

**SURVEY FOR: SCOTT OCHELTREE**

DATE: 8-12-19

JOB NUMBER: MADISON 12

LOCATION: PART OF THE NE. 1/4 OF SEC. 12, T-21, R-18, MADISON TWP., RICHLAND CO., STATE OF OHIO.

Distances shown hereon are expressed in feet and decimal parts thereof.

Basis of bearings: Survey JJ-12.

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.

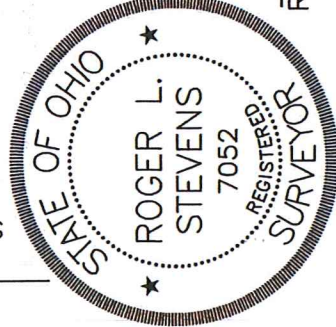
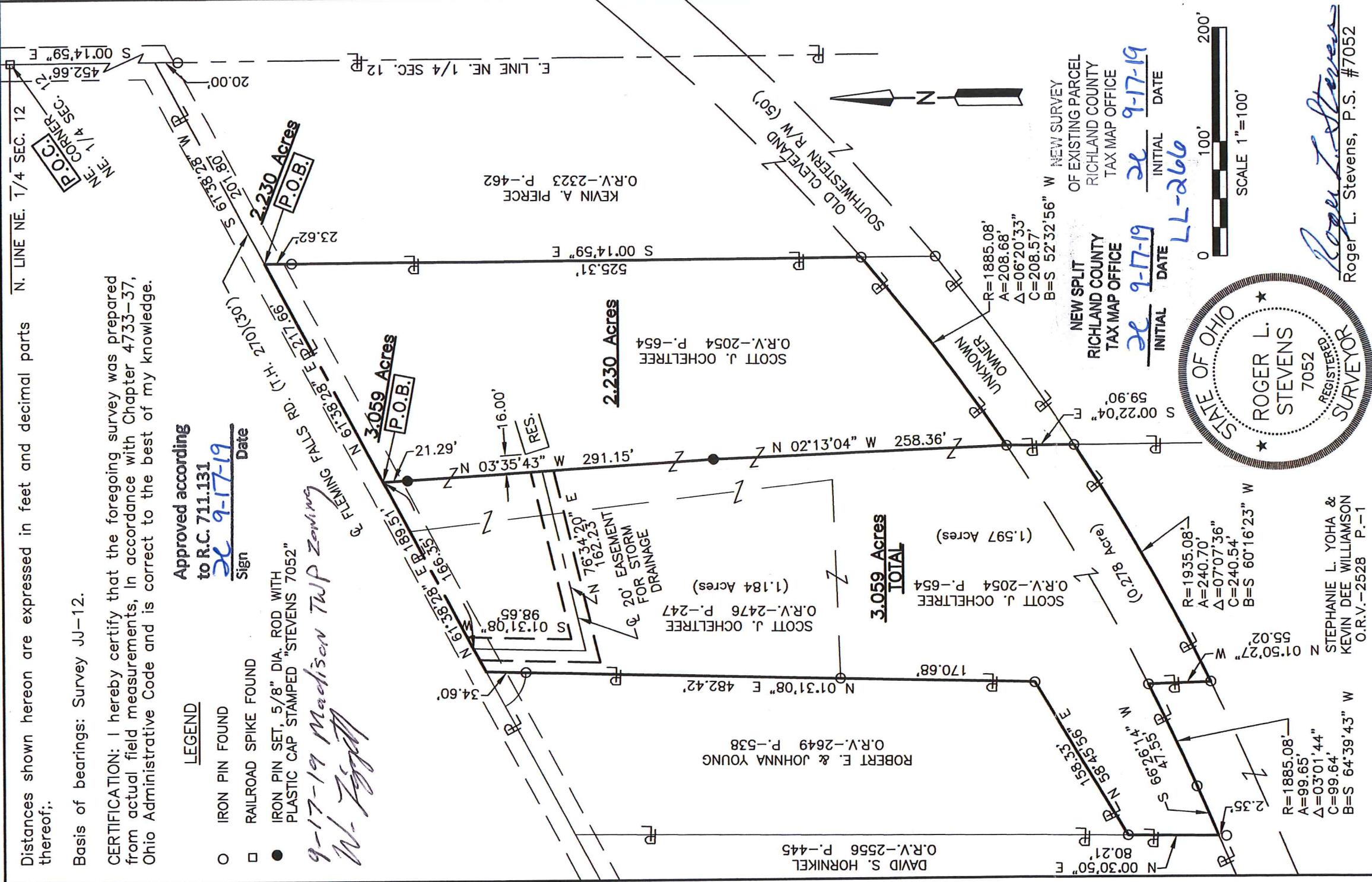
**LEGEND**

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

Approved according to R.C. 711.131

*LL* 9-17-19  
Sign Date

9-17-19 Madison TWP Zoning  
*W. Fogarty*



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

*LL* 9-17-19 INITIAL DATE  
*LL-266* 9-17-19 INITIAL DATE



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

STEPHANIE L. YOHA &  
KEVIN DEE WILLIAMSON  
O.R.V.-2528 P.-1



**SURVEYOR'S DESCRIPTION FOR  
SCOTT OCHELTRREE**

**2.230 Acres**

Situated in the Township of Madison, County of Richland, State of Ohio, being part of the Northeast Quarter of Section 12, Township 21, Range 18, and being more particularly described as follows:

**Commencing** at a railroad spike found in the northeast corner of said Northeast Quarter, said railroad spike also being in the centerline of Fleming Falls Road (T.H. 270)(30');

Thence S 00° 14' 59" E, 452.66 feet along the east line of said Northeast Quarter also being along said centerline of Fleming Falls Road (T.H. 270)(30') to a point, said point being referenced by an iron pin found S 00° 14' 59" E, 20.00 feet from said point;

Thence S 61° 38' 28" W, 201.80 feet along said centerline of Fleming Falls Road (T.H. 270)(30') to a point being a northwesterly corner of a parcel of land conveyed to Kevin A. Pierce by official records volume 2323, page 462, said point being referenced by an iron pin found S 00° 14' 59" E, 23.62 feet from said point and being the **true place of beginning**;

Thence with the following **FIVE** courses:

- 1) **S 00° 14' 59" E, 525.31 feet** along a west line of said land of Kevin A. Pierce to an iron pin found in the northerly right of way line of Old Cleveland Southwestern Right of way and passing through previously referenced iron pin found at 23.62 feet;
- 2) **Southwesterly** along said northerly right of way line of Old Cleveland Southwestern Right of way on a **curve to the right having a radius of 1885.08 feet, an arc length of 208.68 feet, a delta angle of 06° 20' 33"**, a **chord length of 208.57 feet and a chord bearing of S 52° 32' 56" W** to an iron pin found;
- 3) **N 02° 13' 04" W, 258.36 feet** to an iron pin set;
- 4) **N 03° 35' 43" W, 291.15 feet** to a point being in said centerline of Fleming Falls Road (T.H. 270)(30') and passing through an iron pin set at 269.86 feet;
- 5) **N 61° 38' 28" E, 217.66 feet** along said centerline of Fleming Falls Road (T.H. 270)(30') to the **true place of beginning** and containing **2.230 acres**, more or less, and subject to all legal highways and easements of record.

Basis of bearings: Survey JJ-12.

According to a survey made in August 2019 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.

All iron pins set are 5/8" diameter rod with plastic cap stamped "STEVENS 7052".

**EASEMENT**

Grantor grants to grantees, their heirs and assigns an easement 20.00 feet in width for storm sewer drainage, the centerline of said easement being described as follow:

Situated in the Township of Madison, County of Richland, State of Ohio, being part of the Northeast Quarter of Section 12, Township 21, Range 18, and being more particularly described as follows:

**Commencing** at a railroad spike found in the northeast corner of said Northeast Quarter, said railroad spike also being in the centerline of Fleming Falls Road (T.H. 270)(30');

Thence S 00° 14' 59" E, 452.66 feet along the east line of said Northeast Quarter also being along said centerline of Fleming Falls Road (T.H. 270)(30') to a point, said point being referenced by an iron pin found S 00° 14' 59" E, 20.00 feet from said point;

**2.230 Acres** (continued)

Thence S 61° 38' 28" W, 585.81 feet along said centerline of Fleming Falls Road (T.H. 270)(30') to a point being the **true place of beginning**;

Thence with the following **TWO** courses:

- 1) **S 01° 31' 08" W, 98.65 feet** to a point;
- 2) **N 76° 34' 20" E, 162.23 feet** to the easterly terminous of said easement.

Basis of bearings: Survey JJ-12.

According to a survey made in August 2019 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.



*Roger L. Stevens*  
 Roger L. Stevens  
 Registered Surveyor No. 7052  
 MADISON-12C

*9-17-19 Madison Trwp Zoning*  
*W. Fygett*

NEW SPLIT  
 RICHLAND COUNTY  
 TAX MAP OFFICE

*RL* / 9-17-19  
 INITIAL / DATE  
*LL-266*

Approved according  
 to R.C. 711.131  
*RL* / 9-17-19  
 Sign / Date



**3.059 Acres**

Situated in the Township of Madison, County of Richland, State of Ohio, being part of the Northeast Quarter of Section 12, Township 21, Range 18, and being more particularly described as follows:

**Commencing** at a railroad spike found in the northeast corner of said Northeast Quarter, said railroad spike also being in the centerline of Fleming Falls Road (T.H. 270)(30');

Thence S 00° 14' 59" E, 452.66 feet along the east line of said Northeast Quarter also being along said centerline of Fleming Falls Road (T.H. 270)(30') to a point, said point being referenced by an iron pin found S 00° 14' 59" E, 20.00 feet from said point;

Thence S 61° 38' 28" W, 419.46 feet along said centerline of Fleming Falls Road (T.H. 270)(30') to a point, said point being referenced by an iron pin set S 03° 35' 43" E, 21.29 feet from said point and being the **true place of beginning**;

Thence with the following **ELEVEN** courses:

- 1) **S 03° 35' 43" E, 291.15 feet** to an iron pin set and passing through previously referenced iron pin set at 21.29 feet;
- 2) **S 02° 13' 04" E, 258.36 feet** to an iron pin found in the northerly right of way line of Old Cleveland Southwestern Right of way;
- 3) **S 00° 22' 04" E, 59.90 feet** to an iron pin found in a northwesterly corner of a parcel of land conveyed to Kevin A. Pierce by official records volume 2323, page 462, said iron pin also being in a northeasterly corner of a parcel of land conveyed to Stephanie L. Yoha and Kevin Dee Williamson by official records volume 2528, page 1 and being in the southerly right of way line of Old Cleveland Southwestern Right of way;
- 4) **Southwesterly** along a northerly line of said land of Stephanie L. Yoha and Kevin Dee Williamson, also being along said southerly right of way line of Old Cleveland Southwestern Right of way on a **curve to the right having a radius of 1,935.08 feet, an arc length of 240.70 feet, a delta angle of 07° 07' 36", a chord length of 240.54 feet and a chord bearing of S 60° 16' 23" W** to an iron pin found in an interior corner of said land of Stephanie L. Yoha and Kevin Dee Williamson;
- 5) **N 01° 50' 27" W, 55.02 feet** along an east line of said land of Stephanie L. Yoha and Kevin Dee Williamson to an iron pin found in a northeasterly corner of said land, said iron pin also being in the northerly right of way line of Old Cleveland Southwestern Right of way;
- 6) **Southwesterly** along a northerly line of said land of Stephanie L. Yoha and Kevin Dee Williamson, also being along said northerly right of way line of Old Cleveland Southwestern Right of way on a **curve to the right having a radius of 1885.08 feet, an arc length of 99.65 feet, a delta angle of 03° 01' 44", a chord length of 99.64 feet and a chord bearing of S 64° 39' 43" W** to an iron pin found;
- 7) **S 66° 26' 14" W, 47.55 feet** and continuing along said northerly line of said land of Stephanie L. Yoha and Kevin Dee Williamson, and along said northerly right of way line of Old Cleveland Southwestern Right of way to a point being the southeasterly corner of a parcel of land conveyed to David S. Hornikel by official records volume 2556, page 445, said point being referenced by an iron pin found S 00° 30' 50" W, 2.35 feet from said point;
- 8) **N 00° 30' 50" E, 80.21 feet** along the east line of said land of David S. Hornikel to an iron pin found in the southwesterly corner of a parcel of land conveyed to Robert E. and Johnna Young by official records volume 2649, page 538;



**3.059 Acres** (continued)

- 9) **N 58° 45' 56" E, 158.33 feet** along the southerly line of said land of Robert E. and Johnna Young to an iron pin found in the southeasterly corner of said land;
- 10) **N 01° 31' 08" E, 482.42 feet** along the east line of said land of Robert E. and Johnna Young to a point being the northeasterly corner of said land, said point also being in said centerline of Fleming Falls Road (T.H. 270)(30') and passing through iron pins found at 170.68 feet and 447.82 feet;
- 11) **N 61° 38' 28" E, 189.51 feet** along said centerline of Fleming Falls Road (T.H. 270)(30') to the **true place of beginning** and containing **3.059 acres**, more or less, and subject to all legal highways and easements of record.

Basis of bearings: Survey JJ-12.

According to a survey made in August 2019 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.

All iron pins set are 5/8" diameter rod with plastic cap stamped "STEVENS 7052".

**EASEMENT**

The above described 3.059 acre parcel is subject to an easement 20.00 feet in width for storm sewer drainage, the centerline of said easement being described as follow:

Situated in the Township of Madison, County of Richland, State of Ohio, being part of the Northeast Quarter of Section 12, Township 21, Range 18, and being more particularly described as follows:

**Commencing** at a railroad spike found in the northeast corner of said Northeast Quarter, said railroad spike also being in the centerline of Fleming Falls Road (T.H. 270)(30');

Thence S 00° 14' 59" E, 452.66 feet along the east line of said Northeast Quarter also being along said centerline of Fleming Falls Road (T.H. 270)(30') to a point, said point being referenced by an iron pin found S 00° 14' 59" E, 20.00 feet from said point;

Thence S 61° 38' 28" W, 585.81 feet along said centerline of Fleming Falls Road (T.H. 270)(30') to a point being the **true place of beginning**;

Thence with the following **TWO** courses:

- 1) **S 01° 31' 08" W, 98.65 feet** to a point;
- 2) **N 76° 34' 20" E, 162.23 feet** to the easterly terminous of said easement.

Basis of bearings: Survey JJ-12.

According to a survey made in August 2019 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.

**NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE**

*RL* 9-17-19  
INITIAL DATE  
NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE



*Roger L. Stevens*  
Roger L. Stevens  
Registered Surveyor No. 7052  
MADISON-12C

*RL* 9-17-19  
INITIAL DATE  
LL-2666

Approved according  
to R.C. 711.131  
RL 9-17-19  
Sign Date

*9-17-19 Madison Twp zoning*  
*W. Foyjett*