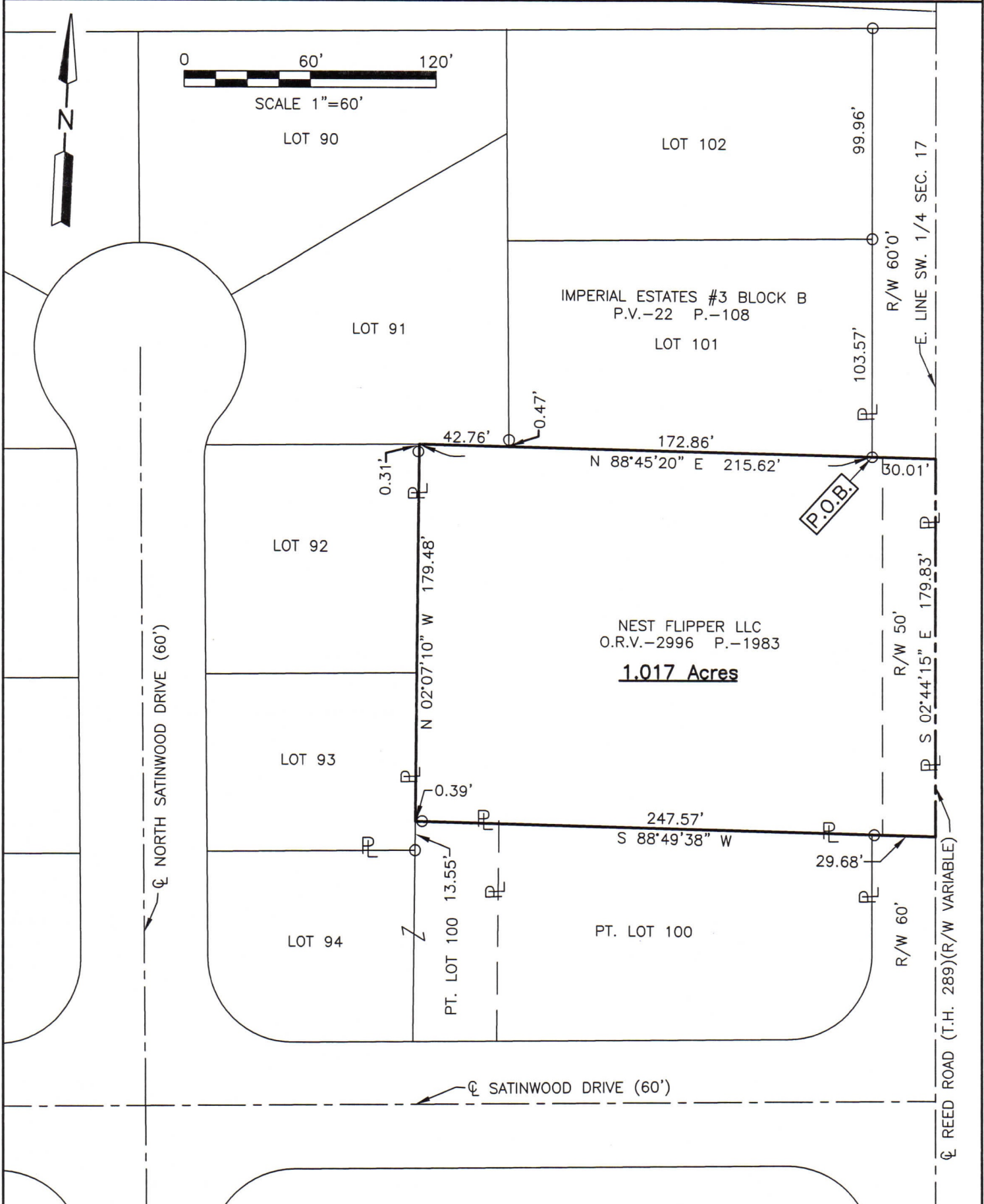


SURVEY FOR: NEST FLIPPERS LLC

DATE: 2-18-23

JOB NUMBER: MIFFLIN-17

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



NEW SURVEY OF EXISTING PARCEL RICHLAND COUNTY TAX MAP OFFICE **EAK 3-7-23**

INITIAL & DATE **PP-52**

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

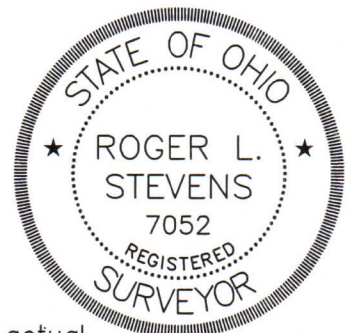
Basis of bearings: Plat Volume 22, Page 108.

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.

LEGEND

○ IRON PIN FOUND

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



**SURVEYOR'S DESCRIPTION FOR  
NEST FLIPPERS LLC**

**1.017 Acres**

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

**Beginning** at an iron pin found in the southeast corner of Lot 101 of Imperial Estates #3 Block B as shown in plat volume 22, page 108, said iron pin also being in the west right of way line of Reed Road (T.H. 289)(R/W VARIABLE);

Thence with the following **FIVE** courses:

- 1) **N 88° 45' 20" E, 30.01 feet** being the extension of the south line of said Lot 101 to a point being in the centerline of Reed Road (T.H. 289)(R/W VARIABLE), said point also being in the east line of said Southwest Quarter and being referenced by an iron pin found S 88° 45' 20" W, 30.01 feet from said point;
- 2) **S 02° 44' 15" E, 179.83 feet** along said centerline of Reed Road (T.H. 289)(R/W VARIABLE) and along said east line of said Southwest Quarter to a point, said point being referenced by an iron pin found S 88° 49' 38" W, 29.68 feet from said point;
- 3) **S 88° 49' 38" W, 247.57 feet** a part of which is along the north line of Lot 100 of said Imperial Estates #3 Block B to a point being in the east line of Lot 93 of said Imperial Estates #3 Block B, passing through previously referenced iron pin found at 29.68 feet and passing through an iron pin found at 247.18 feet;
- 4) **N 02° 07' 10" W, 179.48 feet** along said east line of said Lot 93 and along the east line of Lot 92 of said Imperial Estates #3 Block B to a point being the northeast corner of said Lot 92, said point also being in the south line of Lot 91 of said Imperial Estates #3 Block B and passing through an iron pin found at 179.17 feet;
- 5) **N 88° 45' 20" E, 215.62 feet** along said south line of said Lot 91 and along the south line of said Lot 101 to the **place of beginning**, and containing **1.017 acres**, more or less, and subject to all legal highways and easements of record.

Basis of bearing: Plat Volume 22, page 108.

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



*Roger L. Stevens*  
 Roger L. Stevens  
 Registered Surveyor No. 7052  
 MIFFLIN-17

NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK 3-7-23**

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