

**PLAT OF BOUNDARY SURVEY
PART OF THE NORTHWEST QUARTER, SECTION NINE (9)
TOWNSHIP NINETEEN (19), RANGE EIGHTEEN (18)
VILLAGE OF BELLVILLE, JEFFERSON TOWNSHIP, RICHLAND COUNTY, OHIO**

POINT OF BEGINNING

POINT OF COMMENCEMENT

REFERENCE MATERIALS

- DEEDS AS SHOWN
- TAX MAPS
- RECORDER'S PLAT BOOK 25, PAGE 67
- THE FOLLOWING RICHLAND COUNTY SURVEYS:
 - BB-215
 - F-1-167
 - F-3-138
 - F-3-140
 - F-3-266
 - F-4-102
 - N-143
 - O-106
 - QQ-136
 - QQ-137
- RIC-RICHLAND COUNTY BIKEWAY - PHASE 1 PLANS, RECORDED DATE JUNE 23, 1994.
- ODOT PLANS RIC-97-8.22.
- SURVEY FOR MYERS BY SHAFFER, JOHNSTON, LICHTENWALTER, & ASSOCIATES, INC. DATED APRIL 20, 1984.
- SURVEY BY G.A. REBOK DATED SEPTEMBER 1935.

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 1-28-25

INITIAL & DATE
RR-17

LEGEND

- △ IRON PIN FOUND (AS NOTED)
- ⊗ RAILROAD SPIKE FOUND
- ⊕ MAGNAIL FOUND

BELLVILLE-JOHNSTOWN ROAD (C.H. 31) - 60'

BIXLER ROAD (T.H. 412) - 50'

STATE ROUTE 97 (WIDTH VARIES)

CLEARFORK OF THE MOHICAN RIVER

THE BOARD OF COUNTY COMMISSIONERS, RICHLAND COUNTY, OHIO
ORV 3023/1402
1.235 ACRES

SOUTH SIDE DEVELOPMENT CO.
ORV 1272/587
5 ACRES (DEED)
3.6349 ACRES

A.L. ZEIGLER, TRUSTEE ETC.
ORV 2824/245
23.186 ACRES

ROUTE 97, LLC.
ORV 3011/2835
88.209 ACRES

SOUTH SIDE DEVELOPMENT CO.
ORV 1159/683
10.706 ACRES

NOTE:
THE PROPERTY LINE AND
THE CENTERLINE OF STATE
ROUTE 97 ARE NOT THE SAME

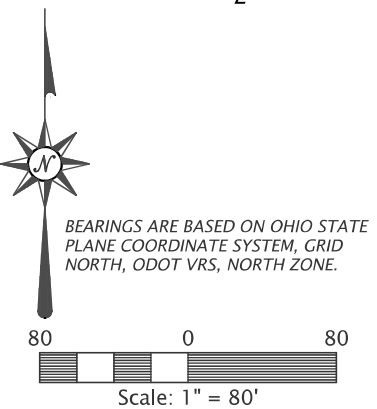
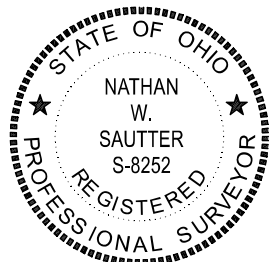
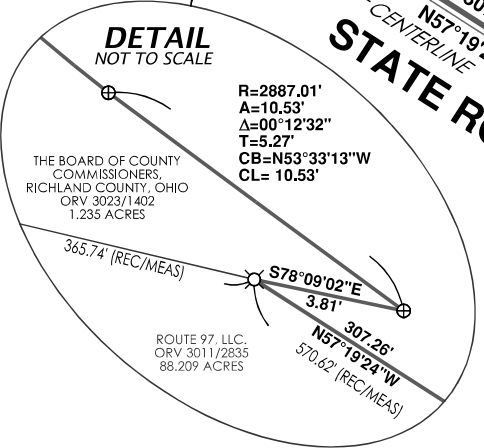
R=967.67'
A=251.96'
Δ=14°55'07"
T=126.70'
CB=N44°21'52"W
CL= 251.25'

R=2887.01'
A=10.53'
Δ=00°12'32"
T=5.27'
CB=N53°33'13"W
CL= 10.53'
(SEE DETAIL)

R=2887.01'
A=10.53'
Δ=00°12'32"
T=5.27'
CB=N53°33'13"W
CL= 10.53'

THE BOARD OF COUNTY COMMISSIONERS, RICHLAND COUNTY, OHIO
ORV 3023/1402
1.235 ACRES

ROUTE 97, LLC.
ORV 3011/2835
88.209 ACRES



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

I CERTIFY THIS SURVEY WAS PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ALL MONUMENTS WERE FOUND OR SET AS INDICATED.

Nathan W. Sautter
NATHAN W. SAUTTER
OHIO REGISTERED SURVEYOR NO. 8252
DATE: JANUARY 15, 2025



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 NORTHWEST QUARTER, SECTION NINE (9)
TOWNSHIP NINETEEN (19), RANGE EIGHTEEN (18)
VILLAGE OF BELLVILLE, JEFFERSON TOWNSHIP, RICHLAND COUNTY, OHIO**

DESCRIPTION: Being part of the Northwest Quarter of Section Nine (9), Township Nineteen (19), Range Eighteen (18), Village of Bellville, Jefferson Township, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at an iron pin found at the northwest corner of the Northwest Quarter of Section 9, said point also being the northwest corner of a 1.235 acre parcel described in Official Record Volume 3023, Page 1402; thence N88°29'59"E, along the north line of the Northwest Quarter of Section 9 and the north line of said 1.235 acre parcel, a distance of 58.86 feet to a magnail found within the right-of-way of State Route 97, at the northeast corner of said 1.235 acre parcel, said point being the real point of beginning for the parcel herein described;

- 1) thence N88°29'59"E, continuing along the north line of the Northwest Quarter of Section 9, a distance of 309.82 feet to the center of the Clearfork of the Mohican River and the northwest corner of a 0.5 acre parcel described in Official Record Volume 335, Page 740, said point being referenced by an iron pin found N88°29'59"E, 76.57 feet;
- 2) thence S52°55'04"E, along the center of the Clearfork of the Mohican River and the southerly line of said 0.5 acre parcel, a distance of 308.16 feet to the southeast corner of said 0.5 acre parcel, said point also being on the west line of a 10.706 acre parcel described in Official Record Volume 1159, Page 683, said point being referenced by an iron pin found N00°07'19"W, 68.94 feet;
- 3) thence S00°07'19"E, along the west line of said 10.706 acre parcel and passing for reference an iron pin found at 316.86 feet, a total distance of 355.13 feet to the north line of an 88.209 acre parcel described in Official Record Volume 3011, Page 2835, said point being within the right-of-way of State Route 97;
- 4) thence N57°19'24"W, along the north line of said 88.209 acre parcel and within the right-of-way of State Route 97, a distance of 307.26 feet to a railroad spike found on the south line of said 1.235 acre parcel;
- 5) thence S78°09'02"E, along the south line of said 1.235 acre parcel, a distance of 3.81 feet to a magnail found at the southeast corner of said 1.235 acre parcel and within the right-of-way of State Route 97;
- 6) thence on a curve to the right having a radius of 2887.01 feet, a delta of 00°12'32", and an arc length of 10.53 feet (chord bearing N53°33'13"W, 10.53 feet), along the east line of said 1.235 acre parcel and within the right-of-way of State Route 97 to a magnail found;

- 7) thence on a curve to the right having a radius of 967.67 feet, a delta 14°55'07", and an arc length of 251.96 feet (chord bearing N44°21'52"W, 251.25 feet), continuing along the east line of said 1.235 acre parcel and within the right-of-way of State Route 97 to a magnail found;
- 8) thence on a curve to the right having a radius of 2192.49 feet, a delta of 05°13'44", and an arc length of 200.09 (chord bearing N32°58'48"W, 200.02 feet), continuing along the east line of said 1.235 acre parcel and within the right-of-way of State Route 97 to a magnail found;
- 9) thence N30°49'14"W, continuing along the east line of said 1.235 acre parcel and within the right-of-way of State Route 97, a distance of 16.37 feet to the real point of beginning, and containing 3.6349 acres, more or less, but subject to all legal easements and public rights-of-way now on record. Bearings are based on Ohio State Plane Coordinate System, Grid North, ODOT VRS, North Zone.

Prior Deed Volume: Official Record Volume 1272, Page 587

CERTIFICATION: I, Nathan W. Sautter, Ohio Registered Surveyor No. 8252, for F.E. Krocka & Associates, Inc., certify this survey was prepared in accordance with Chapter 4733-37 of the Ohio Administrative Code on January 15, 2025 and all monuments were found or set as indicated.

F. E. KROCKA & ASSOCIATES, INC.



Nathan W. Sautter
Ohio Registered Surveyor No. 8252
Date: January 15, 2025



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 1-28-25

INITIAL & DATE

RR-17