

MONROE TOWNSHIP
 N.E. QTR. SECTION 25
 T-22 N; R-17 W
 RICHLAND COUNTY, OHIO

SURVEYED FOR: JOE CHUPP

0 200 400



SCALE: 1"=200'

- ▲ R.R. SPIKE FOUND
- 5/8" REBAR FOUND UNLESS OTHERWISE NOTED
- 5/8" REBAR SET WITH I.D. CAP I.D. CAP MARKED "BAKER 6938"

BASIS OF BEARINGS FROM OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, N.A.D. 83, 2011 ADJUSTMENT

NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 2-4-25

INITIAL & DATE

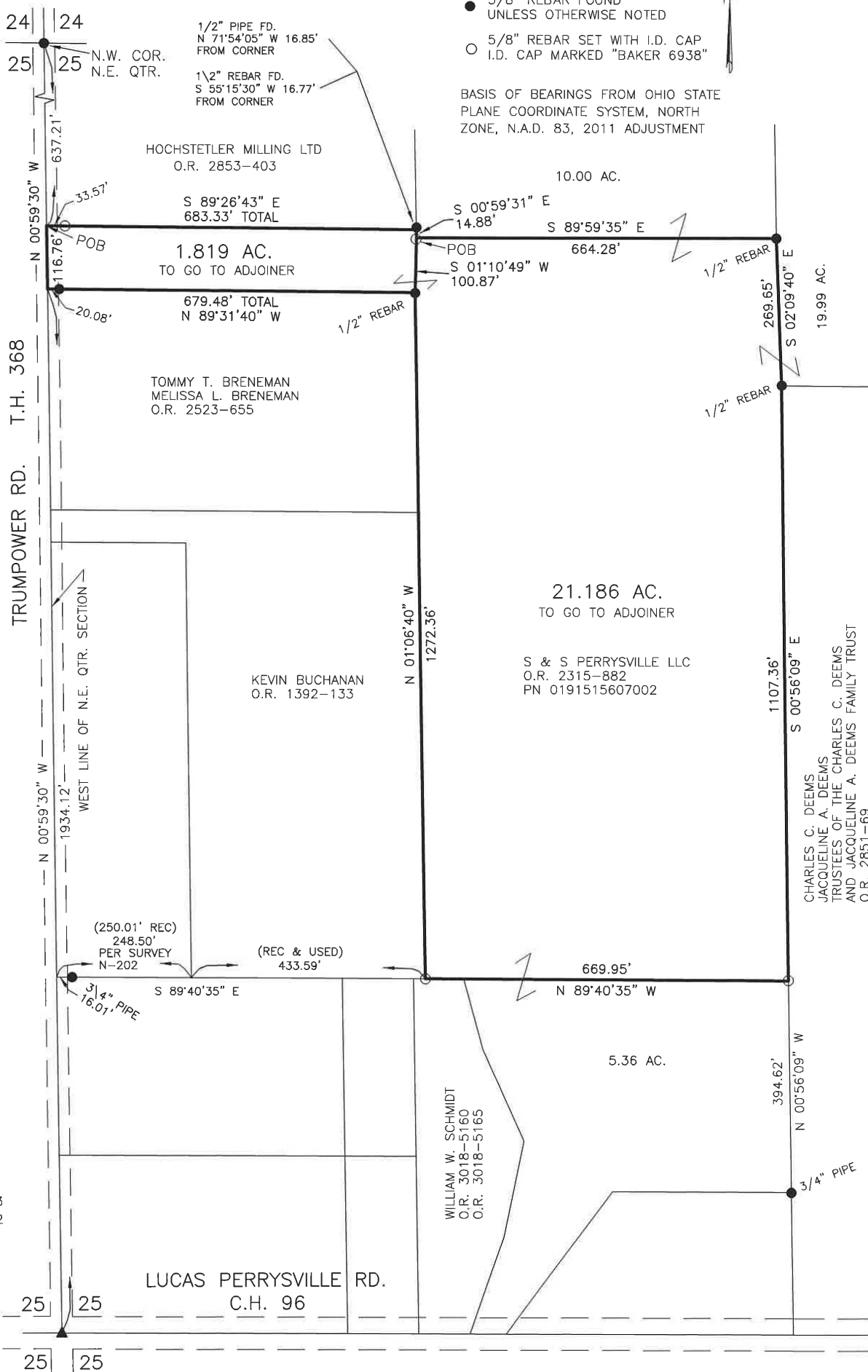
21.186 AC PARCEL MUST GO ON RECORD BEFORE 1.819 AC PARCEL

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE

EAK 2-4-25

INITIAL & DATE

RR-21



REFERENCES

- O.R. VOL. 2853 PAGE 403
- O.R. VOL. 2315 PAGE 882
- O.R. VOL. 2851 PAGE 69
- SURVEY N-202
- SURVEY E-191
- SURVEY PP-205



I CERTIFY THIS SURVEY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

Donald C. Baker
 DONALD C. BAKER P.S. 6938
 DATE: JAN. 16, 2025
 KES\VDJ
 FILE NAME: WORK7\S-14-25\CHK



BAKER SURVEYING, LLC
 138 N. CLAY STREET
 MILLERSBURG, OHIO 44654
 PH. 330-674-4788
 EMAIL: bakersurveying@gmail.com

Description 21.186 acre parcel

Being a part of the northeast quarter of Section 25, Monroe Township, T-22 N, R-17 W, Richland County, Ohio, also known as part of a 23.16 acre parcel of land conveyed to S & S Perrysville LLC in Official Record vol. 2315 page 882, PN 0191515607002.

Described as follows:

Commencing at a 5/8 inch rebar found in Trumpower Road aka T.H. 368 marking the northwest corner of the northeast quarter of Section 25, thence S 00 degrees 59' 30" E 637.21 feet along the west line of the northeast quarter of Section 25 and along Trumpower Road aka T.H. 368 to a point, thence S 89 degrees 26' 43" E 683.33 feet (passing through an iron pin set at 33.57 feet) along Hochstetler Milling Ltd's (O.R. 2853 page 403) south line to a 5/8 inch rebar found, thence S 00 degrees 59' 31" E 14.88 feet along said S & S Perrysville LLC's (10.00 acre parcel) west line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) S 89 degrees 59' 35" E 664.28 feet along S & S Perrysville LLC's (10.00 acre parcel) south line to a 1/2 inch rebar found;
- 2) S 02 degrees 09' 40" E 269.65 feet along said S & S Perrysville LLC's (19.99 acre parcel) west line to a 1/2 inch rebar found;
- 3) S 00 degrees 56' 09" E 1107.36 feet along Charles C. Deems and Jacqueline A. Deems, Trustees of the Charles C. Deems and Jacqueline A. Deems Family Trust's (O.R. 2851 page 69) west line to an iron pin set;
- 4) N 89 degrees 40' 35" W 669.95 feet along S & S Perrysville LLC's (5.36 acre parcel) north line and along William W. Schmidt's (O.R. 3018 page 5160 and O.R. 3018 page 5165) north line to an iron pin set;
- 5) N 01 degrees 06' 40" W 1272.36 feet along Kevin Buchanan's (O.R. 1392 page 133) east line and along Tommy T. Breneman and Melissa L. Breneman's (O.R. 2523 page 655) east line to a 1/2 inch rebar found;
- 6) N 01 degrees 10' 49" E 100.87 feet through the lands of said S & S Perrysville LLC (23.16 acre parcel) to the TRUE POINT OF BEGINNING.

This parcel contains 21.186 acres, but subject to all highways and easements of record. To go to adjoiner.

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 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.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Richland County Survey Book RR, page 21 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
January 16, 2025



Donald C. Baker P.S. 6938



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 2-4-25
INITIAL & DATE
RR-21

Description 1.819 acre parcel

Being a part of the northeast quarter of Section 25, Monroe Township, T-22 N, R-17 W, Richland County, Ohio, also known as part of a 23.16 acre parcel of land conveyed to S & S Perrysville LLC in Official Record vol. 2315 page 882, PN 0191515607002.

Described as follows:

Commencing at a 5/8 inch rebar found in Trumpower Road aka T.H. 368 marking the northwest corner of the northeast quarter of Section 25, thence S 00 degrees 59' 30" E 637.21 feet along the west line of the northeast quarter of Section 25 and along Trumpower Road aka T.H. 368 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 89 degrees 26' 43" E 33.57 feet.

thence with the following FIVE (5) COURSES:

- 1) S 89 degrees 26' 43" E 683.33 feet along Hochstetler Milling Ltd's (O.R. 2853 page 403) south line to a 5/8 inch rebar found;
- 2) S 00 degrees 59' 31" E 14.88 feet along S & S Perrysville LLC's (10.00 acre parcel) west line to an iron pin set;
- 3) S 01 degrees 10' 49" W 100.87 feet through the lands of said S & S Perrysville LLC (23.16 acre parcel) to a 1/2 inch rebar found;
- 4) N 89 degrees 31' 40" W 679.48 feet along Tommy T. Breneman and Melissa L. Breneman's (O.R. 2523 page 655) north line to a point on the quarter section line and in Trumpower Road aka T.H. 368, witnessed by a 5/8 inch rebar found S 89 degrees 31' 40" E 20.08 feet;
- 5) N 00 degrees 59' 30" W 116.76 feet along the quarter section line and along Trumpower Road aka T.H. 368 to the TRUE POINT OF BEGINNING.

This parcel contains 1.819 acres, but subject to all highways and easements of record. To go to adjoiner.

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 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.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Richland County Survey Book RR, page 21 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
January 16, 2025


Donald C. Baker P.S. 6938



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 2-4-25

INITIAL & DATE

**21.186 AC PARCEL MUST
TRANSFER BEFORE THIS PARCEL**

RR-21