

SURVEY FOR: MARY L. SMITH

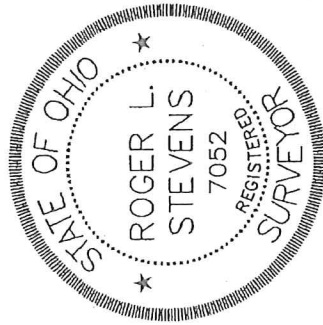
DATE: 8-2-18

JOB NUMBER: EM-1309Z

LOCATION: PART OF OUTLOT 35 & PART OF A VAC. ALLEY IN THE VILLAGE OF BELLVILLE, RICHLAND CO., STATE OF OHIO.

Distances shown hereon are expressed in feet and decimal parts thereof, bearings are to an assumed meridian and are used to express angles only.

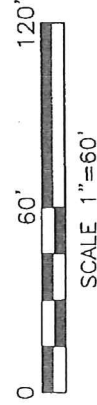
CERTIFICATION: I hereby certify that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code and is correct to the best of my knowledge.



Roger L. Stevens
Roger L. Stevens, P.S. #7052

LEGEND

- IRON PIN FOUND
- IRON PIN SET, 5/8" DIA. ROD WITH PLASTIC CAP STAMPED "STEVENS 7052"



SCALE 1"=60'



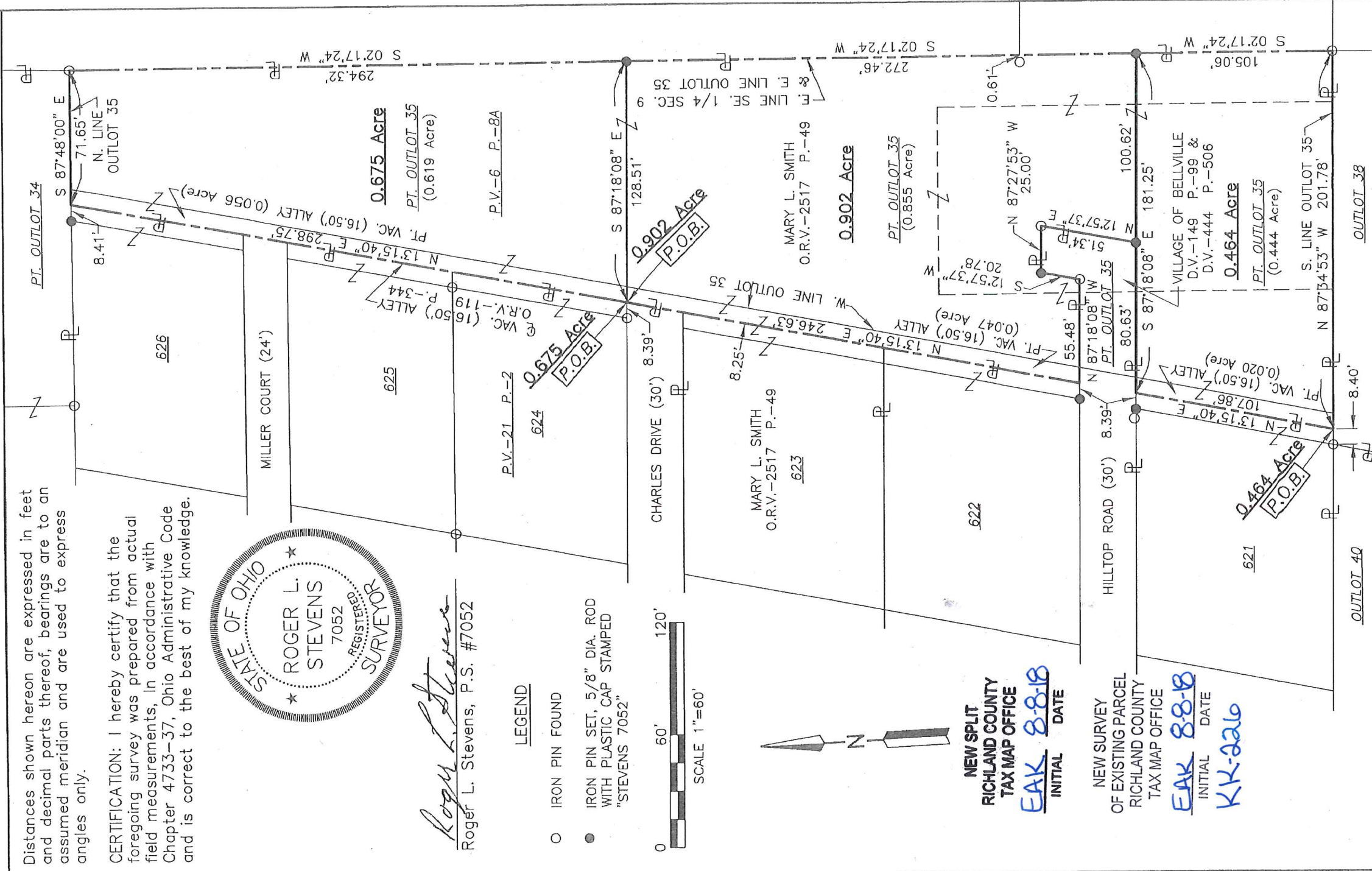
NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EAK 8-8-18
INITIAL DATE

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 8-8-18
INITIAL DATE

KK-226



**SURVEYOR'S DESCRIPTION FOR
MARY L. SMITH**

0.675 Acre

Situated in the Village of Bellville, County of Richland, State of Ohio, being part of Outlot 35 as shown in plat volume 6, page 8A, being part of a vacated alley and being more particularly described as follows:

Commencing at an iron pin found in the southeasterly corner of Lot 624 of the consecutively numbered Lots in said Village as shown in plat volume 21, page 2, said iron pin also being in the north line of Charles Drive and being in the westerly line of a vacated alley;

Thence S 87° 18' 08" E, 8.39 feet along the extension of the south line of said Lot 624, also being along said north line of Charles Drive to a point being in the centerline of said vacated alley, said point being referenced by an iron pin found N 87° 18' 08" W, 8.39 feet from said point and being the **true place of beginning**;

Thence with the following **FOUR** courses:

- 1) N 13° 15' 40" E, **298.75** feet along said centerline of said vacated alley to a point being in the northerly line of said alley, said point also being in the south line of Outlot 34 and being referenced by an iron pin set N 87° 48' 00" W, 8.41 feet from said point, said iron pin being in the northeasterly corner of Lot 626 of the consecutively numbered Lots in said Village;
- 2) S 87° 48' 00" E, **71.65** feet along the south line of said Outlot 34 a part of which is also along the north line of said Outlot 35 to an iron pin found in the northeast corner of said Outlot 35, said iron pin also being in the southeast corner of said Outlot 34;
- 3) S 02° 17' 24" W, **294.32** feet along the east line of said Outlot 35 to an iron pin set;
- 4) N 87° 18' 08" W, **128.51** feet to the **true place of beginning** and containing **0.675** acre, more or less, of which 0.619 acre is in part of Outlot 35, and 0.056 acre is in part of a vacated alley and subject to all legal highways and easements of record.

The grantees, their 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.

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

All iron pins set are 5/8" reinforcing bar with plastic cap stamped "Stevens 7052".

According to a survey made in August 2018 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.

**NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE**

FAK INITIAL
8-8-18 DATE
KK-aalw



Roger L. Stevens
 Roger L. Stevens
 Registered Surveyor No. 7052
 EM-1309A4

0.902 Acre

Situated in the Village of Bellville, County of Richland, State of Ohio, being part of Outlot 35 as shown in plat volume 6, page 8A, being part of a vacated alley and being more particularly described as follows:

Commencing at an iron pin found in the southeasterly corner of Lot 624 of the consecutively numbered Lots in said Village as shown in plat volume 21, page 2, said iron pin also being in the north line of Charles Drive and being in the westerly line of a vacated alley;

Thence S 87° 18' 08" E, 8.39 feet along the extension of the south line of said Lot 624, also being along said north line of Charles Drive to a point being in the centerline of said vacated alley, said point being referenced by an iron pin found N 87° 18' 08" W, 8.39 feet from said point and being the **true place of beginning**;

Thence with the following **EIGHT** courses:

- 1) S 87° 18' 08" E, 128.51 feet to an iron pin set in the east line of said Outlot 35;
- 2) S 02° 17' 24" W, 272.46 feet along the east line of said Outlot 35 to an iron pin set;
- 3) N 87° 18' 08" W, 100.62 feet to an iron pin set in the southeast corner of a parcel of land conveyed to the Village of Bellville by deed volume 149, page 99 and deed volume 444, page 506;
- 4) N 12° 57' 37" E, 51.34 feet along the easterly line of said land of the Village of Bellville to an iron pin found in the northeasterly corner of said land;
- 5) N 87° 27' 53" W, 25.00 feet along a north line of said land of the Village of Bellville to an iron pin set in a northwesterly corner of said land;
- 6) S 12° 57' 37" W, 20.78 feet along a west line of said land of the Village of Bellville to an iron pin found in an interior corner of said land;
- 7) N 87° 18' 08" W, 55.48 feet along a north line of said land of the Village of Bellville to a point being in said centerline of said vacated alley, said point being referenced by an iron pin set N 87° 18' 08" W, 8.39 feet from said point;
- 8) N 13° 15' 40" E, 246.63 feet along said centerline of said vacated alley to the **true place of beginning** and containing **0.902 acre**, more or less, of which 0.855 acre is in part of Outlot 35, and 0.047 acre is in part of a vacated alley and subject to all legal highways and easements of record.

The grantees, their 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.

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

All iron pins set are 5/8" reinforcing bar with plastic cap stamped "Stevens 7052".

According to a survey made in August 2018 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EAK INITIAL
88-B DATE
KK-226

Roger L. Stevens
Roger L. Stevens
Registered Surveyor No. 7052
EM-1309A4

0.464 Acre

Situated in the Village of Bellville, County of Richland, State of Ohio, being part of Outlot 35 as shown in plat volume 6, page 8A, being part of a vacated alley and being more particularly described as follows:

Commencing at an iron pin found in the southeasterly corner of Lot 621 of the consecutively numbered Lots in said Village as shown in plat volume 21, page 2, said iron pin also being in the northwesterly corner of Outlot 38;

Thence S 87° 34' 53" E, 8.40 feet along the extension of the south line of said Lot 621, also being along the north line of said Outlot 38 to a point being in the centerline of said vacated alley, said point being referenced by an iron pin found N 87° 34' 53" W, 8.40 feet from said point and being **the true place of beginning**;

Thence with the following **FOUR** courses:

- 1) **N 13° 15' 40" E, 107.86 feet** along said centerline of said vacated alley to a point, said point being referenced by an iron pin set N 87° 18' 08" W, 8.39 feet from said point, said iron pin being in the northeasterly corner of said Lot 621;
- 2) **S 87° 18' 08" E, 181.25 feet** a part of which is along the south line of a parcel of land conveyed to the Village of Bellville by deed volume 149, page 99 and deed volume 444, page 506 to an iron pin set in the east line of said Outlot 35;
- 3) **S 02° 17' 24" W, 105.06 feet** along said east line of said Outlot 35 to an iron pin found in the southeast corner of said Outlot, said iron pin also being in the northeast corner of said Outlot 38;
- 4) **N 87° 34' 53" W, 201.78 feet** along the south line of said Outlot 35 and said line extended, also being along the north line of said Outlot 38 to the **true place of beginning** and containing **0.464 acre**, more or less, of which 0.444 acre is in part of Outlot 35, and 0.020 acre is in part of a vacated alley and subject to all legal highways and easements of record.

The grantees, their 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.

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

All iron pins set are 5/8" reinforcing bar with plastic cap stamped "Stevens 7052".

According to a survey made in August 2018 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK INITIAL
8-8-18 DATE
KK-220



Roger L. Stevens
Roger L. Stevens
Registered Surveyor No. 7052
EM-1309A4