

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

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 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.

**ACREAGE BREAKDOWN**

AREA IN PP#0372802706000	0.0109 ACRE (475 SF)
AREA IN PP#0372803902000	0.0966 ACRE (4,207 SF)
<b>TOTAL AREA</b>	<b>0.1075 ACRE (4,682 SF)</b>

**0.1075 ACRE TOTAL**  
(4,682 SF)

A.T. & C.A. GILLUM  
ORV 1637/164  
13.8433 ACRES  
PP#0372803902000

S.C. & K.L. GROVES  
ORV 2674/504  
0.585 ACRE  
PP#0372800101000

0.175 ACRE  
PP#0372800101000

A.T. & C.A. GILLUM  
DV 657/377  
0.620 ACRE  
PP#0372802706000

A.T. & C.A. GILLUM  
DV 657/377  
0.634 ACRE

**REFERENCE MATERIALS**

- DEEDS AS SHOWN
- TAX MAPS

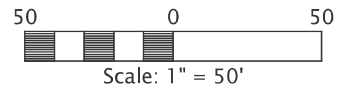
**THE FOLLOWING RICHLAND COUNTY SURVEYS:**

- EE-035
- F-2-32
- NN-103
- SURVEY FOR KING BY F.E. KROCKA & ASSOCIATES, INC. DATED NOVEMBER 2, 1966
- SURVEY FOR KING BY F.E. KROCKA & ASSOCIATES, INC. DATED JUNE 4, 1971
- SURVEY FOR KING BY CHARLES W. MILLER DATED NOVEMBER 28, 1978
- RIC.SH 683, SECTION H - RIC-314 - 0.00-5.00) PLANS

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 12-6-24**

INITIAL & DATE  
**QQ-344**

BEARINGS ARE BASED ON SURVEY "NN-103" BY HANNING SURVEYING, LLC. DATED MARCH 22, 2021.



**STATE ROUTE 314 (WIDTH VARIES)**

**POINT OF COMMENCEMENT**

SW COR.  
SE 1/4,  
SEC. 17  
S. LINE, SE 1/4, SE. 17

3/4" IRON PIPE FOUND BENT (E) 0.8' DEEP

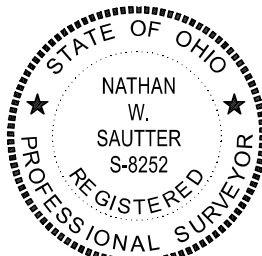
399.40'  
S88°10'05"E

REF. S88°10'05"E 25.00' "HANNING"



**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.



**LEGEND**

- ⊙ IRON PIPE FOUND IN CONCRETE
- △ IRON PIN FOUND (AS NOTED)
- IRON PIPE FOUND (AS NOTED)
- ⊕ 3" SURVEY SPIKE SET
- 5/8" DIAMETER, 30" LONG IRON PIN SET WITH CAP STAMPED "KROCKA & ASSOC."

*Nathan W. Sautter*  
**NATHAN W. SAUTTER**  
OHIO REGISTERED SURVEYOR NO. 8252  
DATE: NOVEMBER 11, 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, SECTION SEVENTEEN (17)  
TOWNSHIP TWENTY-ONE (21), RANGE NINETEEN (19)  
SPRINGFIELD TOWNSHIP, RICHLAND COUNTY, OHIO**

DESCRIPTION: Being part of the Southeast 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 3/4" iron pipe found at the southwest corner of the Southeast Quarter of Section 17; thence S88°10'05"E, along the south line of the Southeast Quarter of Section 17, a distance of 399.40 feet to the centerline of State Route 314 (width varies), said point being referenced by an iron pin found S88°10'05"E, 25.00 feet; thence N15°35'46"E, along the centerline of State Route 314, a distance of 1124.55 feet to a point on the east line of a 0.620 acre parcel described in Deed Volume 657, Page 377, said point being the real point of beginning for the parcel herein described, said point being referenced by a 3" survey spike set in a large tree root N88°20'31"W, 30.00 feet;

- 1) thence N88°20'31"W, passing for reference said 3" survey spike set in a large tree root at 30.00 feet, a total distance of 267.27 feet to a 5/8" iron pin set;
- 2) thence N01°44'59"E, a distance of 133.38 feet to a 5/8" iron pin set;
- 3) thence S88°20'31"E, a distance of 12.00 feet to a 1/2" iron pipe found at a corner of a 13.8433 acre parcel described in Official Record Volume 1637, Page 164, said point also being at the northwest corner of a 0.585 acre parcel described in Official Record Volume 2674, Page 504;
- 4) thence S01°44'59"W, along an east line of said 13.8433 acre parcel and the west line of said 0.585 acre parcel and a west line of a 0.175 acre parcel described in Official Record Volume 2674, Page 504, a distance of 121.38 feet to a 5/8" iron pin found at a corner of said 13.8433 acre parcel, said point also being at the southwest corner of said 0.175 acre parcel;
- 5) thence S88°20'31"E, along a line of said 13.8433 acre parcel and the south line of said 0.175 acre parcel and passing for reference a 1/2" iron pipe found at 226.12 feet, a total distance of 258.23 feet, to the centerline of State Route 314;
- 6) thence S15°35'46"W, along the centerline of State Route 314, a distance of 12.36 feet to the real point of beginning,

and containing 0.1075 acre (4,682 square feet) total, {0.0109 acre (475 square feet) in PP#0372802706000 and 0.0966 acre (4,207 square feet) in PP#0372803902000}, 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 survey "NN-103" by Hanning Surveying, LLC. dated March 22, 2021.

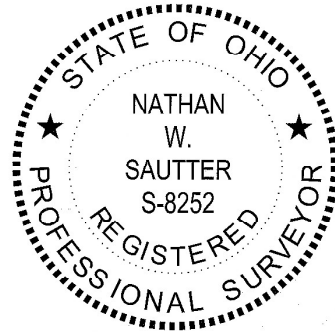
Grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principle building site and will not be conveyed by said grantees, heirs, and assigns independent and separate from any adjoining or contiguous 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: November 11, 2024



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK 12-6-24

INITIAL & DATE

QQ-344