000
O.R.V. 3011, P. 2835
88.209 AC.

SOUTH SIDE DEVELOPMENT
P.P.N. 0153511015000
O.R.V. 1272, P. 587
5 AC.



- LEGEND**
- ◆ 2 1/2" MAG NAIL SET.
 - ◆ RAILROAD SPIKE FOUND
 - SURVEY MARKER FOUND (TYPE AS NOTED)

BEARINGS WERE TRANSFERRED BY RTK VRS GLOBAL
POSITIONING TRAVERSE ORIGINATING ON THE O.D.O.T.
C.O.R.S. NETWORK AND ARE BASED ON THE OHIO
STATE PLANE COORDINATE SYSTEM, NORTH ZONE,
NORTH AMERICAN DATUM OF 1983(2011).

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 5-20-24

INITIAL & DATE
QQ-137

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 5-20-24

INITIAL & DATE

**FOR AUDITORS
PURPOSES ONLY**



Brian Besecker
BRIAN BESECKER RLS 7375
RICHLAND ENGINEERING LIMITED

17 May 2024
DATE

REL **RICHLAND ENGINEERING LIMITED**
A WALLACEPANCHER GROUP COMPANY
29 NORTH PARK STREET MANSFIELD, OHIO



Description
1.235 Acre Parcel

Situated in the Township of Jefferson, County of Richland, State of Ohio and being a part of the Northwest Quarter of Section 9, Township 19, Range 18, also being part of a 5 acre parcel of land now or formerly owned by South Side Development Company as recorded in Official Record Volume 1272, Page 587 of the Richland County Recorder's records and being further described as follows:

Beginning at a 3/4 inch rebar found at the northwest corner of the Northwest Quarter of Section 9, being the common corner of Sections 4, 5, 8 and 9;

1. Thence **North 88 Degrees 29 Minutes 51 Seconds East** along the north line of the Northwest Quarter of Section 9, a distance of **58.86 feet** to a 2 1/2 inch MAG nail set on the centerline of State Route 97;
2. Thence **South 30 Degrees 49 Minutes 14 Seconds East** along the centerline of State Route 97, a distance of **16.37 feet** to a 2 1/2 inch MAG nail set;
3. Thence continuing along centerline of State Route 97 on a non-tangential curve to the left with an arc length of **200.09 feet**, a radius of **2192.49 feet**, a delta angle of **05 Degrees 13 Minutes 44 Seconds**, a chord bearing **South 32 Degrees 58 Minutes 48 Seconds East**, with a chord length of **200.02 feet**, to a 2 1/2 inch MAG nail set;
4. Thence continuing along centerline of State Route 97 with a compound curve to the left with an arc length of **251.96 feet**, a radius of **967.67 feet**, a delta angle of **14 Degrees 55 Minutes 07 Seconds**, a chord bearing **South 44 Degrees 21 Minutes 52 Seconds East**, with a chord length of **251.25 feet**, to a 2 1/2 inch MAG nail set;
5. Thence continuing along centerline of State Route 97 with a compound curve to the left with an arc length of **10.53 feet**, a radius of **2887.01 feet**, a delta angle of **00 Degrees 12 Minutes 32 Seconds**, a chord bearing **South 53 Degrees 33 Minutes 13 Seconds East**, with a chord length of **10.53 feet**, to a 2 1/2 inch MAG nail set;
6. Thence **North 76 Degrees 42 Minutes 22 Seconds West** along the south line of said South Side Development Company lands and the north line of lands now or formerly conveyed to Route 97 LLC as recorded in Official Record Volume 3011, Page 2835 of the Richland County Recorder's records, a distance of **369.55 feet** to a railroad spike found on the west line of the Northwest Quarter of Section 9;
7. Thence **North 00 Degrees 07 Minutes 25 Seconds West** along the west line of the Northwest Quarter of Section 9, passing through a 2 1/2 MAG nail set at 6.14 feet, a total distance of **281.20 feet** to the Point of Beginning, containing **1.235 acres** of land, more or less, subject to all highways, easements and use restrictions of 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.

