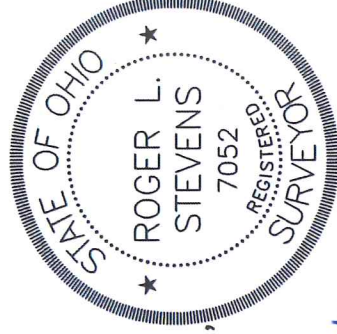


**SURVEY FOR
ROSA CORNELL**

PART OF THE SW. 1/4
OF SEC. 28, T-22, R-19,
JACKSON TWP., RICHLAND
CO., OHIO.



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

Date 4-17-21
JACKSON-28

SHEILA R. HUMMEL
O.R.V.-2241 P.-359



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

Basis of bearings: Survey EE-248.

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
- ◆ MONUMENT BOX FOUND WITH 1" BAR
- IRON PIN SET, 5/8" DIA. ROD WITH PLASTIC CAP STAMPED "STEVENS 7052"

KEELY M. WADE, TRUSTEE
O.R.V.-2719 P.-637

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 4-29-21

INITIAL DATE
EAK 4-29-21

12.460 Acres
(10.787 Acres)

ROSA E. CORNELL, TRUSTEE
O.R.V.-833 P.-192

DAVID J. & SANDRA K. KRICHBAUM
O.R.V.-1476 P.-162

KEELY M. WADE, TRUSTEE
O.R.V.-2719 P.-637

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 4-29-21

INITIAL DATE
EAK 4-29-21
VERBAL APPROVAL BY
CARPENTER JACKSON TWP.
ZONING INSPECTOR 4-28-21
NN-153

6.656 Acres
(10.787 Acres)

ROSA E. CORNELL, TRUSTEE
O.R.V.-833 P.-192

6.656 Acres
P.O.B.

6.656 Acres

9.265 Acres
P.O.B.

9.265 Acres

ROSA E. CORNELL, TRUSTEE
O.R.V.-833 P.-192

BRYAN & SUZANNE PEIFFER
O.R.V.-2075 P.-399

W & W FARMS SUBDIVISION NO. 1
P.V.-24. P.-20 & P.V.-24 P.-126

N 90°00'00" W 665.19'

LOT 1 LOT 2 LOT 3 LOT 4

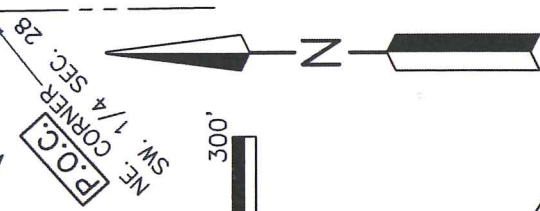
LOT 5

LOT 10

LOT 12

LOT 11

N 89°51'34" W 1861.73'
N. LINE SW. 1/4 SEC. 28



P.O.C. NE CORNER SW. 1/4 SEC. 28

S 00°00'54" E 773.39'

BARBARA A. & JAN E. KAPLE
O.R.V.-594 P.-488

N 60°02'40" W 31.40'

ROSA E. CORNELL, TRUSTEE
O.R.V.-833 P.-192

(1.673 Acres)

-33.28'

12.460 Acres
P.O.B.

S 12°40'04" E 189.87'

STIVING ROAD (T.H. 168)(R/W VARIES)

S 13°18'35" E 379.34'

KEELY M. WADE, TRUSTEE
O.R.V.-2719 P.-637

S 87°58'04" W 195.00'

25.00'

KENNETH G. & DEBRA S. DITTMAN
O.R.V.-267 P.-589

S 01°48'20" E 260.00'

N 87°37'21" W 25.25'

S 89°48'38" E 250.00'

R=530.56'
A=216.34'
Δ=23°21'46"
C=214.85'
B=S 24°59'32" E 26.99'

S 13°18'35" E 0.99'

STIVING ROAD (T.H. 168)(60')

R=530.56'
A=59.89'
Δ=06°28'05"
C=59.86'
B=S 39°54'27" E

S 14°43'08" E 148.87'

S 46°51'31" W 29.52'

S 03°22'49" W 506.11'

N 00°55'00" W 483.94'

N 90°00'00" W 378.38'

S 11°16'57" W 918.19'

N 00°27'08" W 326.63'

N 83°58'10" E 627.59'

N 90°00'00" W 665.19'

**SURVEYOR'S DESCRIPTION FOR
ROSA CORNELL**

12.460 Acres

Situated in the Township of Jackson, County of Richland, State of Ohio, being part of the Southwest Quarter of Section 28, Township 22, Range 19, and being more particularly described as follows:

Commencing at an iron pin found in the Northeast corner of said Southwest Quarter;

Thence N 89° 51' 34" W, 1,861.73 feet along the north line of said Southwest Quarter to an iron pin found in the northwest corner of a parcel of land conveyed to Sheila R. Hummel by official records volume 2241, page 359;

Thence S 00° 00' 54" E, 773.39 feet along the west line of said land of Sheila R. Hummel and along the west line of a parcel of land conveyed to Barbara A. and Jan E. Kaple by official records volume 594, page 488 to an iron pin found in the southwest corner of said land of Barbara A. and Jan E. Kaple, said iron pin being the **true place of beginning**:

Thence with the following **TEN** courses:

- 1) **N 89° 35' 35" E, 153.28 feet** along the south line of said land of Barbara A. and Jan E. Kaple to a point in a creek and passing through an iron pin found at 120.00 feet;
- 2) **N 57° 28' 18" E, 229.62 feet** along the southerly line of said land of Barbara A. and Jan E. Kaple to a point in said creek, said point being referenced by an iron pin found N 60° 02' 40" W, 31.40 feet from said point and being referenced by an iron pin found N 14° 50' 32" E, 40.93 feet from said point;
- 3) **N 74° 02' 08" E, 318.38 feet** and continuing along said southerly line of said land of Barbara A. and Jan E. Kaple to a point being the easterly corner of said land, said point also being in the southwesterly line of said land of Sheila R. Hummel and being referenced by an iron pin found S 57° 43' 53" E, 40.64 feet from said point;
- 4) **S 57° 43' 53" E, 40.64 feet** along said southerly line of said land of Sheila R. Hummel to an iron pin found in an interior corner of said land;
- 5) **S 12° 40' 04" E, 189.87 feet** along the westerly line of said land of Sheila R. Hummel to a monument box found with 1" bar in the southwesterly corner of said land, said monument box also being in the northwesterly corner of a parcel of land conveyed to Keely M. Wade, Trustee by official records volume 2719, page 637 and being within the right of way of Stiving Road (T.H. 168)(right of way varies);
- 6) **S 13° 18' 35" E, 379.34 feet** along the westerly line of said land of Keely M. Wade, Trustee, a part of which is also along the centerline of Stiving Road (T.H. 168)(right of way varies) to a point being the northeasterly corner of a parcel of land conveyed to Kenneth G. and Debra S. Dittman by official records volume 267, page 589, said point being referenced by an iron pin found S 87° 58' 04" W, 25.00 feet from said point;
- 7) **S 87° 58' 04" W, 195.00 feet** along the north line of said land of Kenneth G. and Debra S. Dittman to an iron pin found in the northwest corner of said land and passing through previously referenced iron pin found at 25.00 feet;
- 8) **S 01° 48' 20" E, 260.00 feet** along the west line of said land of Kenneth G. and Debra S. Dittman to an iron pin found in the southwest corner of said land;
- 9) **S 83° 58' 10" W, 627.59 feet** to an iron pin set in the east line of a parcel of land conveyed to David J. and Sandra K. Krichbaum by official records volume 1476, page 162;
- 10) **N 00° 27' 08" W, 696.72 feet** along said east line of said land of David J. and Sandra K. Krichbaum to the **true place of beginning** and containing **12.460 acres**, more or less, and subject to all legal highways and easements of record.

Basis of bearings: Survey EE-248.

Surveyor's Description for
Rosa Cornell

2

April 17, 2021

12.460 Acres (continued)

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

According to a survey made in April 2021 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.



Roger L. Stevens

Roger L. Stevens
Registered Surveyor No. 7052
JACKSON 28B

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK **4-29-21**
INITIAL DATE

NN-153

6.656 Acres

Situated in the Township of Jackson, County of Richland, State of Ohio, being part of the Southwest Quarter of Section 28, Township 22, Range 19, and being more particularly described as follows:

Commencing at an iron pin found in the Northeast corner of said Southwest Quarter;

Thence N 89° 51' 34" W, 1,861.73 feet along the north line of said Southwest Quarter to an iron pin found in the northwest corner of a parcel of land conveyed to Sheila R. Hummel by official records volume 2241, page 359;

Thence S 00° 00' 54" E, 773.39 feet along the west line of said land of Sheila R. Hummel and along the west line of a parcel of land conveyed to Barbara A. and Jan E. Kaple by official records volume 594, page 488 to an iron pin found in the southwest corner of said land of Barbara A. and Jan E. Kaple, said iron pin also being in the east line of a parcel of land conveyed to David J. and Sandra K. Krichbaum by official records volume 1476, page 162;

Thence S 00° 27' 08" E, 696.72 feet along said east line of said land of David J. and Sandra K. Krichbaum to an iron pin set, said iron pin being the **true place of beginning**:

Thence with the following **SEVEN** courses:

- 1) **N 83° 58' 10" E, 627.59** feet to an iron pin found in the southwest corner of a parcel of land conveyed to Kenneth G. and Debra S. Dittman by official records volume 267, page 589;
- 2) **S 89° 48' 38" E, 250.00** feet along the south line of said land of Kenneth G. and Debra S. Dittman to a point being the southeast corner of said land, said point also being in the centerline of Stiving Road (T.H. 168)(60') and passing through an iron pin found at 225.00 feet;
- 3) **S 13° 18' 35" E, 0.99** feet along said centerline of Stiving Road (T.H. 168)(60') to a point of curve, said point being referenced by an iron pin found N 87° 37' 21" W, 25.25 feet from said point;
- 4) **Southeasterly** and continuing along said centerline of Stiving Road (T.H. 168)(60') on a **curve to the left having a radius of 530.56 feet, an arc length of 216.34 feet, a delta angle of 23° 21' 46", a chord length of 214.85 feet and a chord bearing of S 24° 59' 32" E** to a point, said point being referenced by an iron pin set S 71° 26' 57" W, 26.99 feet from said point;
- 5) **S 71° 26' 57" W, 616.17** feet to an iron pin set in the northeast corner of a parcel of land conveyed to Bryan and Suzanne Peiffer by official records volume 2075, page 399;
- 6) **N 90° 00' 00" W, 378.38** feet along the north line of said land of Bryan and Suzanne Peiffer to an iron pin set in the northwest corner of said land, said iron pin also being in the east line of said land of David J. and Sandra K. Krichbaum by official records volume 1476, page 162;
- 7) **N 00° 27' 08" W, 326.63** feet along said east line of said land of David J. and Sandra K. Krichbaum to the **true place of beginning** and containing **6.656 acres**, more or less, and subject to all legal highways and easements of record.

Basis of bearings: Survey EE-248.

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

According to a survey made in April 2021 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.



Roger L. Stevens

Roger L. Stevens
Registered Surveyor No. 7052
JACKSON 28B

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 4-29-21
INITIAL DATE
NN-153

9.265 Acres

Situated in the Township of Jackson, County of Richland, State of Ohio, being part of the Southwest Quarter of Section 28, Township 22, Range 19, and being more particularly described as follows:

Commencing at an iron pin found in the Northeast corner of said Southwest Quarter;

Thence N 89° 51' 34" W, 1,861.73 feet along the north line of said Southwest Quarter to an iron pin found in the northwest corner of a parcel of land conveyed to Sheila R. Hummel by official records volume 2241, page 359;

Thence S 00° 00' 54" E, 773.39 feet along the west line of said land of Sheila R. Hummel and along the west line of a parcel of land conveyed to Barbara A. and Jan E. Kaple by official records volume 594, page 488 to an iron pin found in the southwest corner of said land of Barbara A. and Jan E. Kaple, said iron pin also being in the east line of a parcel of land conveyed to David J. and Sandra K. Krichbaum by official records volume 1476, page 162;

Thence S 00° 27' 08" E, 1,023.35 feet along said east line of said land of David J. and Sandra K. Krichbaum to an iron pin set in the northwest corner of a parcel of land conveyed to Bryan and Suzanne Peiffer by official records volume 2075, page 399;

Thence S 90° 00' 00" E, 378.38 feet along the north line of said land of Bryan and Suzanne Peiffer to an iron pin set in the northeast corner of said land, said iron pin being the **true place of beginning**;

Thence with the following **SEVEN** courses:

- 1) **N 71° 26' 57" E, 616.17 feet** to a point being in the centerline of Stiving Road (T.H. 168)(60') and passing through an iron pin set at 589.18 feet;
- 2) **Southeasterly** along said centerline of Stiving Road (T.H. 168)(60') on a **curve to the left having a radius of 530.56 feet, an arc length of 59.89 feet, a delta angle of 06° 28' 05"**, a **chord length of 59.86 feet and a chord bearing of S 39° 54' 27" E** to a point of tangency, said point being referenced by an iron pin set S 46° 55' 08" W, 24.98 feet from said point;
- 3) **S 43° 08' 29" E, 148.81 feet** and continuing along said centerline of Stiving Road (T.H. 168)(60') to a railroad spike found;
- 4) **S 46° 51' 31" W, 29.52 feet** to a point being the northwesterly corner of Lot 12 of W & W Farms Subdivision No. 1 and passing through an iron pin set at 25.00 feet
- 5) **S 03° 22' 49" W, 506.11 feet** along the west line of said Lot 12 and along the west line of Lot 11 to an iron pin found in the southwest corner of said Lot 11, said iron pin also being in the north line of Lot 5;
- 6) **N 90° 00' 00" W, 665.19 feet** along the north line of said Lot 5 and along the north line of Lots 4, 3, 2, and 1 to an iron pin set in the northwest corner of said Lot 1, said iron pin also being in the east line of said land of Bryan and Suzanne Peiffer;
- 7) **N 00° 55' 00" W, 483.94 feet** along said east line of said land of Bryan and Suzanne Peiffer to the **true place of beginning** and containing **9.265 acres**, more or less, and subject to all legal highways and easements of record.

Basis of bearings: Survey EE-248.

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

According to a survey made in April 2021 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.



Roger L. Stevens
Roger L. Stevens
Registered Surveyor No. 7052
JACKSON 28B

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 4-29-21
INITIAL DATE
NN-153