



**SURVEYOR'S DESCRIPTION FOR  
TIMOTHY & JEANNE ALEXANDER**

**7.912 Acres**

Situated in the Township of Washington, County of Richland, State of Ohio, being part of the Southeast Quarter of Section 12, Township 20, Range 18 and being more particularly described as follows:

**Commencing** at a Mag Nail found in the intersection of the centerline of Hanley Road (C.H. 139)(60') and the centerline of Pulver Road (T.H. 360)(30'), said Mag. Nail also being in the southeast corner of said Southeast Quarter;

Thence N 00° 09' 46" W, 1,240.00 feet along the east line of said Southeast Quarter, also being along said centerline of Pulver Road (T.H. 360)(30') to a point being a northeast corner of a parcel of land conveyed to Charles D. III and Danielle Stinehour by official records volume 2773, page 222, said point being referenced by an iron pin found S 89° 50' 14" W, 20.00 feet from said point and being the **true place of beginning**;

Thence with the following **EIGHT** courses;

- 1) **S 89° 50' 14" W, 75.00 feet** along a north line of said land of Charles D. III and Danielle Stinehour to an iron pin found in an interior corner of said land and passing through previously referenced iron pin found at 20.00 feet;
- 2) **N 00° 09' 46" W, 94.87 feet** along an east line of said land of Charles D. III and Danielle Stinehour and said line extended to an iron pin set and passing through an iron pin found at 19.75 feet;
- 3) **S 86° 35' 18" W, 707.04 feet** to an iron pin set;
- 4) **N 19° 47' 43" W, 186.39 feet** to an iron pin set;
- 5) **N 58° 50' 06" E, 192.03 feet** to an iron pin set;
- 6) **N 02° 39' 04" W, 183.37 feet** to an iron pin set;
- 7) **N 87° 00' 01" E, 687.73 feet** a part of which is along the south line of a parcel of land conveyed to Gusta M. Poffenbaugh by official records volume 2495, page 433 to a point being the southeast corner of said land, said point also being in the east line of said Southeast Quarter and being referenced by an iron pin found N 77° 06' 05" E, 6.75 feet from said point and passing through an iron pin found at 37.63 feet;
- 8) **S 00° 09' 46" E, 546.49 feet** along said east line of said Southeast Quarter, of which the south 75 feet is also along said centerline of Pulver Road (T.H. 360)(30') to the **true place of beginning** and containing **7.912 acres**, more or less, and subject to all legal highways and easements of record.

Basis of bearings: Survey MM-69.

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

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



*Roger L. Stevens*  
Roger L. Stevens

Registered Surveyor No. 7052  
SM-757D3

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

**EAK**      **6-7-21**  
INITIAL      DATE

**21.859 AC PARCEL MUST  
TRANSFER BEFORE THIS PARCEL  
NN-207**

**21.859 Acres**

Situated in the Township of Washington, County of Richland, State of Ohio, being part of the Southeast Quarter of Section 12, Township 20, Range 18 and being more particularly described as follows:

**Commencing** at a Mag Nail found in the intersection of the centerline of Hanley Road (C.H. 139)(60') and the centerline of Pulver Road (T.H. 360)(30'), said Mag. Nail also being in the southeast corner of said Southeast Quarter;

Thence N 00° 09' 46" W, 1,240.00 feet along the east line of said Southeast Quarter, also being along said centerline of Pulver Road (T.H. 360)(30') to a point being a northeast corner of a parcel of land conveyed to Charles D. III and Danielle Stinehour by official records volume 2773, page 222, said point being referenced by an iron pin found S 89° 50' 14" W, 20.00 feet from said point;

Thence S 89° 50' 14" W, 75.00 feet along a north line of said land of Charles D. III and Danielle Stinehour to an iron pin found in an interior corner of said land and passing through previously referenced iron pin found at 20.00 feet;

Thence N 00° 09' 46" W, 19.75 feet along an east line of said land of Charles D. III and Danielle Stinehour to an iron pin found in a northeast corner of said land, said point being the **true place of beginning**;

Thence with the following **FIFTEEN** courses;

- 1) **S 86° 35' 18" W, 1,051.79 feet** along the north line of said land of Charles D. III and Danielle Stinehour to an iron pin found in the northwest corner of said land;
- 2) **S 02° 28' 14" E, 461.40 feet** along the west line of said land of Charles D. III and Danielle Stinehour to an iron pin found in the southwest corner of said land, said iron pin also being in the northwest corner of a parcel of land conveyed to Gusta M. Poffenbaugh by official records volume 2260, page 269;
- 3) **S 00° 44' 42" E, 782.90 feet** along the west line of said land of Gusta M. Poffenbaugh and along the west line of a parcel of land conveyed to Andrew J. and Rachel L. Booth by official records volume 817, page 679 to a point being the southwest corner of said land of Andrew J. and Rachel L. Booth, said point also being in the south line of said Southeast Quarter and being in said centerline of Hanley Road (C.H. 139)(60') and passing through iron pins found at 46.80 feet and 762.90 feet;
- 4) **S 87° 33' 24" W, 60.00 feet** along said south line of said Southeast Quarter also being along said centerline of Hanley Road (C.H. 139)(60') to a point being the southeast corner of a parcel of land conveyed to Robert B. and Eva V. Booth, Trustees ETC. by official records volume 2639, page 116, said point being referenced by an iron pin found N 00° 57' 25" W, 20.00 feet from said point;
- 5) **N 00° 57' 25" W, 445.00 feet** along an east line of said land of Robert B. and Eva V. Booth, Trustees ETC. to an iron pin found in a northeast corner of said land and passing through previously referenced iron pin found at 20.00 feet;
- 6) **S 89° 02' 35" W, 24.00 feet** along a north line of said land of Robert B. and Eva V. Booth, Trustees ETC. to an iron pin found in an interior corner of said land;
- 7) **N 01° 57' 42" W, 2,252.18 feet** along an east line of said land of Robert B. and Eva V. Booth, Trustees ETC. to an iron pin found in a northeast corner of said land, said iron pin also being in the north line of said Southeast Quarter;
- 8) **N 86° 43' 02" E, 611.38 feet** along said north line of said Southeast Quarter to an iron pin found in the northwest corner of a parcel of land conveyed to Gusta M. Poffenbaugh by official records volume 2495, page 433;

**21.950 Acres (continued)**

- 9) **S 00° 08' 18" E, 928.52 feet** along the west line of said land of Gusta M. Poffienbaugh to an iron pin found in the southwest corner of said land;
- 10) **S 87° 00' 01" W, 37.63 feet** to an iron pin set;
- 11) **S 02° 39' 04" E, 183.37 feet** to an iron pin set;
- 12) **S 58° 50' 06" W, 192.03 feet** to an iron pin set;
- 13) **S 19° 47' 43" E, 186.39 feet** to an iron pin set;
- 14) **N 86° 35' 18" E, 707.04 feet** to an iron pin set;
- 15) **S 00° 09' 46" E, 75.12 feet** to the **true place of beginning** and containing **21.859 acres**, more or less, 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.

Basis of bearings: Survey MM-69.

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

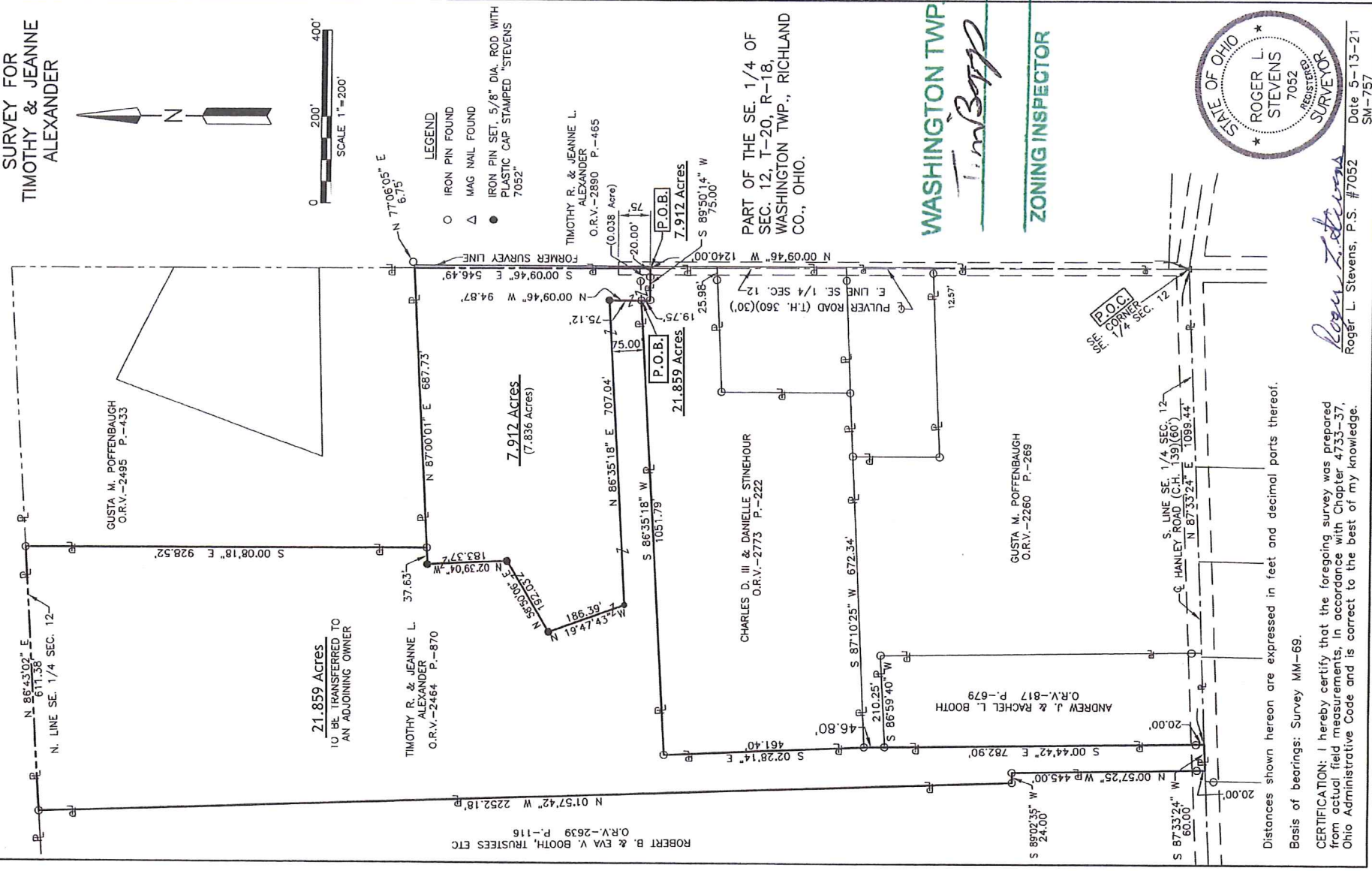
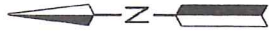
According to a survey made in May 2021 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.



*Roger L. Stevens*  
Roger L. Stevens  
Registered Surveyor No. 7052  
SM-757D3

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK** **6-7-21**  
INITIAL      DATE  
**NN-207**

**SURVEY FOR  
TIMOTHY & JEANNE  
ALEXANDER**



- LEGEND**
- IRON PIN FOUND
  - △ MAG NAIL FOUND
  - IRON PIN SET, 5/8" DIA. ROD WITH PLASTIC CAP STAMPED "STEVENS 7052"

PART OF THE SE. 1/4 OF  
SEC. 12, T-20, R-18,  
WASHINGTON TWP., RICHLAND  
CO., OHIO.

**WASHINGTON TWP ZONING**

*Tim Bopp*

6-2-21

DATE

ZONING INSPECTOR



*Roger L. Stevens*  
Roger L. Stevens, P.S. #7052  
SM-757

Distances shown hereon are expressed in feet and decimal parts thereof.  
Basis of bearings: Survey MM-69.

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.

21.859 ACRES  
TO BE TRANSFERRED TO  
AN ADJOINING OWNER

TIMOTHY R. & JEANNE L.  
ALEXANDER  
O.R.V.-2464 P.-870

ROBERT B. & EVA K. BOOTH, TRUSTEES ETC  
O.R.V.-2639 P.-116

7.912 ACRES  
(7.836 ACRES)

21.859 ACRES

7.912 ACRES

TIMOTHY R. & JEANNE L.  
ALEXANDER  
O.R.V.-2890 P.-465

CHARLES D. III & DANIELLE STINEHOUR  
O.R.V.-2773 P.-222

GUSTA M. POFFENBAUGH  
O.R.V.-2260 P.-269

ANDREW J. & RACHEL L. BOOTH  
O.R.V.-817 P.-679

S. LINE SE. 1/4 SEC. 12-  
HANLEY ROAD (C.H. 159)(60')  
N 87°33'24" E 1089.44'

