

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

Basis of bearings: Survey F-2-140.

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.



### SURVEY FOR DUANE & JEAN STEINER

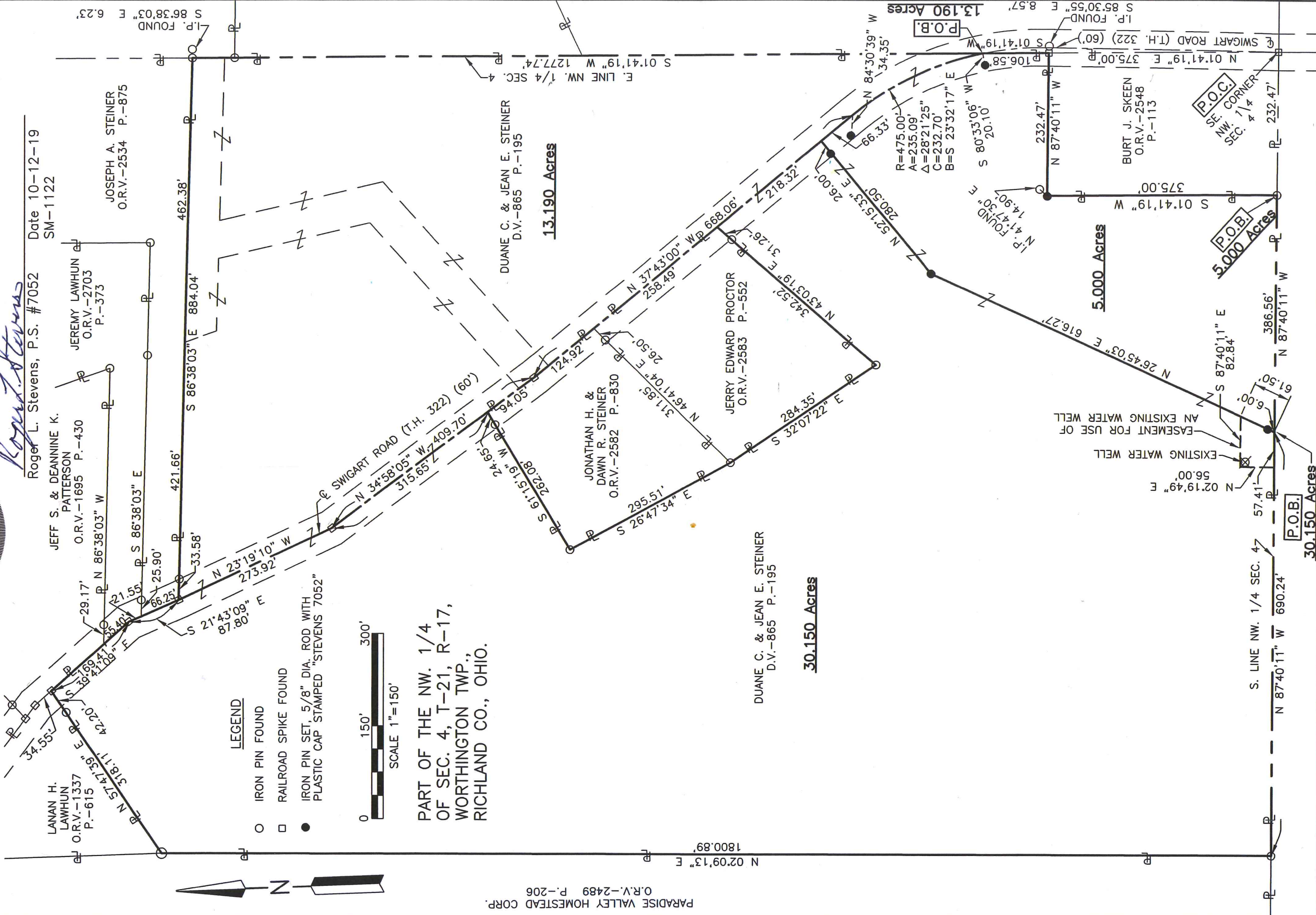
NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK 10-28-19 INITIAL DATE  
EAK 10-28-19 INITIAL DATE  
LL-307 INITIAL DATE

*Roger L. Stevens*  
Roger L. Stevens, P.S. #7052  
Date 10-12-19  
SM-1122

JEFF S. & DEANNINE K. PATTERSON  
O.R.V.-1695 P.-430

JEREMY LAWHUN  
O.R.V.-2703 P.-373

JOSEPH A. STEINER  
O.R.V.-2534 P.-875



PARADISE VALLEY HOMESTEAD CORP.  
O.R.V.-2489 P.-206



**SURVEYOR'S DESCRIPTION FOR  
DUANE & JEAN STEINER**

**5.000 Acres**

Situated in the Township of Worthington, County of Richland, State of Ohio, being part of the Northwest Quarter of Section 4, Township 21, Range 17 and being more particularly described as follows:

**Commencing** at a railroad spike found in the southeast corner of said Northwest Quarter, said railroad spike also being in the centerline of Swigart Road (T.H. 322)(60');

Thence N 87° 40' 11" W, 232.47 feet along the south line of said Northwest Quarter to an iron pin found in the southwest corner of a parcel of land conveyed to Burt J. Skeen by official records volume 2548, page 113, said iron pin being the **true place of beginning**;

Thence with the following **EIGHT** courses:

- 1) **N 87° 40' 11" W, 386.56 feet** and continuing along said south line of said Northwest Quarter to a point, said point being referenced by an iron pin set N 26° 45' 03" E, 6.00 feet from said point;
- 2) **N 26° 45' 03" E, 616.27 feet** to an iron pin set and passing through previously referenced iron pin set at 6.00 feet;
- 3) **N 52° 15' 33" E, 280.50 feet** to a point being in said centerline of Swigart Road (T.H. 322)(60') and passing through an iron pin set at 254.50 feet;
- 4) **S 37° 43' 00" E, 66.33 feet** along said centerline of Swigart Road (T.H. 322)(60') to a point of curve, said point being referenced by an iron pin set N 84° 30' 39" W, 34.35 feet from said point;
- 5) **Southeasterly** and continuing along said centerline of Swigart Road (T.H. 322)(60') on a **curve to the right having a radius of 475.00 feet, an arc length of 235.09 feet, a delta angle of 28° 21' 25"**, a **chord length of 232.70 feet and a chord bearing of S 23° 32' 17" E** to a point being in the east line of said Northwest Quarter, said point being referenced by an iron pin set S 80° 33' 06" W, 20.10 feet from said point;
- 6) **S 01° 41' 19" W, 106.58 feet** along said east line of said Northwest Quarter to a railroad spike found in the northeast corner of said land of Burt J. Skeen;
- 7) **N 87° 40' 11" W, 232.47 feet** along the north line of said land of Burt J. Skeen to an iron pin set in the northwest corner of said land;
- 8) **S 01° 41' 19" W, 375.00 feet** along the west line of said land of Burt J. Skeen to the **true place of beginning** and containing **5.000 acres**, more or less, and subject to all legal highways and easements of record.

Basis of bearings: Survey F-2-140.

According to a survey made in October 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

Grantors grant to grantees their heirs and assigns an easement for use of an existing water well, said easement being described as follows:

**5.000 Acres (continued)**

Situated in the Township of Worthington, County of Richland, State of Ohio, being part of the Northwest Quarter of Section 4, Township 21, Range 17 and being more particularly described as follows:

**Commencing** at a railroad spike found in the southeast corner of said Northwest Quarter, said railroad spike also being in the centerline of Swigart Road (T.H. 322)(60');

Thence N 87° 40' 11" W, 619.03 feet along the south line of said Northwest Quarter to point, said point being referenced by an iron pin set N 26° 45' 03" E, 6.00 feet from said point and being the **true place of beginning**;

Thence with the following **FOUR** courses:

- 1) N 87° 40' 11" W, **57.41 feet** and continuing along said south line of said Northwest Quarter to point;
- 2) N 02° 19' 49" E, **56.00 feet** to a point;
- 3) S 87° 40' 11" E, **82.84 feet** to a point;
- 4) S 26° 45' 03" W, **61.50 feet** to the **true place of beginning**

Basis of bearings: Survey F-2-140.

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

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*Roger L. Stevens*

Roger L. Stevens  
Registered Surveyor No. 7052  
SM-1122N

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

INITIAL DATE  
EAK 10-28-19  
LL-307



**30.150 Acres**

Situated in the Township of Worthington, County of Richland, State of Ohio, being part of the Northwest Quarter of Section 4, Township 21, Range 17 and being more particularly described as follows:

**Commencing** at a railroad spike found in the southeast corner of said Northwest Quarter, said railroad spike also being in the centerline of Swigart Road (T.H. 322)(60');

Thence N 87° 40' 11" W, 619.03 feet along the south line of said Northwest Quarter to point, said point being referenced by an iron pin set N 26° 45' 03" E, 6.00 feet from said point and being the **true place of beginning**;

Thence with the following **FOURTEEN** courses:

- 1) **N 87° 40' 11" W, 690.24 feet** and continuing along said south line of said Northwest Quarter to an iron pin found in the southeast corner of a parcel of land conveyed to Paradise Valley Homestead Corp. by official records volume 2489, page 206;
- 2) **N 02° 09' 13" E, 1,800.89 feet** along the east line of said land of Paradise Valley Homestead Corp. to an iron pin found in the southwesterly corner of a parcel of land conveyed to Lanan H. Lawhun by official records volume 1337, page 615;
- 3) **N 57° 47' 39" E, 318.11 feet** along the southerly line of said land of Lanan H. Lawhun to a railroad spike found in the southeasterly corner of said land, said railroad spike also being in the centerline of Swigart Road (C.H. 322)(60') and passing through an iron pin found at 275.91 feet;
- 4) **S 39° 41' 09" E, 169.41 feet** along said centerline of Swigart Road (C.H. 322)(60') to a railroad spike found;
- 5) **S 21° 43' 09" E, 87.80 feet** and continuing along said centerline of Swigart Road (C.H. 322)(60') to a railroad spike found;
- 6) **S 23° 19' 10" E, 273.92 feet** and continuing along said centerline of Swigart Road (C.H. 322)(60') to a railroad spike found;
- 7) **S 34° 58' 05" E, 315.65 feet** and continuing along said centerline of Swigart Road (C.H. 322)(60') to a point, said point being the northeasterly corner of a parcel of land conveyed to Jonathan H. and Dawn R. Steiner by official records volume 2582, page 830 and being referenced by an iron pin found S 61° 15' 19" W, 24.65 feet from said point;
- 8) **S 61° 15' 19" W, 262.08 feet** along the northerly line of said land of Jonathan H. and Dawn R. Steiner to an iron pin found in the northwesterly corner of said land and passing through previously referenced iron pin found at 24.65 feet
- 9) **S 26° 47' 34" E, 295.51 feet** along the westerly line of said land of Jonathan H. and Dawn R. Steiner to an iron pin found in the southwesterly corner of said land, said iron pin also being in the northwesterly corner of a parcel of land conveyed to Jerry Edward Proctor by official records volume 2583, page 552;
- 10) **S 32° 07' 22" E, 284.35 feet** along the westerly line of said land of Jerry Edward Proctor to an iron pin found in the southwesterly corner of said land;
- 11) **N 43° 03' 19" E, 342.52 feet** along the southerly line of said land of Jerry Edward Proctor to a point being the southeasterly corner of said land, said point also being in said centerline of Swigart Road (C.H. 322)(60') and passing through an iron pin found at 311.26 feet;
- 12) **S 37° 43' 00" E, 218.32 feet** along said centerline of Swigart Road (C.H. 322)(60') to a point, said point being referenced by an iron pin set S 52° 15' 33" W, 26.00 feet from said point;

**30.150 Acres (continued)**

- 13) **S 52° 15' 33" W, 280.50 feet** to an iron pin set and passing through previously referenced iron pin set at 26.00 feet;
- 14) **S 26° 45' 03" W, 616.27 feet to the true place of beginning** and containing **30.150 acres**, more or less, and subject to all legal highways and easements of record.

Basis of bearings: Survey F-2-140.

According to a survey made in October 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 30.150 acre parcel is subject to an easement for use of an existing water well, said easement being described as follows:

Situated in the Township of Worthington, County of Richland, State of Ohio, being part of the Northwest Quarter of Section 4, Township 21, Range 17 and being more particularly described as follows:

**Commencing** at a railroad spike found in the southeast corner of said Northwest Quarter, said railroad spike also being in the centerline of Swigart Road (T.H. 322)(60');

Thence N 87° 40' 11" W, 619.03 feet along the south line of said Northwest Quarter to point, said point being referenced by an iron pin set N 26° 45' 03" E, 6.00 feet from said point and being the **true place of beginning**;

Thence with the following **FOUR** courses:

- 1) **N 87° 40' 11" W, 57.41 feet** and continuing along said south line of said Northwest Quarter to point;
- 2) **N 02° 19' 49" E, 56.00 feet** to a point;
- 3) **S 87° 40' 11" E, 82.84 feet** to a point;
- 4) **S 26° 45' 03" W, 61.50 feet to the true place of beginning**

Basis of bearings: Survey F-2-140.

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

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*Roger L. Stevens*  
Roger L. Stevens  
Registered Surveyor No. 7052  
SM-1122N

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

INITIAL EAK DATE 10-28-19  
LL-301



**13.190 Acres**

Situated in the Township of Worthington, County of Richland, State of Ohio, being part of the Northwest Quarter of Section 4, Township 21, Range 17 and being more particularly described as follows:

**Commencing** at a railroad spike found in the southeast corner of said Northwest Quarter, said railroad spike also being in the centerline of Swigart Road (T.H. 322)(60');

Thence N 01° 41' 19" E, 481.58 feet along the east line of said Northwest Quarter to a point, said point being in said centerline of Swigart Road (T.H. 322)(60') being referenced by an iron pin set S 80° 33' 06" W, 20.10 feet from said point and being the **true place of beginning**;

Thence with the following **SIX** courses:

- 1) **Northwesterly** and along said centerline of Swigart Road (T.H. 322)(60') on a **curve to the left having a radius of 475.00 feet, an arc length of 235.09 feet, a delta angle of 28° 21' 25", a chord length of 232.70 feet and a chord bearing of N 23° 32' 17" W** to a point of tangency, said point being referenced by an iron pin set N 84° 30' 39" W, 34.35 feet from said point;
- 2) **N 37° 43' 00" W, 668.06 feet** along said centerline of Swigart Road (T.H. 322)(60') to a railroad spike found;
- 3) **N 34° 58' 05" W, 409.70 feet** and continuing along said centerline of Swigart Road (C.H. 322)(60') to a railroad spike found;
- 4) **N 23° 19' 10" W, 273.92 feet** and continuing along said centerline of Swigart Road (C.H. 322)(60') to a railroad spike found in the southwesterly corner of a parcel of land conveyed to Joseph A. Steiner by official records volume 2534, page 875;
- 5) **S 86° 38' 03" E, 884.04 feet** along the south line of said land of Joseph A. Steiner to an iron pin found in the southeast corner of said land, said iron pin also being in the east line of said Northwest Quarter and passing through an iron pin found at 33.58 feet;
- 6) **S 01° 41' 19" W, 1,277.74 feet** along said east line of said Northwest Quarter to the **true place of beginning** and containing **13.190 acres**, more or less, and subject to all legal highways and easements of record.

Basis of bearings: Survey F-2-140.

According to a survey made in October 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".



*Roger L. Stevens*

Roger L. Stevens  
Registered Surveyor No. 7052  
SM-1122N

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

EAK 10-28-19  
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LL-307