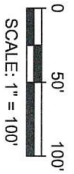


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2864.93'	129.20'	129.20'	S 15° 56' 59" W	2° 35' 03"
C2	2864.93'	155.10'	155.08'	S 18° 47' 34" W	3° 06' 06"
C3	1273.88'	139.79'	139.61'	N 78° 19' 11" W	8° 32' 10"

CURVE TABLE

SE Cor.	SW Cor.
NE Qtr. SEC. 4	NW Qtr. SEC. 3
SEC. 4	SEC. 3
NE Cor. SEC. 4	NW Cor. SEC. 3
SW Qtr. SEC. 4	SW Qtr. SEC. 3



Robert F. Marinella
Suzanne M. Marinella
OR 2467, P. 676
5.00 ac. per Auditor

Robert F. Marinella
Suzanne M. Marinella
OR 2467, P. 676
0.566 ac. per Auditor

Sandra Verhouten
OR 2301, P. 384
4.434 ac. per Auditor

Robert Lundquist
Tammy M. Lundquist
OR 1714, P. 397
25.855 ac. per Auditor

Christian A. Oralski
Peggy A. Oralski
DV, 919, P. 738
5.384 ac. per Auditor

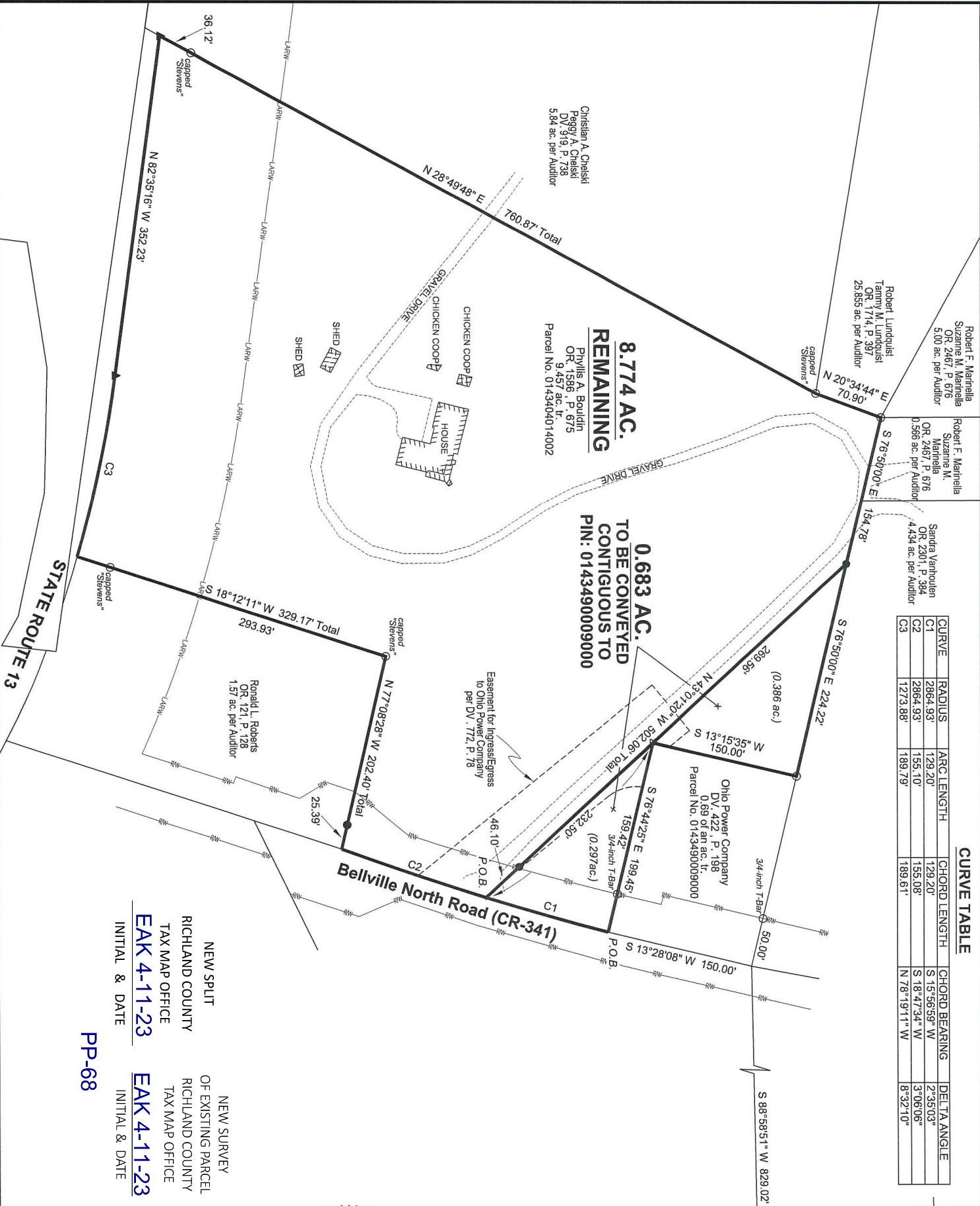
**8.774 AC.
REMAINING**

Phyllis A. Boudin
OR 1586, P. 675
9.457 ac. Ir.
Parcel No. 0143404014002

**0.683 AC.
TO BE CONVEYED
CONTIGUOUS TO
PIN: 0143490009000**

Ohio Power Company
DV. 422, P. 198
0.69 of an ac. Ir.
Parcel No. 0143490009000

Ronald L. Roberts
OR 121, P. 128
1.57 ac. per Auditor



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 4-11-23
INITIAL & DATE

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 4-11-23
INITIAL & DATE

PP-68

- LEGEND**
- △ 5/8-INCH "OR AS NOTED" IRON PIN (FOUND)
 - RAIL ROAD SPIKE (FOUND)
 - IRON PIN IN CONCRETE (SET)
 - ▲ MAG SPIKE (SET)

DOCUMENTS USED

- 1.) TAX MAPS.
- 2.) DEEDS AS NOTED.
- 3.) SURVEY PLATS.

NOTES

- 1.) BEARINGS ARE ORIENTED TO THE STATE PLANE COORDINATE SYSTEM: OHIO NORTH ZONE (3401); HORIZONTAL DATUM: NAD83 (2011).
- 2.) CONCRETE MONUMENTS INDICATED (SET) HAVE WITHIN THEM A 5/8-INCH IRON BAR (30-INCHES IN LENGTH) WITH A YELLOW PLASTIC CAP STAMPED "BAIR & GOODIE."

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ZEPHANIAH A. BRADFORD
PS-8743
PROFESSIONAL SURVEYOR NO. 8743

BAIR, GOODIE AND ASSOCIATES, INC.
153 NORTH BROADWAY STREET
NEW PHILADELPHIA, OH 44663
TELEPHONE: 330.343.3499 FAX: 330.343.9505
BRADFORD@BAIRGOODIE.COM

PLAT OF SURVEY FOR
OHIO POWER COMPANY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4,
T-19, R-18, TOWNSHIP OF JEFFERSON,
COUNTY OF RICHLAND, AND STATE OF OHIO.
SCALE: 1" = 100' DATE: 02/20/2023
FILE ID: AEP-BVS099

Since 1972

Bair, Goodie and Associates, Inc.

CONSULTING ENGINEERS AND SURVEYORS

FRANK E. BAIR, P.S.
JOHN M. PELTZ, P.E.
DANIEL L. SMALLWOOD, P.E.
KAYNE TOUKONEN, P.S.

Main Office
153 NORTH BROADWAY
NEW PHILADELPHIA, OHIO 44663

PHONE: 330-343-3499
FAX: 330-343-9505
E-MAIL: BairGoodie@
WEB: BairGoodie.com

February 23, 2023

DESCRIPTION OF A 0.683 OF AN ACRE TRACT

Situated in the Township of Jefferson, County of Richland, and State of Ohio.

Being located in the Southeast Quarter of Section 4, Township 19, Range 18, and being a part of a 9.457 acre tract (Parcel No. 0143404014002) as conveyed to Phyllis A. Bouldin in Official Record 1586 at Page 675 of the Richland County Deed Records and being more fully described as follows:

COMMENCING at a 5/8-inch iron pin capped "Stevens" (found) at the northeast corner of the Southeast Quarter of Section 4;

THENCE with the east line of said quarter section South 01 deg. 00 min. 45 sec. East, 1170.69 feet to a 1/2-inch pipe (found);

THENCE leaving said Quarter Section line South 88 deg. 58 min. 51 sec. West, 829.02 feet to a point at the northeast corner of a 0.69 of an acre tract as conveyed to Ohio Power Company (Deed Volume 422, Page 198), as referenced by a 3/4-inch T-bar (found) bearing North 76 deg. 50 min. 00 sec. West, 50.00 feet, and in Bellville North Road (CR-341);

THENCE with the east line of said 0.69 acre tract and with Bellville North Road (CR-341) South 13 deg. 28 min. 08 sec. West, 150.00 feet to the southeast corner of said 0.69 acre tract, as referenced by a 3/4-inch T-bar (found) bearing North 76 deg. 44 min. 25 sec. West, 40.03 feet, and at the northeast corner of said 9.457 acre tract and the PLACE OF BEGINNING for the parcel herein to be described;

THENCE with the east line of said 9.457 acre tract and with Bellville North Road (CR-341) with a curve to the right having a radius of 2864.93 feet, an arc length of 129.20 feet, a chord length of 129.20 feet, a chord bearing of South 15 deg. 56 min. 59 sec. West, and a delta angle of 2 deg. 35 min. 03 sec.;

THENCE leaving said east line and leaving said road and with a new line of division through said 9.457 acre tract North 43 deg. 01 min. 20 sec. West, 502.06 feet, passing through an iron pin

(0.683 of an acre tract)

(set) in concrete at 46.10 feet and passing through a railroad spike (found) at the southwest corner of said 0.69 acre tract at 232.50 feet, to an iron pin (set) in concrete on the south line of a 4.434 acre tract as conveyed to Sandra Vanhouten (Official Record 2301, Page 384) and on the north line of said 9.457 acre tract;

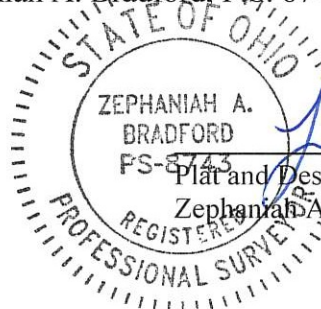
THENCE with the south line of said 4.434 acre tract and with the north line of said 9.457 acre tract South 76 deg. 50 min. 00 sec. East, 224.22 feet to a 5/8-inch rebar in concrete (found) at the northwest corner of said 0.69 acre tract;

THENCE leaving the south line of said 4.434 acre tract and with the west line of said 0.69 acre tract and with a northeasterly line of said 9.457 acre tract South 13 deg. 15 min. 35 sec. West, 150.00 feet, to a railroad spike (found) at the southwest corner of said 0.69 acre tract and on the previously mentioned new line of division;

THENCE leaving said new line of division and with the south line of said 0.69 acre tract and with a northeasterly line of said 9.457 acre tract South 76 deg. 44 min. 25 sec. East, 199.45 feet, passing through a 3/4-inch T-bar (found) at 159.42 feet, to the PLACE OF BEGINNING, containing 0.683 of an acre, more or less, but subject to all legal highways, rights-of-way and easements.

The grantees, his 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.

Bearings oriented to the State Plane Coordinate System: Ohio North Zone (3401); Horizontal Datum: NAD83 (2011). Iron pins indicated as (set) are a 5/8-inch iron bar (30-inches in length) with a yellow plastic cap stamped "Bair & Goodie." Date of Survey: February 2023. Plat and description prepared by Zephaniah A. Bradford, P.S. 8743.


Plat and Description Prepared By:
Zephaniah A. Bradford, Professional Surveyor No. 8743

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 4-11-23

INITIAL & DATE
PP-68

(0.683 of an acre tract)

Since 1972

Bair, Goodie and Associates, Inc.

CONSULTING ENGINEERS AND SURVEYORS

FRANK E. BAIR, P.S.
JOHN M. PELTZ, P.E.
DANIEL L. SMALLWOOD, P.E.
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Main Office
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PHONE: 330-343-3499
FAX: 330-343-9505
E-MAIL: BairGoodie@
WEB: BairGoodie.com

February 23, 2023

DESCRIPTION OF A 8.774 ACRE TRACT

Situated in the Township of Jefferson, County of Richland, and State of Ohio.

Being located in the Southeast Quarter of Section 4, Township 19, Range 18, and being the remainder of a 9.457 acre tract (Parcel No. 0143404014002) as conveyed to Phyllis A. Bouldin in Official Record 1586 at Page 675 of the Richland County Deed Records and being more fully described as follows:

COMMENCING at a 5/8-inch iron pin capped "Stevens" (found) at the northeast corner of the Southeast Quarter of Section 4;

THENCE with the east line of said quarter section South 01 deg. 00 min. 45 sec. East, 1170.69 feet to a 1/2-inch pipe (found);

THENCE leaving said Quarter Section line South 88 deg. 58 min. 51 sec. West, 829.02 feet to a point at the northeast corner of a 0.69 of an acre tract as conveyed to Ohio Power Company (Deed Volume 422, Page 198), as referenced by a 3/4-inch T-bar (found) bearing North 76 deg. 50 min. 00 sec. West, 50.00 feet, and in Bellville North Road (CR-341);

THENCE with the east line of said 0.69 acre tract and with Bellville North Road (CR-341) South 13 deg. 28 min. 08 sec. West, 150.00 feet to the southeast corner of said 0.69 acre tract, as referenced by a 3/4-inch T-bar (found) bearing North 76 deg. 44 min. 25 sec. West, 40.03 feet, and at the northeast corner of said 9.457 acre tract;

THENCE with the east line of said 9.457 acre tract and with Bellville North Road (CR-341) with a curve to the right having a radius of 2864.93 feet, an arc length of 129.20 feet, a chord length of 129.20 feet, a chord bearing of South 15 deg. 56 min. 59 sec. West, and a delta angle of 2 deg. 35 min. 03 sec. to a point, as referenced by an iron pin (set) in concrete bearing North 43 deg. 01 min. 20 sec. West, 46.10 feet, and the PLACE OF BEGINNING for the parcel herein to be described;

THENCE continuing with the east line of said 9.457 acre tract and with said Bellville North

(8.774 acre tract)

Road (CR-341) with a curve to the right having a radius of 2864.93 feet, an arc length of 155.10 feet, a chord length of 155.08 feet, a chord bearing of South 18 deg. 47 min. 34 sec. West, and a Delta angle of 3 deg. 06 min. 06 sec. to a point at the northeast corner of a 1.57 acre tract as conveyed to Ronald L. Roberts (Official Record 121, Page 128).

THENCE leaving said Bellville North Road (CR-341) and with the bounds of said 1.57 acre tract and with the bounds of said 9.457 acre tract the following two (2) courses:

- 1.) North 77 deg. 08 min. 28 sec. West, 202.40 feet, passing through an iron pin (set) at 25.39 feet, to a 5/8-inch rebar capped "Stevens" (found);
- 2.) THENCE South 18 deg. 12 min. 11 sec. West, 329.17 feet, passing through a 5/8-inch rebar capped "Stevens" (found) at 293.93 feet, to a on the centerline of State Route 13 and at the southwest corner of said 1.57 acre tract;

THENCE northwesterly with the centerline of State Route 13 and with the southerly bounds of said 9.457 acre tract the following two (2) courses:

- 1.) With a curve to the left having a radius of 1273.88 feet, an arc length of 189.79 feet, a chord length of 189.61 feet, a chord bearing of North 78 deg. 19 min. 11 sec. West, and a delta angle of 8 deg. 32 min. 10 sec. to a mag spike (set);
- 2.) THENCE North 82 deg. 35 min. 16 sec. West, 352.23 feet to a mag spike (set) at the southeast corner of a 5.84 acre tract conveyed to Christian A. Chelski and Peggy A. Chelski (Deed Volume 919, Page 738);

THENCE with the east line of said 5.84 acre tract and with the west line of said 9.457 acre tract North 28 deg. 49 min. 48 sec. East, 760.87 feet, passing through a 5/8-inch rebar capped "Stevens" (found) at 36.12 feet to a 5/8-inch rebar capped "Stevens" (found) at the southeast corner of a 25.855 acre tract as conveyed to Robert Lundquist and Tammy M. Lundquist (Official Record 1714, Page 397);

THENCE with the east line of said 25.855 acre tract and a northwesterly line of said 9.457 acre tract North 20 deg. 34 min. 44 sec. East, 70.90 feet to a 5/8-inch rebar (found) at the southeast corner of a 5.00 acre tract and at the southwest corner of a 0.566 acre tract as conveyed to Robert F. Marinella and Suzanne M. Marinella (Official Record 2467, Page 676);

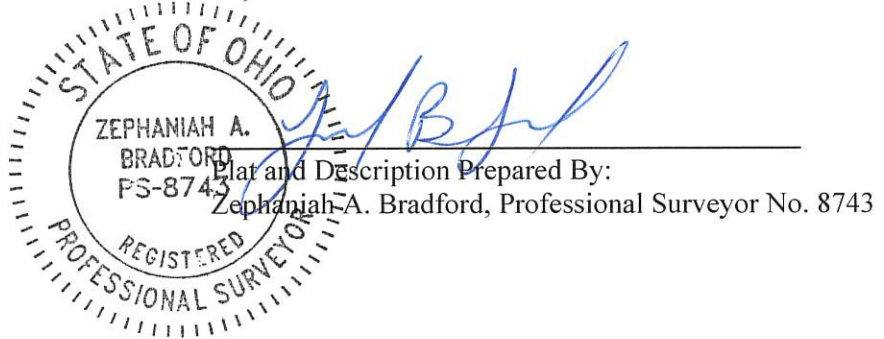
THENCE with the south line of said 0.566 acre tract and with the south line of a 4.434 acre tract as conveyed to Sandra Vanhouten (Official Record 2301, Page 384) and with the north line of said 9.457 acre tract South 76 deg. 50 min. 00 sec. East, 154.78 feet to an iron pin (set);

THENCE leaving the south line of said 4.434 acre tract and leaving the north line of said 9.457 with a new line of division through said 9.457 acre tract South 43 deg. 01 min. 20 sec. East, 502.06 feet, passing through a railroad spike (found) at the southwest corner of a 0.69 acre tract as conveyed to Ohio Power Company (Deed Volume 422, Page 198) at 269.56 feet and passing

(8.774 acre tract)

through an iron pin (set) at 455.96 feet to the PLACE OF BEGINNING, containing 8.774 acres, more or less, but subject to all legal highways, rights-of-way and easements.

Bearings oriented to the State Plane Coordinate System: Ohio North Zone (3401); Horizontal Datum: NAD83 (2011) . Iron pins indicated as (set) are a 5/8-inch iron bar (30-inches in length) with a yellow plastic cap stamped "Bair & Goodie." Date of Survey: February 2023. Plat and description prepared by Zephaniah A. Bradford, P.S. 8743.



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 3-22-23

INITIAL & DATE

PP-68

(8.774 acre tract)