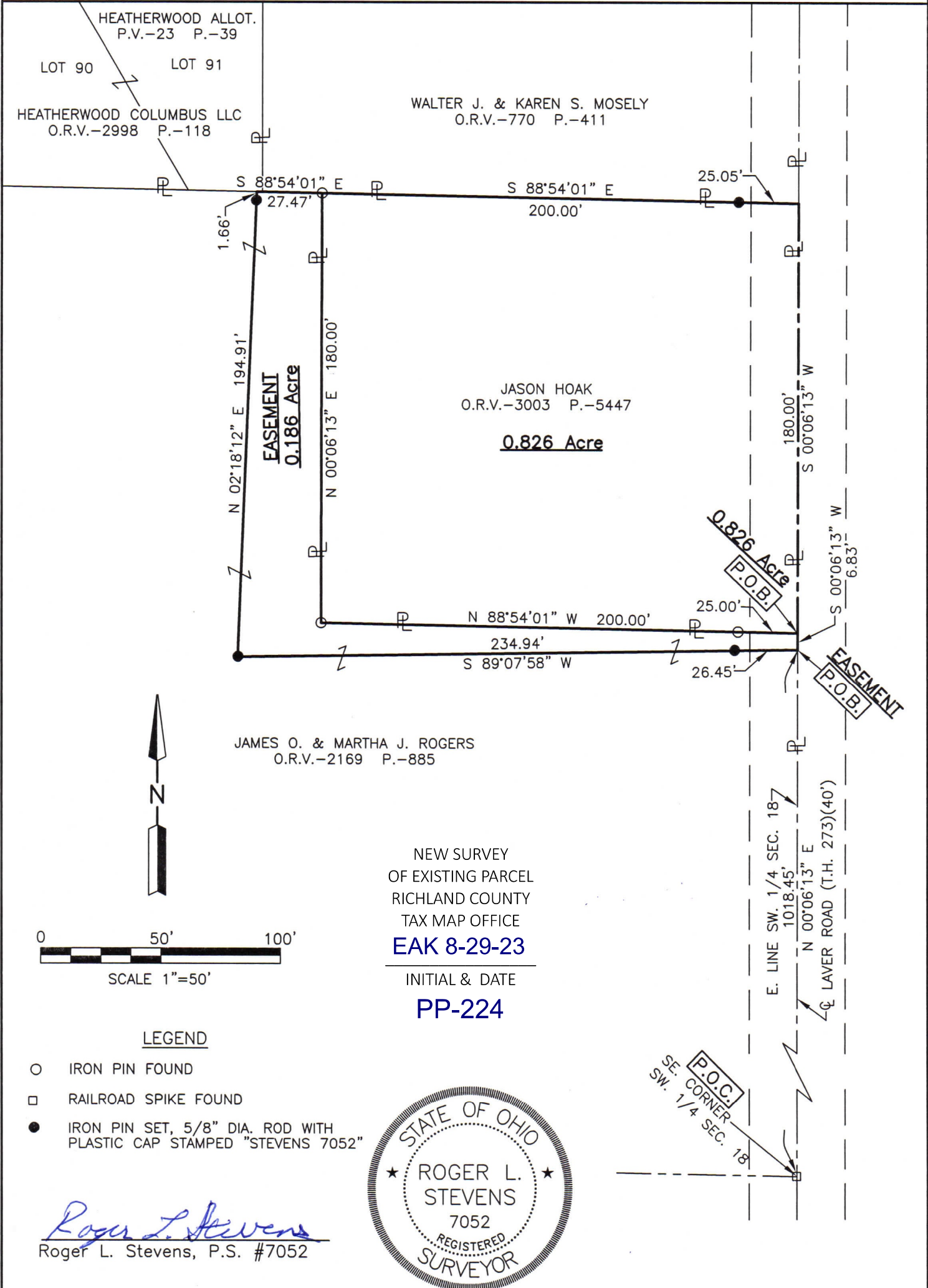


SURVEY FOR: JASON HOAK

DATE: 8-7-23

JOB NUMBER: MIFFLIN-18

LOCATION: PART OF THE SW. 1/4 OF
SEC. 18, T-23, R-17,
MIFFLIN TWP., RICHLAND CO.,
STATE OF OHIO.



JAMES O. & MARTHA J. ROGERS
O.R.V.-2169 P.-885

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 8-29-23

INITIAL & DATE

PP-224

LEGEND

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

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



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

Basis of bearings: Survey F-2-333.

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
JASON HOAK**

0.826 Acre

Situated in the Township of Mifflin, County of Richland, State of Ohio, being part of the Southwest Quarter of Section 18, Township 23, Range 17 and being more particularly described as follows:

Commencing at a railroad spike found in the southeast corner of said Southwest Quarter, said railroad spike also being in the centerline of Laver Road (T.H. 273)(40');

Thence N 00° 06' 13" E, 1,025.28 feet along the east line of said Southwest Quarter and along said centerline of Laver Road (T.H. 273)(40') to a point being a northeast corner of a parcel of land conveyed to of James O. and Martha J. Rogers by official records volume 2169, page 885, said point being referenced by an iron pin found N 88° 54' 01" W, 25.00 feet from said point and being the **true place of beginning**;

Thence with the following **FOUR** courses:

- 1) **N 88° 54' 01" W, 200.00 feet** along a north line of said land of James O. and Martha J. Rogers to an iron pin found in an interior corner of said land and passing through previously referenced iron pin found at 25.00 feet from said point;
- 2) **N 00° 06' 13" E, 180.00 feet** along an east line of said land of James O. and Martha J. Rogers to an iron pin found in a northeast corner of said land, said iron pin also being in the south line of a parcel of land conveyed to Walter J. and Karen S. Mosley by official records volume 770, page 411;
- 3) **S 88° 54' 01" E, 200.00 feet** along said south line of said land of Walter J. and Karen S. Mosley to a point being the southeast corner of said land, said point also being in said east line of said Southwest Quarter and being in said centerline of Laver Road (T.H. 273)(40') and passing through an iron pin set at 174.95 feet;
- 4) **S 00° 06' 13" W, 180.00 feet** along said east line of said Southwest Quarter and along said centerline of Laver Road (T.H. 273)(40') to the **true place of beginning** and containing **0.826 acre**, more or less, and subject to all legal highways and easements of record.

Basis of bearings: Survey F-2-333.

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

According to a survey made in August 2023 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.



Roger L. Stevens
 Roger L. Stevens
 Registered Surveyor No. 7052
 MIFFLIN-18A

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE

EAK 8-29-23

INITIAL & DATE

PP-224

EASEMENT

Grantors convey to Grantees, their successors and assigns forever, an easement in and to a certain parcel of land, said parcel being described as follows:

Situated in the Township of Mifflin, County of Richland, State of Ohio, being part of the Southwest Quarter of Section 18, Township 23, Range 17 and being more particularly described as follows:

Commencing at a railroad spike found in the southeast corner of said Southwest Quarter, said railroad spike also being in the centerline of Laver Road (T.H. 273)(40');

Thence N 00° 06' 13" E, 1,018.45 feet along the east line of said Southwest Quarter and along said centerline of Laver Road (T.H. 273)(40') to a point, said point being by an iron pin set S 89° 07' 58" W, 26.45 feet from said point and being the **true place of beginning**;

Thence with the following **SIX** courses:

- 1) **S 89° 07' 58" W, 234.94 feet** to an iron pin set and passing through previously referenced iron pin set at 26.45 feet;
- 2) **N 02° 18' 12" E, 194.91 feet** to a point being in the south line of Lot #91 in Heatherwood Allot., Plat Vol. 23, Page 39 conveyed to Heatherwood Columbus LLC by official records volume 2998, page 118 and passing through an iron pin set at 193.25 feet;
- 3) **S 88° 54' 01" E, 27.47 feet** along said south line of said land of Heatherwood Columbus LLC and along the south line of a parcel of land conveyed to Walter J. and Karen S. Mosely by official records volume 770, page 411 to an iron pin found in the northwest corner of a parcel of land conveyed to Jason Hoak by official record volume 3003, page 5447;
- 4) **S 00° 06' 13" W, 180.00 feet** along the west line of said land of Jason Hoak to an iron pin found in the southwest corner of said land;
- 5) **S 88° 54' 01" E, 200.00 feet** along the south line of said land of Jason Hoak to a point the southeast corner of said land, said point also being in said east line of said Southwest Quarter and being in said centerline of Laver Road (T.H. 273)(40') and passing through an iron pin found at 175.00 feet;
- 6) **S 00° 06' 13" W, 6.83 feet** along said east line of said Southwest Quarter and along said centerline of Laver Road (T.H. 273)(40') to the **true place of beginning** and containing **0.186 acre**, more or less, and subject to all legal highways and easements of record.

Basis of bearings: Survey F-2-333.

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

According to a survey made in August 2023 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.



Roger L. Stevens
Roger L. Stevens
Registered Surveyor No. 7052
MIFFLIN-18A