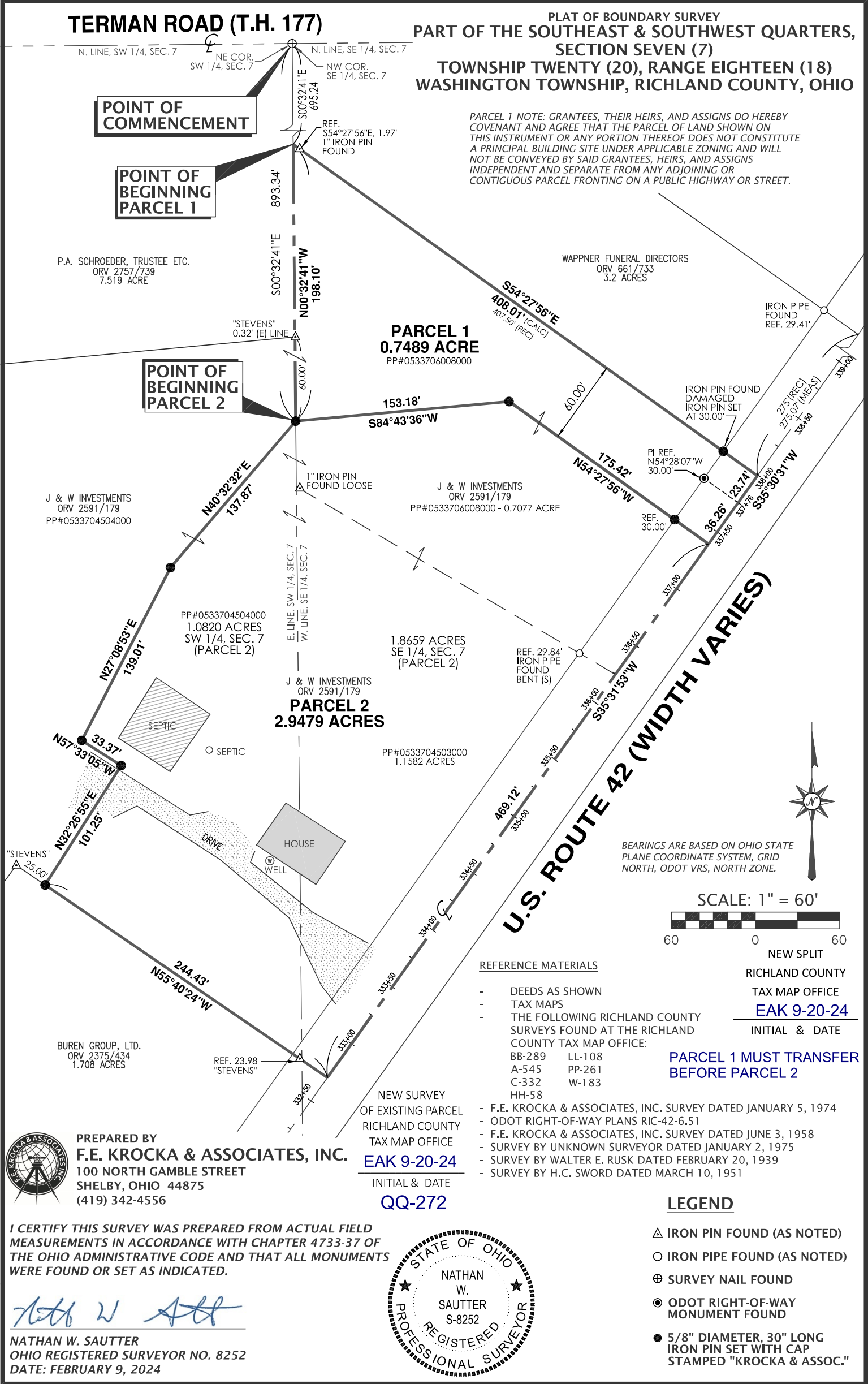


TERMAN ROAD (T.H. 177)

**PLAT OF BOUNDARY SURVEY
PART OF THE SOUTHEAST & SOUTHWEST QUARTERS,
SECTION SEVEN (7)
TOWNSHIP TWENTY (20), RANGE EIGHTEEN (18)
WASHINGTON TOWNSHIP, RICHLAND COUNTY, OHIO**

PARCEL 1 NOTE: GRANTEES, 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 UNDER APPLICABLE ZONING 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.



POINT OF COMMENCEMENT

POINT OF BEGINNING PARCEL 1

POINT OF BEGINNING PARCEL 2

REFERENCE MATERIALS

- DEEDS AS SHOWN
- TAX MAPS
- THE FOLLOWING RICHLAND COUNTY SURVEYS FOUND AT THE RICHLAND COUNTY TAX MAP OFFICE:

| | |
|--------|--------|
| BB-289 | LL-108 |
| A-545 | PP-261 |
| C-332 | W-183 |
| HH-58 | |
- F.E. KROCKA & ASSOCIATES, INC. SURVEY DATED JANUARY 5, 1974
- ODOT RIGHT-OF-WAY PLANS RIC-42-6.51
- F.E. KROCKA & ASSOCIATES, INC. SURVEY DATED JUNE 3, 1958
- SURVEY BY UNKNOWN SURVEYOR DATED JANUARY 2, 1975
- SURVEY BY WALTER E. RUSK DATED FEBRUARY 20, 1939
- SURVEY BY H.C. SWORD DATED MARCH 10, 1951

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, GRID NORTH, ODOT VRS, NORTH ZONE.



PARCEL 1 MUST TRANSFER BEFORE PARCEL 2

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

NEW SURVEY OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 9-20-24
INITIAL & DATE
QQ-272

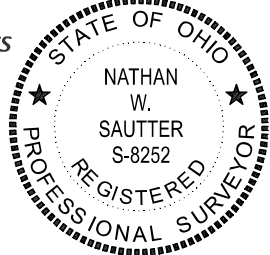
LEGEND

- △ IRON PIN FOUND (AS NOTED)
- IRON PIPE FOUND (AS NOTED)
- ⊕ SURVEY NAIL FOUND
- ODOT RIGHT-OF-WAY MONUMENT FOUND
- 5/8" DIAMETER, 30" LONG IRON PIN SET WITH CAP STAMPED "KROCKA & ASSOC."

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: FEBRUARY 9, 2024





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 SOUTHEAST QUARTER OF SECTION SEVEN (7)
TOWNSHIP TWENTY (20), RANGE EIGHTEEN (18)
WASHINGTON TOWNSHIP, RICHLAND COUNTY, OHIO
PARCEL 1 – 0.7489 ACRE**

DESCRIPTION: Being part of the Southeast Quarter of Section Seven (7), Township Twenty (20), Range Eighteen (18), Washington Township, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at a survey nail found at the northwest corner of the Southeast Quarter of Section 7 (northeast corner of the Southwest Quarter of Section 7), said point also being on the centerline of Terman Road (T.H. 177); thence $S00^{\circ}32'41''E$, along the west line of the Southeast Quarter of Section 7 (east line of the Southwest Quarter of Section 7), a distance of 695.24 feet to the southwesterly corner of a 3.2 acre parcel described in Official Record Volume 661, Page 733, said point being the real point of beginning for the parcel herein described, said point being referenced by a 1" iron pin found $S54^{\circ}27'56''E$, a distance of 1.97 feet;

- 1) thence $S54^{\circ}27'56''E$, along the southerly line of said 3.2 acre parcel and passing for reference a 1" iron pin found at 1.97 feet and a 5/8" iron pin set at 378.01 feet, a total distance of 408.01 feet to the centerline of U.S. Route 42 (width varies);
- 2) thence $S35^{\circ}30'31''W$, along the centerline of U.S. Route 42, a distance of 23.74 feet to a point referenced by an ODOT right-of-way monument found $N54^{\circ}28'07''W$, 30.00 feet;
- 3) thence $S35^{\circ}31'53''W$, continuing along the centerline of U.S. Route 42, a distance of 36.26 feet to a point referenced by a 5/8" iron pin set $N54^{\circ}27'56''W$, a distance of 30.00 feet;
- 4) thence $N54^{\circ}27'56''W$, passing for reference a 5/8" iron pin set at 30.00 feet, a total distance of 175.42 feet to a 5/8" iron pin set;
- 5) thence $S84^{\circ}43'36''W$, a distance of 153.18 feet to a 5/8" iron pin set on the west line of the Southeast Quarter of Section 7 (east line of the Southwest Quarter of Section 7);
- 6) thence $N00^{\circ}32'41''W$, along the west line of the Southeast Quarter of Section 7 (east line of the Southwest Quarter of Section 7), a distance of 198.10 feet to the real point of beginning,

and containing 0.7489 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" diameter, 30" long with caps stamped "Krocka & Assoc." Bearings are based on Ohio State Plane Coordinate System, Grid North, ODOT VRS, North Zone.

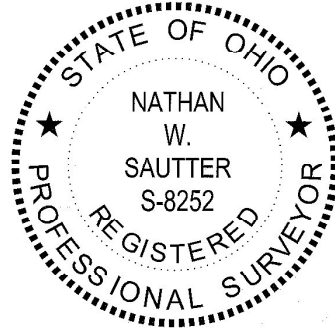
Grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principle building site under applicable zoning and will not be conveyed by said grantees, heirs, and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.

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: February 9, 2024



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 9-20-24

INITIAL & DATE
QQ-272



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 SOUTHEAST & SOUTHWEST QUARTERS OF SECTION SEVEN (7)
TOWNSHIP TWENTY (20), RANGE EIGHTEEN (18)
WASHINGTON TOWNSHIP, RICHLAND COUNTY, OHIO
PARCEL 2 – 2.9479 ACRES

DESCRIPTION: Being part of the Southeast and Southwest Quarters of Section Seven (7), Township Twenty (20), Range Eighteen (18), Washington Township, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at a survey nail found at the northwest corner of the Southeast Quarter of Section 7 (northeast corner of the Southwest Quarter of Section 7), said point also being on the centerline of Terman Road (T.H. 177); thence S00°32'41"E, along the west line of the Southeast Quarter of Section 7 (east line of the Southwest Quarter of Section 7), a distance of 893.34 feet to a 5/8" iron pin set at the real point of beginning for the parcel herein described;

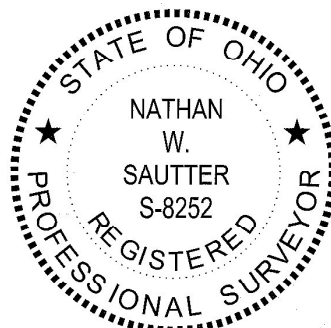
- 1) thence N84°43'36"E, a distance of 153.18 feet to a 5/8" iron pin set;
- 2) thence S54°27'56"E, passing for reference a 5/8" iron pin set at 145.42 feet, a total distance of 175.42 feet to the centerline of U.S. Route 42 (width varies);
- 3) thence S35°31'53"W, along the centerline of U.S. Route 42, a distance of 469.12 feet to the southeasterly corner of a 1.708 acre parcel described in Official Record Volume 2375, Page 434;
- 4) thence N55°40'24"W, along the northerly line of said 1.708 acre parcel and passing for reference an iron pin found at 23.98 feet, a total distance of 244.43 feet to a 5/8" iron pin set;
- 5) thence N32°26'55"E, a distance of 101.25 feet to a 5/8" iron pin set;
- 6) thence N57°33'05"W, a distance of 33.37 feet to a 5/8" iron pin set;
- 7) thence N27°08'53"E, a distance of 139.01 feet to a 5/8" iron pin set;
- 8) thence N40°32'32"E, a distance of 137.87 feet to the real point of beginning,

and containing 2.9479 acres ~{1.8659 acres within the Southeast Quarter of Section 7 and 1.0820 acres within the Southwest Quarter of Section 7}, more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 5/8" diameter, 30" long with caps stamped "Krocka & Assoc." Bearings are based on Ohio State Plane Coordinate System, Grid North, ODOT VRS, North Zone.

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: February 9, 2024



| | |
|--------------------|--------------------|
| NEW SPLIT | NEW SURVEY |
| RICHLAND COUNTY | OF EXISTING PARCEL |
| TAX MAP OFFICE | RICHLAND COUNTY |
| EAK 9-20-24 | TAX MAP OFFICE |
| | EAK 9-20-24 |

INITIAL & DATE

INITIAL & DATE

PARCEL 1 MUST TRANSFER BEFORE THIS PARCEL

QQ-272