

REVISED SEPTEMBER 9, 2024 TO CLARIFY ROAD NAME, ROAD NUMBERS AND ADD POB



Weigler Land Surveying, Ltd.

513 Amoy East Road, Mansfield, Ohio 44903

Phone and Fax (419) 747-7155

16014

DESCRIPTION

1.5487 ACRE

Situated in the State of Ohio, County of Richland, Township of Madison, being part of the southeast quarter of Section Thirty-four (34) Township Twenty-one (21), Range Eighteen (18), and being a 1.5 acre parcel now or formerly owned by Rocky Heater as recorded in Official Record Volume 1956, Page 437 of the Richland County Recorder's Records and being more particularly described as follows;

BEGINNING at an iron pin with cap stamped "Blunk 6320" found marking the intersection of the centerline of Woodville Road (Township Highway 308) and the south line of said quarter, said iron pin also being in the centerline of Woodville Road (Township Highway 308);

Thence with the following Four (4) courses;

1. **North 02°46'42" West, 186.00 feet** with the centerline of Woodville Road (Township Road 308) to a point being referenced by a 5/8" rebar set South 89°18'05" East, 29.19 feet, said point also being the southwest corner of a parcel now or formerly owned by Bethel Flannery as recorded in Deed Volume 767, Page 195 of the Richland County Recorder's Records;
2. **South 89°18'05" East, 369.34 feet** with the south line of said Flannery lands to a 5/8" rebar with cap stamped "Weigler 7747" set in the west line of lands now or formerly owned by MV/ALG Partners Limited as recorded in Official Record Volume 742, Page 830 of the Richland County Recorder's Records passing through a 5/8" rebar set for reference at 29.19 feet;
3. **South 01°06'25" West, 186.00 feet** with the west line of said MV/ALG Partners Limited lands to a point in the south line of said quarter and the centerline of said Woodville Road (Township Highway 316), passing through a 1" crimped pipe found at 158.26 feet;
4. **North 89°14'50" West, 356.73 feet** with the south line of said quarter and the centerline of Woodville Road (Township Road 316), to the point of beginning for the parcel herein described, containing 1.5487 acre, being subject to all legal easements, restrictions and rights-of-way now on record.

Bearings are based on survey file CC-269, and are used to express angles only.

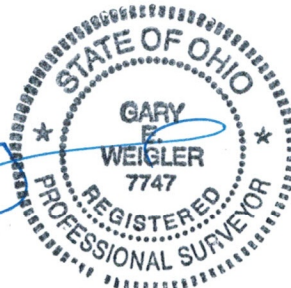
All rebar set are 5/8" Dia. x 30" long with plastic cap stamped "Weigler 7747"

I hereby certify that this description is based upon an actual field survey made by Gary E. Weigler, Registered Surveyor No. 7747 and all monumentation was set or found as indicated.

Prior Deed Reference: Official Record Volume 1956, Page 437

prepared by:
Weigler Land Surveying, Ltd.

Gary E. Weigler
Registered Surveyor No. 7747
Date: August 12, 2016



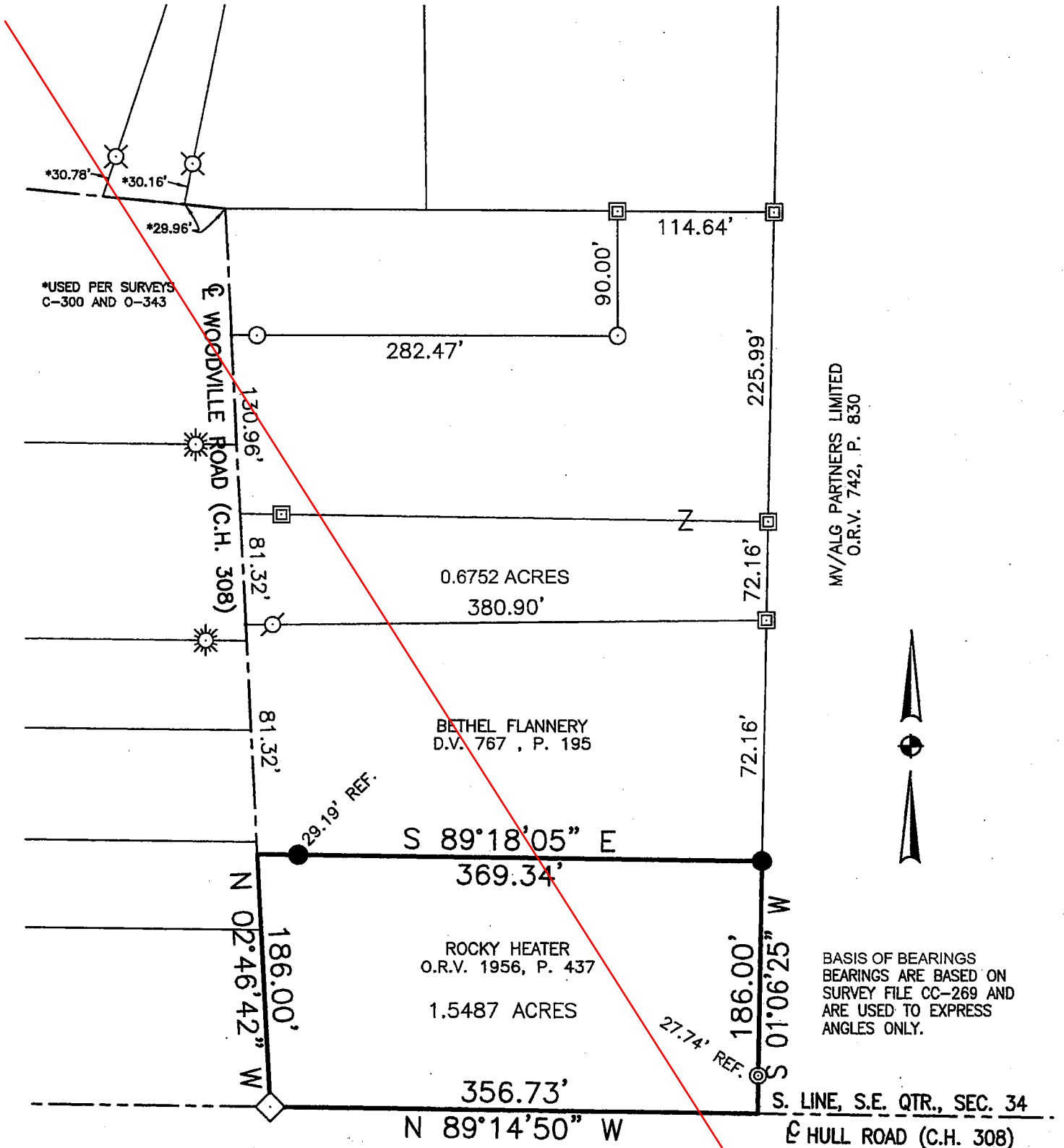
THIS LEGAL HAS BEEN REVISED SEPTEMBER 9, 2024 TO CLARIFY ROAD NAME AND NUMBER

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 9-11-24

INITIAL & DATE

II-237

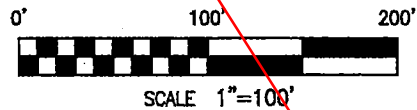
PLAT OF PROPERTY SURVEY FOR
ROCKY HEATER
PART OF THE SOUTHEAST QUARTER OF SECTION THIRTY-FOUR (34)
TOWNSHIP TWENTY-ONE (21), RANGE EIGHTEEN (18)
MADISON TOWNSHIP, RICHLAND COUNTY, OHIO



REFERENCE MATERIAL
TAX MAP
DEEDS LISTED HEREON
SURVEY FILES - F-2-197,
O-343, C-300, CC-123, CC-269
HISTORICAL SURVEYS
SECTION 34 SE-6, SE-11,
SE-12, SE-13, SE-14,
SE-15, SE-16

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 8-24-16
INITIAL DATE
II-237



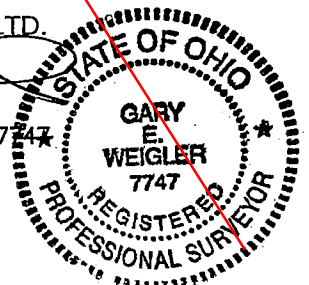
LEGEND

- 5/8" DIA. x 30" LONG REBAR SET WITH PLASTIC CAP STAMPED "WEIGLER 7747"
- 5/8" REBAR FOUND
- IRON PIN FOUND W/CAP STAMPED "WEIGLER 7747"
- ◇ IRON PIN FOUND W/CAP STAMPED "BLUNK 6320"
- ⊗ IRON PIN FOUND W/CAP STAMPED "LUTZ 6756"
- ☼ IRON PIN FOUND W/CAP STAMPED "CRAIG 8195"
- 1/2" IRON PIPE FOUND
- ◎ 1" IRON PIPE FOUND

CERTIFICATION: I HEREBY CERTIFY THAT THE
FOREGOING SURVEY WAS PREPARED FROM ACTUAL
FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER
4733-37, OHIO ADMINISTRATIVE CODE.

PREPARED BY
WEIGLER LAND SURVEYING, LTD.

GARY E. WEIGLER
OHIO REGISTERED SURVEYOR NO. 7747
DATE: AUGUST 12, 2016
FILE NO. 16014





Weigler Land Surveying, Ltd.

513 Amoy East Road, Mansfield, Ohio 44903

Phone and Fax (419) 747-7155

16014

DESCRIPTION

1.5487 ACRE

Situated in the State of Ohio, County of Richland, Township of Madison, being part of the southeast quarter of Section Thirty-four (34) Township Twenty-one (21), Range Eighteen (18), and being a 1.5 acre parcel now or formerly owned by Rocky Heater as recorded in Official Record Volume 1956, Page 437 of the Richland County Recorder's Records and being more particularly described as follows;

BEGINNING at an iron pin with cap stamped "Blunk 6320" found marking the intersection of the centerline of Woodville Road (County Highway 308) and the south line of said quarter, said iron pin also being in the centerline of Hull Road (County Highway 308);

Thence with the following Four (4) courses;

1. **North 02°46'42" West, 186.00 feet** with the centerline of Woodville Road to a point being referenced by a 5/8" rebar set South 89°18'05" East, 29.19 feet, said point also being the southwest corner of a parcel now or formerly owned by Bethel Flannery as recorded in Deed Volume 767, Page 195 of the Richland County Recorder's Records;
2. **South 89°18'05" East, 369.34 feet** with the south line of said Flannery lands to a 5/8" rebar with cap stamped "Weigler 7747" set in the west line of lands now or formerly owned by MV/ALG Partners Limited as recorded in Official Record Volume 742, Page 830 of the Richland County Recorder's Records passing through a 5/8" rebar set for reference at 29.19 feet;
3. **South 01°06'25" West, 186.00 feet** with the west line of said MV/ALG Partners Limited lands to a point in the south line of said quarter and the centerline of said Hull Road, passing through a 1" crimped pipe found at 158.26 feet;
4. **North 89°14'50" West, 356.73 feet** with the south line of said quarter and the centerline of Hull Road, to the point of beginning for the parcel herein described, containing 1.5487 acre, being subject to all legal easements, restrictions and rights-of-way now on record.

Bearings are based on survey file CC-269, and are used to express angles only.

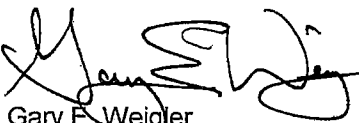
All rebar set are 5/8" Dia. x 30" long with plastic cap stamped "Weigler 7747"

I hereby certify that this description is based upon an actual field survey made by Gary E. Weigler, Registered Surveyor No. 7747 and all monumentation was set or found as indicated.

Prior Deed Reference: Official Record Volume 1956, Page 437

prepared by:

Weigler Land Surveying, Ltd.


Gary E. Weigler
Registered Surveyor No. 7747
Date: August 12, 2016



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK **8-24-16**
INITIAL DATE
II-237