

SURVEY FOR: TRAVIS PELFREY

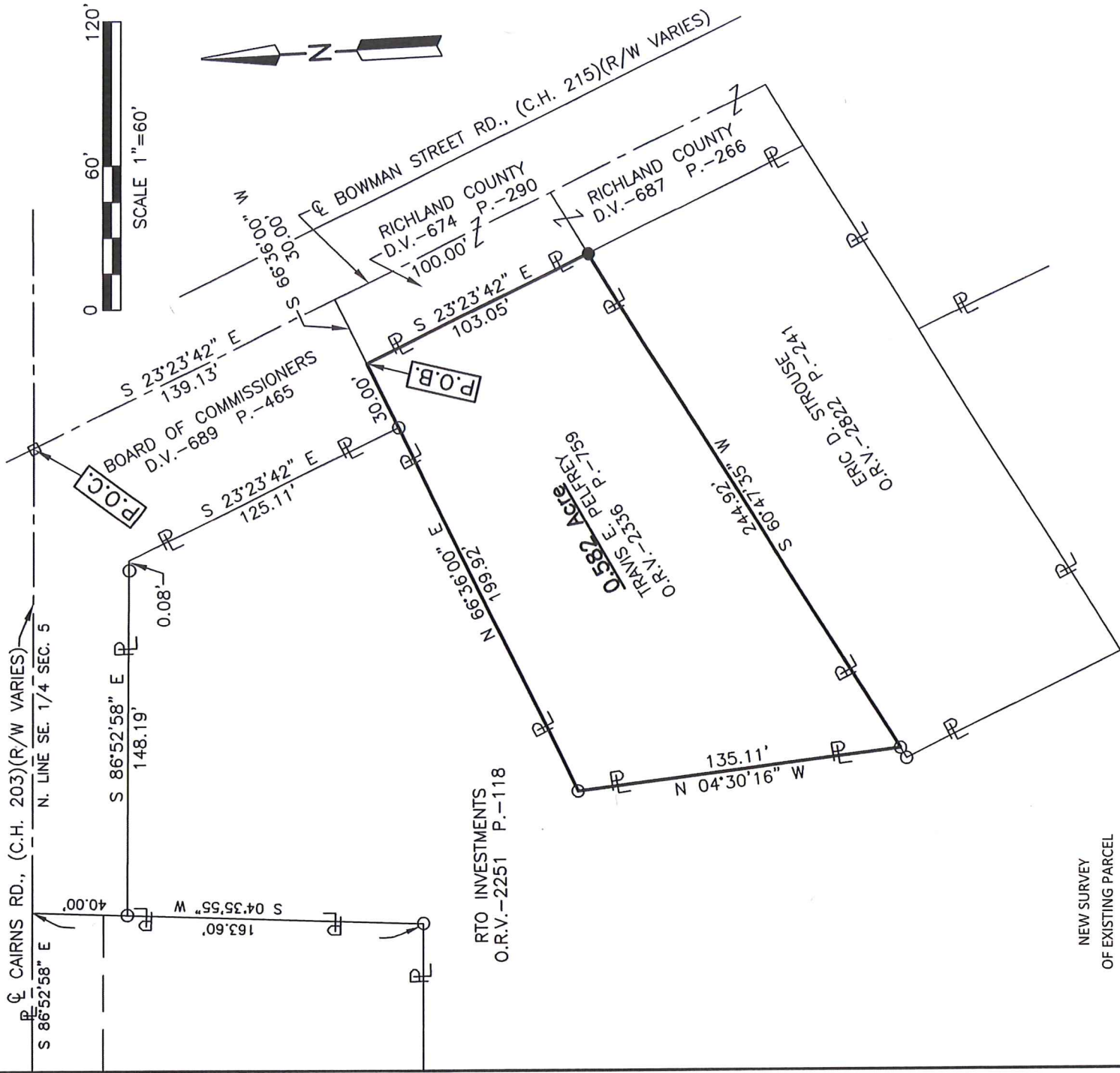
DATE: 4-23-21

JOB NUMBER: MADISON 5

LOCATION: PART OF THE SE. 1/4 OF
SEC. 5, T-21, R-18,
MADISON TWP., RICHLAND CO.,
STATE OF OHIO.

LEGEND

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



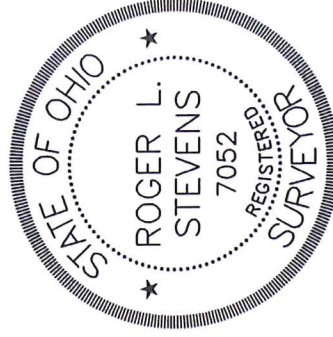
NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 5-4-21

INITIAL DATE

NN-162

Roger L. Stevens

Roger L. Stevens, P.S. #7052



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

Basis of bearings: Survey AA-240.

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.

**SURVEYOR'S DESCRIPTION FOR
TRAVIS PELFREY**

0.582 Acre

Situated in the Township of Madison, County of Richland, State of Ohio, being part of the Southeast Quarter of Section 5, Township 21, Range 18 and being more particularly described as follows:

Commencing at a monument box found in the intersection of the centerline of Cairns Road (C.H. 203)(R/W varies) and the centerline of Bowman Street Road (C.H. 215)(R/W varies), said monument box also being in the north line of said Southeast Quarter and being in the northeasterly corner of a parcel of land conveyed to Board of Commissioners by deed volume 689, page 465;

Thence S 23° 23' 42" E, 139.13 feet along said centerline of Bowman Street Road (C.H. 215)(R/W varies) also being along the easterly line of said land of Board of Commissioners to a point being the southeasterly corner of said land, said point also being in the northeasterly corner of a parcel of land conveyed to Richland County by deed volume 674, page 290 and being referenced by an iron pin found S 66° 36' 00" W, 60.00 feet from said point;

Thence S 66° 36' 00" W, 30.00 feet along the southerly line of said land of Board of Commissioners to a point being the northwesterly corner of said land of Richland County, said point being referenced by an iron pin found S 66° 36' 00" W, 30.00 feet from said point and being the **true place of beginning**;

Thence with the following **FOUR** courses:

- 1) **S 23° 23' 42" E, 103.05 feet** along the westerly line of said land of Richland County to an iron pin set in the southwesterly corner of said land, said iron pin also being in the northeasterly corner of a parcel of land conveyed to Eric D. Strouse by official records volume 2822, page 241;
- 2) **S 60° 47' 35" W, 244.92 feet** along the northerly line of said land of Eric D. Strouse to an iron pin found in a southeasterly corner of a parcel of land conveyed to RTO Investments by official records volume 2251, page 118;
- 3) **N 04° 30' 16" W, 135.11 feet** along an east line of said land of RTO Investments to an iron pin found in an interior corner of said land;
- 4) **N 66° 36' 00" E, 199.92 feet** along a southerly line of said land of RTO Investments and along the southerly line of said land of Board of County Commissioners, deed volume 689, page 465 to the **true place of beginning**, passing through previously referenced iron pin found at 169.92 feet and containing **0.582 acre**, more or less, and subject to all legal highways and easements of record.

Basis of Bearings: Survey AA-240.

Iron pin set is 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
MADISON 5A

NEW SURVEY OF EXISTING PARCEL RICHLAND COUNTY TAX MAP OFFICE	EAK <u>5-4-21</u> INITIAL DATE
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