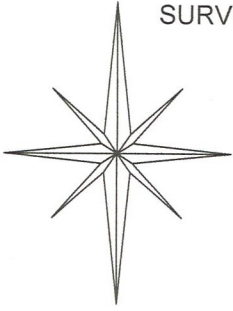


N

BASIS OF BEARINGS:
SURVEY INDEX: "X" PG. 204



SOUTHWEST QUARTER SECTION 2 TWP. 20 RG. 19 TROY TOWNSHIP RICHLAND COUNTY, OHIO

LISA D. PATTERSON 7.199 AC. ORV 2537 PG. 592

COREY B. & JENNIFER L. VOLZ SURV.
1.3437 AC. ORV 1802 PG. 447

SANDRA J. VOLZ
(0.5936 AC. REMAIN)
ORV 2848 PG. 492

RICHARD & DEBORAH MOTTER
1.6065 AC.
ORV 2887 PG. 646

0.633 ACRES

N 2°30'0" E
459.90'

S 2°30'0" W
459.90'

EAST LINE S.W. 1/4

C/L T.H. 141
GRAHAM RD.

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 1-2-24

INITIAL & DATE
QQ-1

NOTE: THE 0.633 ACRE PARCEL DOES NOT
CONSTITUTE A PRINCIPAL BUILDING SITE.
CANNOT BE CONVEYED INDEPENDENTLY.

31.30' ○

31.30' ●

▲ P.O.C.

62.61' S 75°54'13" W
P.O.B.

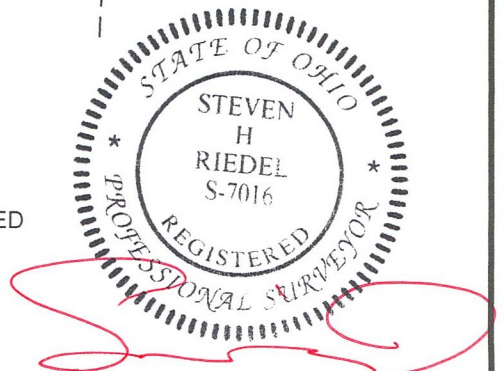
208.63' C/L T.H. 143
S 75°54'13" W BELL RD.

LEGEND:

○ - 5/8 INCH REBAR W/CAP STAMPED
"PS 7016" SET

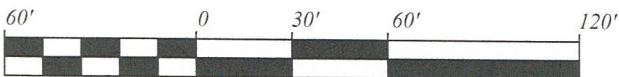
● - EXISTING IRON PIN

▲ - EXISTING MAG NAIL



STEVEN H. RIEDEL
OHIO SURVEYOR 7016
DECEMBER 08, 2023
RTR2SW

Graphic Scale



1" = 60'

December 12, 2023

SANDRA J. VOLZ
0.633 ACRES
Rtr2sw

Situated in the Township of Troy, County of Richland, State of Ohio and being part of the Southwest quarter of Section 2, Township 20, Range 19 and being more fully described as follows:

COMMENCING at an existing mag nail at the intersection of the centerline of Township Highway 141 (Graham Road, also the East line of the Southwest quarter) with the centerline of Township Highway 143 (Bell Road);

Thence running South 75 deg 54 min. 13 sec. West along the centerline of Bell Road for 208.63 feet to the **PLACE OF BEGINNING** (an existing iron pin being North 02 deg. 30 min. 00 sec. East and 31.30 feet from this point);

Thence continuing South 75 deg. 54 min. 13 sec. West along said centerline for 62.61 feet;

Thence turning and running North 02 deg. 30 min. 00 sec. East (passing a 5/8 inch rebar set at 31.30 feet) for a total distance of 459.90 feet to an existing iron pin;

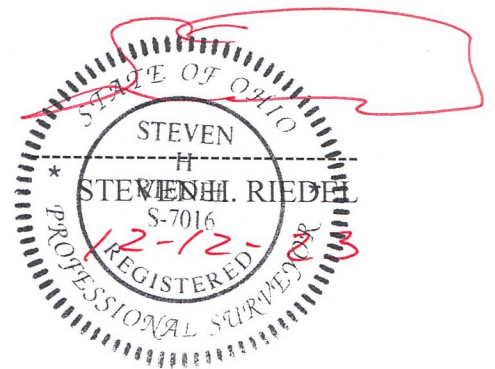
Thence turning and running North 75 deg. 54 min. 13 sec. East for 62.61 feet to a 5/8 inch rebar set;

Thence turning and running South 02 deg. 30 min. 00 sec. West (passing an existing iron pin at 428.60 feet) for a total distance of 459.90 feet to the place of beginning.

The above described parcel has a calculated area of 0.633 acres of land according to a survey made on December 08, 2023 by Steven H. Riedel, Ohio surveyor 7016.

The grantees, their 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 under applicable zoning and will not be conveyed by said grantee, heirs and assigns, independent from any adjoining or contiguous parcel.

All 5/8 inch rebars set have a plastic cap stamped "PS 7016".
Prior Deed: ORV 2848 page 492
Basis of bearings: Survey Index: "X" Page 204



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 1-2-24

INITIAL & DATE
QQ-1