

Roger <u>۲</u> ഗ tevens

YOR'S FOR DESCRIPTION

March

26,

1997

ZI-I

JEF FREY < BENSON

324 Acres

Situated being par being mor more particularly in of the the Township of Perry described ad Perry Of County of of Section follows: 36, R1chland hland, State Township 19, Range OĦ Ohio de 19 and and

Commencing Southeast C Painter Ros Road ng at a railroad : Quarter, said ra Road (T.H. 25) (60 (60 spike spilroad () feet); set spike ĺn also the being in t the cente er 0 H of said line of

Thence S Southeast railroad beginnng: S 89° 55' ; t Quarter a spike set, ഗ also 39" said W, 917.40 fe being said aid railroad feet along centerling spike be being lne the O H north li the true line ne of Road place 40 ρ aid of

Thence through ഗ an 。 00° iron 57 uīd 00" set W at 348.21 t 30.00 feet; to an iron nīd ហ \mathbf{o} ct and passing

Thence S 27° , 60 5 4 H ' 175.98 feet to ron urd set

Thence S 71° 20′ 19" 円, 134.46 feet to 200 ron uīd set

Thence ഗ 02° 48, 16" Σ 187.05 feet tο an ron nīď set;

Thence of a pa 430, pa parcel of land c 58' 23" W, 554.49 f of land conveyed to of Richland County feet deed records Bruce ţο an n ir pin set in the Joan Levering east by vo st line volume

Thence N 01° 58′ 42" W.
L. Bruce and W. Joan I
through an iron pin se
or less, but subject t " W, 724.59 feet an Levering to the set at 694.57 feat to all legal h legal the true place feet and contact highways and e along said east line of said land ce of beginning, passi-taining 7.324 acres, mo deasements of record. nd of ssing more

Bearings are to an assumed meridian and are used to express angles only.

All "ST STEVENS pins 7052" set are 5/8" diameter rod with astic Ω ďď ល ctamped

Registered According ct Surveyor Ö ρ survey made yor No. 7052 in March 1997 Λ̈́q Roger Stevens, Ohio

ROGER L. STEVENS
7052
7052

Roger L. St Registered SM-1818H tevens Surveyor Z O

7052

Affidant.

100

SURVEYOR'S DESCRIPTION FOR JEFFREY V. BENSON

7.324 Acres

situated in the Township of Ferry, being part of the Southeast Quarter of being more particularly described as in the the Township of Perry, the Southeast Quarter of Secti follows of of 36, Richland, Townshi State ip 19, Range 0f Ohio 19 and and

Painter Road Southeast Commencing Quarter, said pad (T.H. 25) a t മ railroad d railroad : (60 feet); spike spike set in also the northeast c being in the corner cent er of rli said le of

Thence S Southeast railroad beginnng: S spike Quarter 99° 55 set, also 39" said ₩, being ing said crailroad 917.40 fee centerl. spike Ť along terlin being Ō the 0f north the Painter true line Road place 0 Ħ to said of a

Thence Sthrough S an 00° iron G J niq -00" set W, ω 7 ω 30.00 feet; 40 anĽ, no. pin Ø e t and ра

Thence S 2 7 ° 0 9 G 34" 国 175 98 eet to an μron pin Ø Ф С†

Thence ß 7 11 ° 20' 19" 口 -سر 34. 46 feet $(\dagger$ O an Н 0 Ď μŢ 5 Ø et t

Thence S 02 0 48 16" ₩, 187. 05 feet \Box Ö an iron pin set

of a 430, Thence Ø page parcel (page 97 Z ω 880 of 58 of Richland 23" conveyed to W, 554.49 County feet <u>ا</u> deed records; Bruce and W. to an iron pin set in the . Joan Levering eas by volume (+ ine

L. Bruce of said Painter Thence Bruce and w. Joan Levering to a railroad spike Southeast Quarter, said point also being Road passing through an iron pin set at 6 01° 58 42" W, 724.59 feet along said e ast in said centerline 694.57 feet; set line 'n of said land the north line 0f 0 H

the but Southeast Thence subject true place 999 Quarter to all 55 0f also beginning 39" legal highways being E, 386.61 along said centerling and containing 7.324 feet and easements along centerline said of rec north e of Pa record Paint mor line er Ō 9 of f Ro said bad to less,

Bearings are to an assumed meridian and are used \Box Ö express angle ß only

All "ST All iron pins 7052" set are 5/8" di .amet Ō Н H . Od with plast 10 Ω ap Ø $\overline{\Box}$:amped

Registered According to Surveyor а survey No. made 7052. in Мa rch ۱. 9 97 уd Roge H Н S T e۷ en. Ohio



Roger L. St Registered SM-1818H

tevens

Surveyor

No

0

10-04

NEW SPLIT
RICHLAND COUNTY
TAX MAP. OFFICE

MAP OFFICE

RECORDER: Cross reference to Official Records Volume 502, Page 348 and Official Records Volume 466, Page 149

(Previous OWNER: Jamie E. Feick) (Present OWNER: Jason A. Flynn)

AFFIDAVIT

U.R. 1480 PG. 0153 State of Ohio County of Richland

> 200500001411
> Filed for Record i
> RICHLAND
> SARAH M DAVIS
> 01-27-2005 At 12:2
> AFFIDAVIT
> UR Book 1480 Page 12:26 pm 36:00 Page 153

Ohio, and is making this affidavit to point out and correct an error in the deed for the property previously owned by Jamie E. Feick as recorded at Official Records Volume 502, page 348 and currently owned by Jason A Flynn as recorded at Official Records Volume 1466, page 149 of the Recorder's records of Richland County, Ohio. The ninth paragraph of the description of the current deed reads as follows: Roger L. Stevens, being first duly sworn, says that he is a licensed Professional Surveyor in the State of

containing 7.324 acres, more or less, but subject to all legal highways and easements of record Levering to the true place of beginning, passing through an iron pin set at 694.57 feet and Thence N 01° 58' 42" W, 724.59 feet along said east line of said land of L. Bruce and W. . Joan

and should be corrected to read as follows:

Thence N 01° 58' 42" W, 724.59 feet along said east line of said land of L. Bruce and W. Joan Levering to a railroad spike set in the north line of said Southeast Quarter, said railroad spike also being in said centerline of Painter Road and passing through an iron pin set at 694.57 feet;

more or less, but subject to all legal highways and easements of record along said centerline of Painter Road to the true place of beginning and containing 7.324 acres. Thence N 89° 55' 39" E, 386.61 feet along said north line of said Southeast Quarter also being

This affidavit is made in compliance with the Revised Code of Ohio Sec. 5301.252 and particularly to show an affidavit of a Professional Surveyor to reconcile conflicts and ambiguities in descriptions of land in recorded instruments as stated in paragraph B (5) of Sec. 5301.252. Under Sec. 5301.252 (C), the County Recorder shall receive and cause such affidavit to be recorded as deeds are recorded.

Executed at Mansfield, Ohio this 27 75 day of January, 2005

Roger L. Stevens Professional

Surveyor No. 7052

200500001411 ROGER STEVENS 419-756-7302

County of Richland State of Ohio

BE IT REMEMBERED, that on this 274 day of January, 2005, before me, the subscriber, a Notary Public in and for said County and State, personally came the above named Roger L. Stevens, the maker of the foregoing affidavit, and acknowledged the signing of the same to be his voluntary act and deed, for the uses and purposes therein mentioned.

day and year last aforesaid IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed by official seal on the

Notary Public

HOTHAY PUSIE, STATE OF CHIO My Controls Sept. 22, 2005

Prepared by: Roger L. Stevens, PS