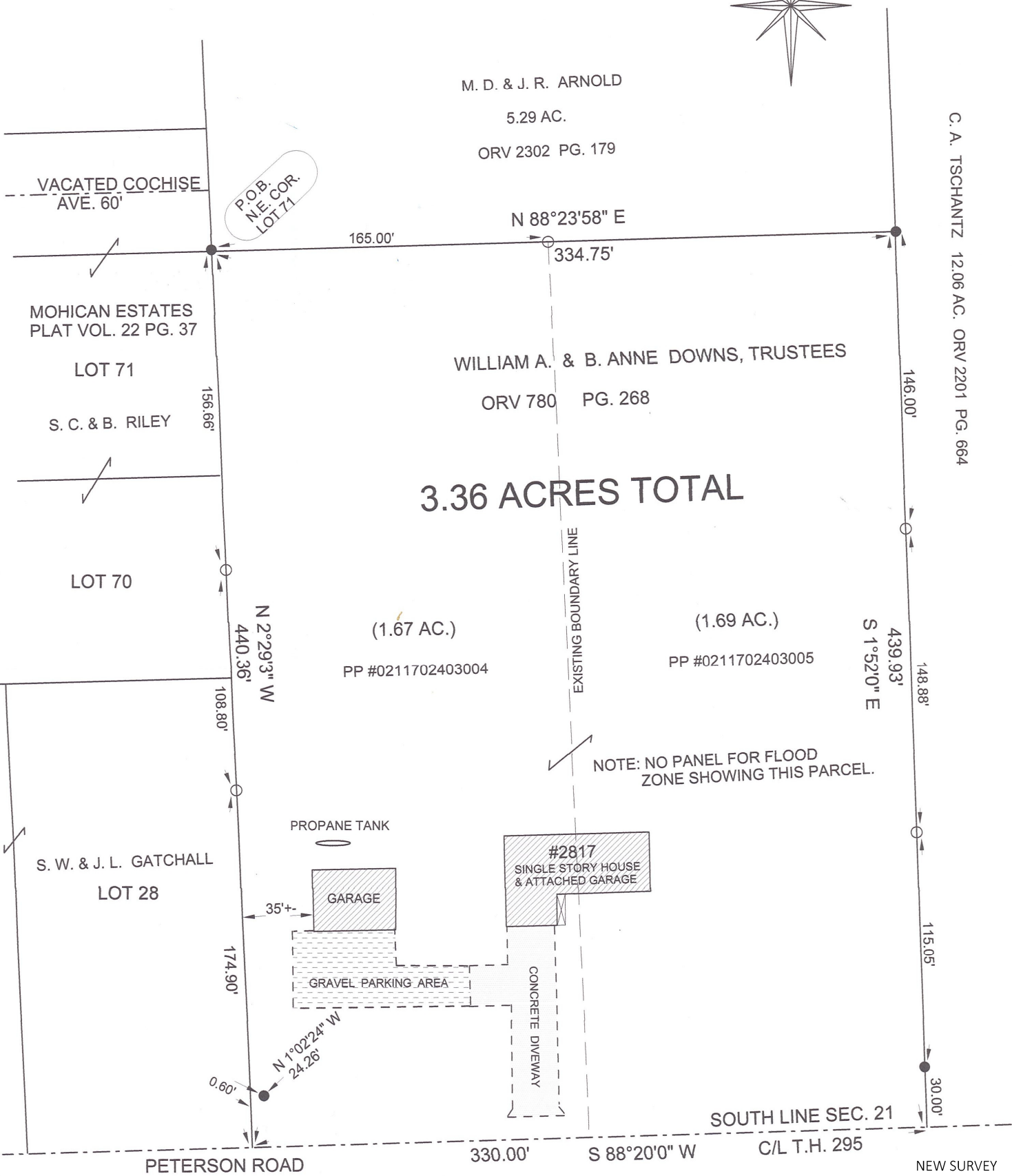
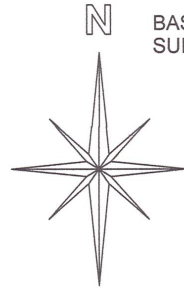


SOUTHWEST QUARTER  
SECTION 21 TWP. 23 RG. 17  
MIFFLIN TOWNSHIP  
RICHLAND COUNTY, OHIO

N BASIS OF BEARINGS:  
SURVEY INDEX "N" PG. 43



SURVEYOR'S STATEMENT

LEGEND:

- - 5/8 INCH REBAR W/CAP STAMPED "PS 7016" SET
- - EXISTING IRON BAR

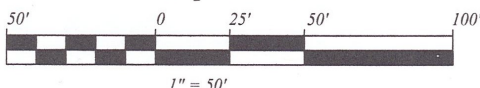
RIEDEL LAND SURVEYING COMPANY CERTIFIES TO STEWART TITLE GUARANTY COMPANY & TO THOMAS S. AND JANIS M. DEAN THAT THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED BY MYSELF ON APRIL 5, 2023 AND ALL INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THERE ARE NO VISIBLE ABOVE GROUND ENCROACHMENTS. THIS SURVEY IS BASED ON A SURVEY DATED FEBRUARY 05, 1991 BY LARRY G. BLUNK (PS #6320).

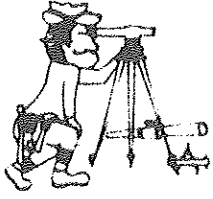
NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 5-10-23**

INITIAL & DATE  
**PP-107**

STEVEN H. RIEDEL  
OHIO SURVEYOR 7016  
RMI21SW

Graphic Scale





Phone (419) 683-1951

# Riedel Land Surveying Company

712 N. Henry St.  
Crestline, Ohio 44827

April 12, 2023

3.36 acres  
2817 Peterson Road  
Mansfield, Ohio

Revised: May 1, 2023

Situated in the Township of Mifflin, County of Richland, State of Ohio and being part of the Southwest quarter of Section 21, Township 23, Range 17 and being more fully described as follows:

**BEGINNING** at an existing iron bar at the Northeast corner of Lot 71 of Mohican Estates as recorded in Plat Volume 22 page 37 in the Richland County Recorder's Office;

Thence running North 88 deg. 23 min. 58 sec. East (passing a 5/8 inch rebar set at 165.00 feet) for a total distance of 334.75 feet to an existing iron bar;

Thence turning and running South 01 deg. 52 min. 00 sec. East (passing 5/8 inch rebars set at 146.00 feet and 294.88 feet and an existing iron bar at 409.93 feet) for a total distance of 439.93 feet to the centerline of Township Highway 295 (Peterson Road);

Thence turning and running South 88 deg. 20 min. 00 sec. West along said centerline (also being the South line of Section 21) for 330.00 feet (an existing iron bar being North 01 deg. 02 min. 24 sec. West and 24.26 feet from this point);

Thence turning and running North 02 deg. 29 min. 03 sec. West (passing 5/8 inch rebars set at 174.90 feet and 283.70 feet) for a total distance of 440.36 feet to the place of beginning.

The above described parcel has a calculated area of 3.36 acres of land according to a survey made on April 05, 2023 by Steven H. Riedel, Ohio surveyor 7016.

All 5/8 inch rebars set have a plastic cap stamped "PS 7016".

Prior Deed: ORV 780 page 268

Basis of bearings: Survey Index: "N" page 43

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

**EAK 5-10-23**

INITIAL & DATE

**PP-107**