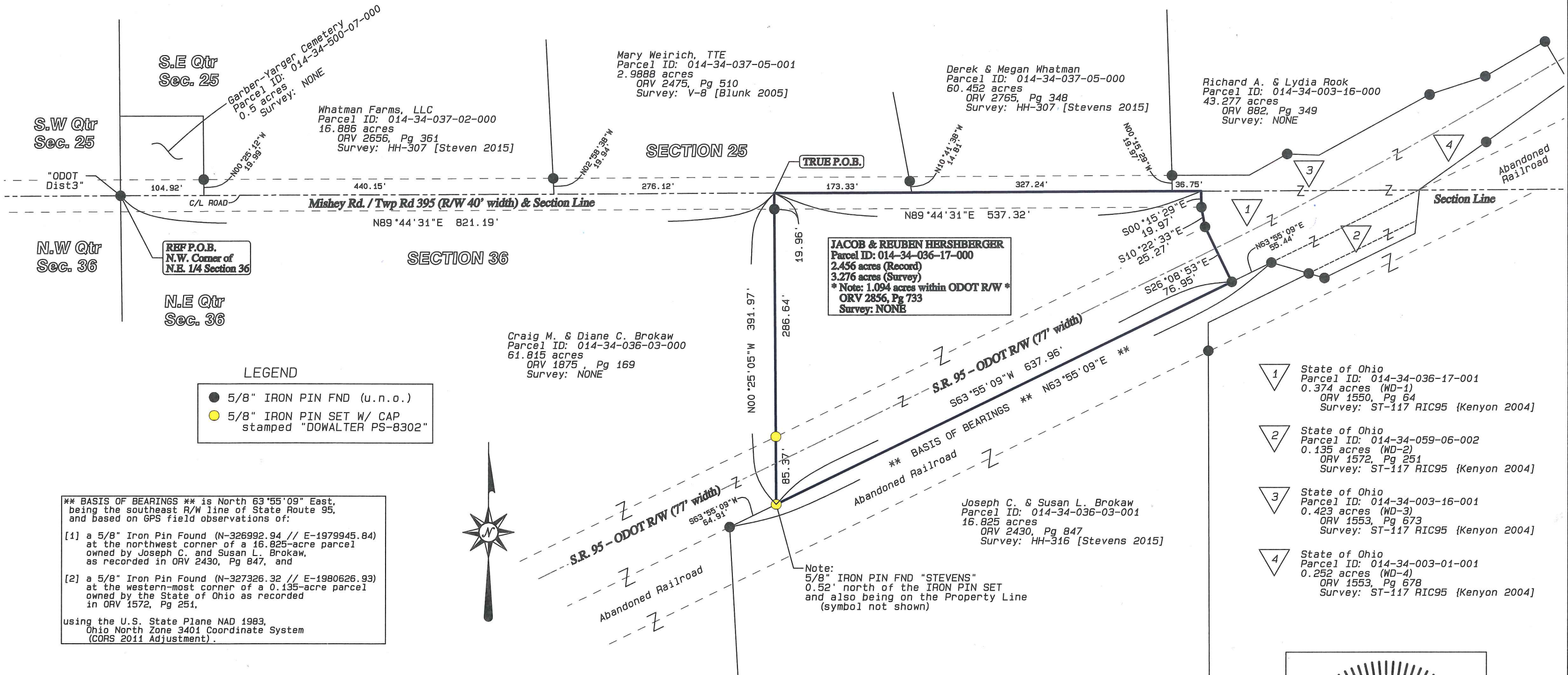


John W. Dowalter, PS-8302
 Professional Land Surveyor
 KNOX CONSULTING, LLC
 7524 Phillips Rd, Fredericktown, OH 43019
 E: 740/694-4019 // M: 740/627-0650

PLAT OF SURVEY

BEING 3.276-ACRES owned by JACOB & REUBEN HERSHBERGER
 Situated in the Township of JEFFERSON, County of RICHLAND, and State of OHIO,
 and being part of the Northeast Quarter of Section 36, Township 19, Range 18, of
 the Congress Lands North of the Old Seven Ranges.



LEGEND

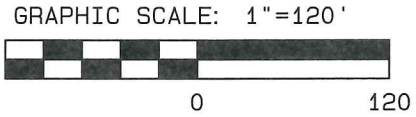
- 5/8" IRON PIN FND (u.n.o.)
- 5/8" IRON PIN SET W/ CAP stamped "DOWALTER PS-8302"

**** BASIS OF BEARINGS **** is North 63°55'09" East, being the southeast R/W line of State Route 95, and based on GPS field observations of:

[1] a 5/8" Iron Pin Found (N-326992.94 // E-1979945.84) at the northwest corner of a 16.825-acre parcel owned by Joseph C. and Susan L. Brokaw, as recorded in ORV 2430, Pg 847, and

[2] a 5/8" Iron Pin Found (N-327326.32 // E-1980626.93) at the western-most corner of a 0.135-acre parcel owned by the State of Ohio as recorded in ORV 1572, Pg 251,

using the U.S. State Plane NAD 1983, Ohio North Zone 3401 Coordinate System (CORS 2011 Adjustment).



NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
 EAK 3-12-21
 INITIAL DATE
 NN-79

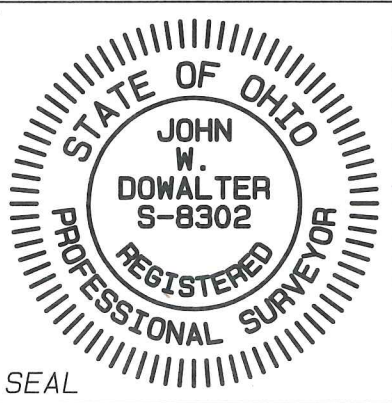
Surveyed In FEB. 2021 for:
 JOSEPH C. BROKAW

Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.

I hereby certify that I have surveyed the property described in the foregoing title caption, and that said survey and plat are accurate and correct to the best of my knowledge. Easements, restrictions, and rights-of-way not located, unless noted.

John Dowalter
 John W. Dowalter, P.S. 8302
 MARCH 12, 2021

- 1 State of Ohio
 Parcel ID: 014-34-036-17-001
 0.374 acres (WD-1)
 ORV 1550, Pg 64
 Survey: ST-117 RIC95 {Kenyon 2004}
- 2 State of Ohio
 Parcel ID: 014-34-059-06-002
 0.135 acres (WD-2)
 ORV 1572, Pg 251
 Survey: ST-117 RIC95 {Kenyon 2004}
- 3 State of Ohio
 Parcel ID: 014-34-003-16-001
 0.423 acres (WD-3)
 ORV 1553, Pg 673
 Survey: ST-117 RIC95 {Kenyon 2004}
- 4 State of Ohio
 Parcel ID: 014-34-003-01-001
 0.252 acres (WD-4)
 ORV 1553, Pg 678
 Survey: ST-117 RIC95 {Kenyon 2004}



**John W. Dowalter, PS-8302
Professional Land Surveyor**

KNOX CONSULTING, LLC
7524 Phillips Rd, Fredericktown, OH 43019
H: 740/694-4019 // M: 740/627-0650

March 11, 2021

Legal Description of 3.276-Acre Tract

Situated in the Township of JEFFERSON, County of RICHLAND, and State of OHIO, and being part of the Northeast Quarter of Section 36, Township 19, Range 18, of the Congress Lands North of the Old Seven Ranges, and being more particularly described as follows:

COMMENCING at a 5/8" iron pin found with an "ODOT Dist 3" cap at the northwest corner of the Northeast Quarter of Section 36;

A. Thence North 89°44'31" East, a distance of 821.19 feet with north line of Section 36, and also being the centerline of Mishey Road (Twp. Rd. 395) to a point, and also being the TRUE POINT OF BEGINNING;

COURSES FOR 3.276-ACRE TRACT

1. Thence North 89°44'31" East, a distance of 537.32 feet with the north line of Section 36, and centerline of Mishey Road to a corner point on the west line of a 0.374-acre right-of-way parcel for State Route 95 owned by the State of Ohio, as recorded in ORV 1550, Pg 64;
2. Thence South 00°15'29" East, a distance of 19.97 feet with the west line of said 0.374-acre parcel to a 5/8" iron pin found with an "ODOT Dist 3" cap;
3. Thence South 10°22'33" East, a distance of 25.27 feet to a 5/8" iron pin found with an "ODOT Dist 3" cap;
4. Thence South 26°08'53" East, a distance of 76.95 feet to a 5/8" iron pin found with an "ODOT Dist 3" cap at the south corner of said 0.374-acre parcel, and also being on the south right-of-way line of State Route 95;
5. Thence South 63°55'09" West, a distance of 637.96 feet with said south right-of-way line, and also being the north line of a 16.825-acre parcel owned by Joseph C. and Susan L. Brokaw, as recorded in ORV 2430, Pg 847, to an iron pin set;
6. Thence North 00°25'05" West, a distance of 391.97 feet with the east line of a 61.815-acre parcel owned by Craig M. and Diane C. Brokaw, as recorded in ORV 1875, Pg 169, to the TRUE POINT OF BEGINNING (passing 5/8" iron pins found with "Stevens" caps at 0.52' and 372.01 feet, and an iron pin set at 85.37 feet).

Containing 3.276-ACRES, more or less (1.094-acres being within the State Route 95 ODOT R/W).

Prior deed references: Parcel ID: 014-34-036-17-000 (record 2.456-acres)
owned by JACOB & REUBEN HERSHBERGER as recorded in ORV 2856, Pg 733.

** BASIS OF BEARINGS ** is North 63°55'09" East, being the southeast right-of-way line of State Route 95, and based on GPS field observations of:

[1] a 5/8" Iron Pin Found (N-326992.94 // E-1979945.84) at the northwest corner of a 16.825-acre parcel owned by Joseph C. and Susan L. Brokaw, as recorded in ORV 2430, Pg 847, and

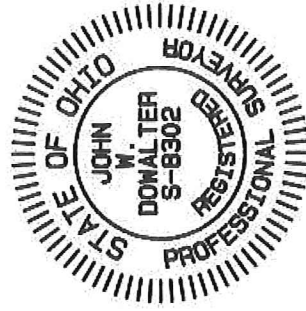
[2] a 5/8" Iron Pin Found (N-327326.32 // E-1980626.93) at the western-most corner of a 0.135-acre parcel owned by the State of Ohio as recorded in ORV 1572, Pg 251,

using the U.S. State Plane NAD 1983, Ohio North Zone 3401 Coordinate System (CORS 2011 Adjustment).

All iron pins set are 5/8" rebar with caps stamped "DOWALTER PS 8302".

Subject to all legal rights of way, restrictions and easements of record.

This description was prepared from an actual field survey performed by me in FEBRUARY 2021, for JOSEPH C. BROKAW.



A handwritten signature in black ink, appearing to read "John W. Dowalter".

John W. Dowalter
Professional Surveyor #8302

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 3-12-21
INITIAL DATE
NN-79