

LEGEND

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

PART OF THE NE. 1/4 OF SEC. 34, T-20, R-19, TROY TWP., RICHLAND CO., OHIO.

DEAN J. & ENOLA G. DAVIDSON
O.R.V. 1422 P.-327

PILL DICKLE FARMS LLC
O.R.V. 2861 P.-507
3.87 ACRES

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 1-22-24

INITIAL & DATE
QQ-16

Roger L. Stevens
Roger L. Stevens, P.S. #7052
Date 12-29-23 TROY-34



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

Basis of bearings: Survey B-287.

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.



2.000 Acres
TO BE TRANSFERRED TO
AN ADJOINING OWNER

**SURVEY FOR
DEAN DAVIDSON**

E. LINE NE. 1/4 SEC. 34

MAXWELL ROAD (T.H. 132)(40')

PILL DICKLE FARMS LLC
O.R.V. 2842 P.-344

P.O.C.
SE. CORNER NE.
1/4 SEC. 34

PILL DICKLE FARMS LLC
O.R.V. 2861 P.-507

KEVIN G. & SHELLEY L.
SIEFERT
O.R.V. 305 P.-465

S. LINE NE. 1/4 SEC. 34

216.92'

524.69'

N 89°00'41" W

307.77'

N 06°34'36" E 466.35'

30.34'

KINGS CORNERS EAST ROAD (C.H. 35)(60')

ALGIRE ROAD (T.H. 125)(60')

**SURVEYOR'S DESCRIPTION FOR
DEAN DAVIDSON**

2.000 Acres

Situated in the Township of Troy, County of Richland, State of Ohio, being part of the Northeast Quarter of Section 34, Township 20, Range 19 and being more particularly described as follows:

Commencing at a railroad spike found in the southeast corner of said Northeast Quarter, said railroad spike also being in the intersection of the centerline of Kings Corners East Road (C. H. 35)(60') and the centerline of Maxwell Road (T.H. 132)(40');

Thence N 89° 00' 41" W, 524.69 feet along the south line of said Northeast Quarter also being along said centerline of Kings Corners Road (C. H. 35)(60') to a railroad spike found in the southeast corner of a parcel of land conveyed to Kevin G. and Shelley L. Siefert by official records volume 305, page 465;

Thence N 06° 34' 36" E, 466.35 feet along the east line of said land of Kevin G. and Shelley L. Siefert to an iron pin found in the northeast corner of said land, said iron pin being the **True Place of Beginning** and passing through an iron pin found at 30.34 feet;

Thence with the following **FOUR** courses:

- 1) **N 89° 00' 41" W, 427.06 feet** along the north line of said land of Kevin G. and Shelley L. Siefert and along the north line of a 3.87 acre parcel conveyed to Pill Dickle Farms LLC by official records volume 2861, page 507 to an iron pin set and passing through an iron pin found at 175.41 feet;
- 2) **N 00° 59' 19" E, 204.00 feet** to an iron pin set;
- 3) **S 89° 00' 41" E, 427.06 feet** to an iron pin set;
- 4) **S 00° 59' 19" W, 204.00 feet** to the **True Place of Beginning**, and containing **2.000 acres** more or less, and subject to all legal highways and easements of record.

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 grantees, heirs and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.

Basis of bearings: Survey B-287.

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

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

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 1-22-24

INITIAL & DATE

QQ-16



Roger L. Stevens
Roger L. Stevens
Registered Surveyor No. 7052
TROY-34A