

PLAT OF BOUNDARY SURVEY
PART OF SOUTHWEST QUARTER, SECTION SIX (6)
TOWNSHIP NINETEEN (19), RANGE EIGHTEEN (18)
JEFFERSON TOWNSHIP, RICHLAND COUNTY, OHIO

REFERENCE MATERIALS

- DEEDS AS SHOWN
- TAX MAPS

THE FOLLOWING RICHLAND COUNTY SURVEYS:

- CC-252, F-1-268, W-212
- EASEMENT FOR PARSON~HOWARD BY S. HORN DATED SEPTEMBER, 1978.
- SURVEY FOR PARSON~HOWARD BY S. HORN DATED SEPTEMBER, 1978.
- SURVEY FOR MYERS BY SHAFFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC. DATED FEBRUARY 4, 1987 AND REVISED SEPTEMBER 6, 1991 AND APRIL 14, 1992.
- ODOT CENTERLINE PLAT OF INTERSTATE 71 RIC-171 - (0.00-20.64) - PLAT VOLUME 32, PAGE 81.
- ODOT REFERENCE MONUMENT SUMMARY & CENTERLINE PLAT RIC-1, 4.96

NOTE:

THE CENTERLINE OF INTERSTATE 71 WAS ESTABLISHED USING COORDINATES FROM PLAT VOLUME 32, PAGE 81. ODOT-171-(0.00-20.64). HELD MONUMENTS CLR 035 (670+00) AND CLR 038 (690+00) FOR STATIONING.

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



100 0 100
Scale: 1" = 100'

REF. S00°42'25"E, 2.06'
IRON PIN FOUND
UNREADABLE CAP

688+00.00
R220.00

S41°02'26"W
175.00'
(REC/USED)

POINT OF BEGINNING

685+00.00
R220.00

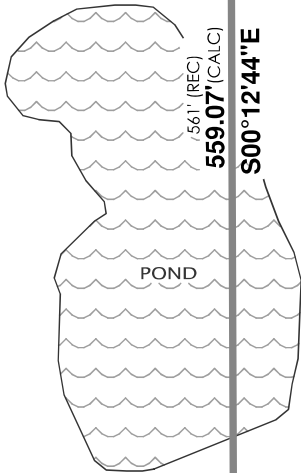
N41°02'26"E
125.00'

INTERSTATE 71

LIMITED ACCESS R/W

N46°45'04"E
602.99'
1081' TOTAL ALONG
RIGHT-OF-WAY
(REC/USED)

J.L. & D.K. WARD, TRUSTEES ETC.
ORV 1568/133
5.0 ACRES (REC)
5.0080 ACRES
(CALCULATED)



POND

559.07' (CALC)
S00°12'44"E

"SEILER"

N41°02'26"E
353.01'

679+00.00
R160.00

783' (REC)
785.05' (CALC)
S74°08'03"W

W. KATSAOUNIS, TRUSTEE ETC.
ORV 2702/32
59.8 ACRES

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 8-28-26

INITIAL & DATE
SS-227

LEGEND

- ▲ IRON PIN FOUND (AS NOTED)
- 5/8" DIAMETER, 30" LONG IRON PIN SET WITH CAP STAMPED "KROCKA & ASSOC."

TO BELLVILLE-JOHNSTOWN ROAD (C.H. 31)
EXISTING 50' WIDE DRIVE EASEMENT
PER ORV 1568/0134

E. LINE, SW 1/4, SEC. 6
N00°42'25"W
2179.87'

POINT OF COMMENCEMENT
SE COR., SW 1/4, SEC. 6

S. LINE, SW 1/4, SEC. 6

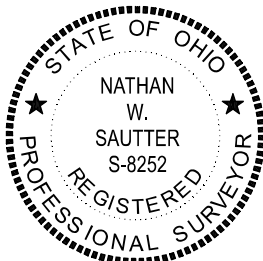


PREPARED BY
F.E. KROCKA & ASSOCIATES, INC.
100 NORTH GAMBLE STREET
SHELBY, OHIO 44875
(419) 342-4556

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: AUGUST 17, 2026





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 SOUTHWEST QUARTER, SECTION SIX (6)
TOWNSHIP NINETEEN (19), RANGE EIGHTEEN (18)
JEFFERSON TOWNSHIP , RICHLAND COUNTY, OHIO**

DESCRIPTION: Being part of the Southwest Quarter of Section Six (6), Township Nineteen (19), Range Eighteen (18), Jefferson Township, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at a capped iron pin found stamped "SJL" at the southeast corner of the Southwest Quarter of Section 6; thence N00°42'25"W, along the east line of the Southwest Quarter of Section 6 and passing for reference an iron pin found at 2177.81 feet, a total distance of 2179.87 feet to the southerly limited access right-of-way line of Interstate 71; thence S34°53'02"W, along the southerly limited access right-of-way line of Interstate 71, a distance of 401.08 feet to a 5/8" iron pin set at Station 688+00, 220 feet Right; thence S41°02'26"W, continuing along the southerly limited access right-of-way line of Interstate 71, a distance of 175.00 feet to a 5/8" iron pin set at the real point of beginning for the parcel herein described;

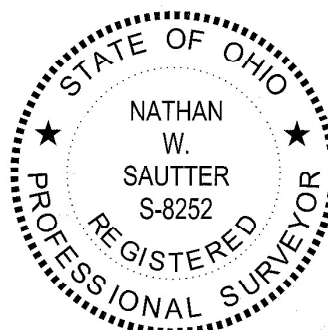
- 1) thence S00°12'44"E, a distance of 559.07 feet to a capped iron pin found stamped "Seiler";
- 2) thence S74°08'03"W, a distance of 785.05 feet to a 5/8" iron pin set on the southerly limited access right-of-way line of Interstate 71;
- 3) thence N41°02'26"E, continuing along the southerly limited access right-of-way line of Interstate 71, a distance of 353.01 feet to a 5/8" iron pin set at Station 679+00, 160 feet Right;
- 4) thence N46°45'04"E, continuing along the southerly limited access right-of-way line of Interstate 71, a distance of 602.99 feet to a 5/8" iron pin set at Station 685+00, 220 feet Right;
- 5) thence N41°02'26"E, continuing along the southerly limited access right-of-way line of Interstate 71, a distance of 125.00 feet to the real point of beginning,

and containing 5.0080 acres, more or less, but subject to all legal easements and public rights-of-way now on record. All pins set are 5/8" diameter, 30" long iron pins with caps stamped "F.E. Krocka & Assoc." Bearings are based on Ohio State Plane Coordinate System, Grid North, ODOT VRS, North Zone. Prior Deed Volume: Official Record Volume 1568, Page 133

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 August 17, 2026 and all monuments were found or set as indicated.

F. E. KROCKA & ASSOCIATES, INC.

Nathan W. Sautter
Ohio Registered Surveyor No. 8252
Date: August 17, 2026



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 8-28-26

INITIAL & DATE

SS-227