

CHERYL K. & BRETT A. EDWARDS
O.R.V.-741 P.-314

SURVEY FOR MADALINE BOWMAN



LEGEND

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

LOT 21 & PART OF LOT 22 OF LINCOLN FIELDS ALLOT., AS SHOWN IN PLAT VOLUME 15, PAGE 20 AND BEING PART OF THE NE. 1/4 OF SEC. 14, T-21, R-18, MADISON TWP., RICHLAND CO., OHIO.

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 2-23-24

INITIAL & DATE

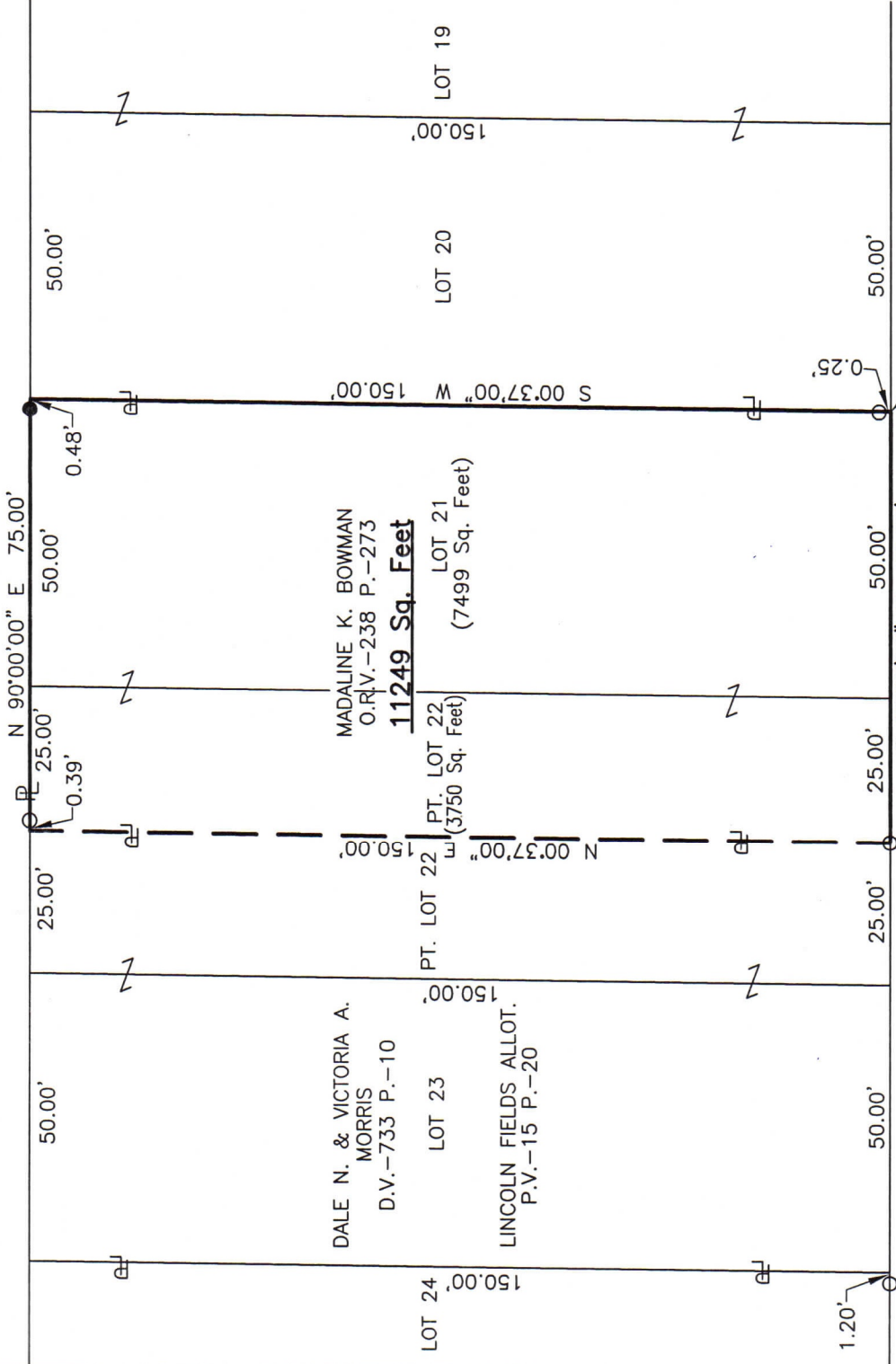
QQ-55



Roger L. Stevens

Roger L. Stevens, P.S. #7052

Date 2-9-24
LINCOLN-FIELDS-21-22



YALE AVENUE (60')

MADALINE K. BOWMAN
O.R.V.-238 P.-273
11249 Sq. Feet

DALE N. & VICTORIA A. MORRIS
D.V.-733 P.-10

LOT 23
LINCOLN FIELDS ALLOT.
P.V.-15 P.-20

PT. LOT 22
(3750 Sq. Feet)

LOT 21
(7499 Sq. Feet)

Distances shown hereon are expressed in feet and decimal parts thereof, bearings are to an assumed meridian and are used to express angles only.

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
MADALINE BOWMAN**

11,249 SQ. FT.

Situated in the Township of Madison, County of Richland, State of Ohio, being part of the Northeast Quarter of Section 14, Township 21, Range 18 and being Lot 21 and part of Lot 22 of Lincoln Fields Allotment as shown in plat volume 15, page 20 and being more particularly described as follows:

Beginning at a point being the southeast corner of said Lot 21, said point also being in the north right of way line of Yale Avenue (60') and being referenced by an iron pin found N 00° 37' 00" E, 0.25 feet from said point;

Thence with the following **FOUR** courses:

- 1) **S 90° 00' 00" W, 75.00 feet** along the south line of said Lot 21 and along the south line of said Lot 22 also being along said north right of way line of Yale Avenue (60') to an iron pin found in the southeast corner of a parcel of land conveyed to Dale N. and Victoria A. Morris by deed volume 733, page 10;
- 2) **N 00° 37' 00" E, 150.00 feet** along the east line of said land of Dale N. and Victoria A. Morris to a point being the northeast corner of said land, said point also being in the north line of said Lot 22 and being in the south line of a parcel of land conveyed to Cheryl K. and Brett A. Edwards by official records volume 741, page 314, said point being referenced by an iron pin found N 90° 00' 00" E, 0.39 feet from said point;
- 3) **N 90° 00' 00" E, 75.00 feet** along said north line of said Lot 22 and along the north line of said Lot 21 also along said south line of said land of Cheryl K. and Brett A. Edwards to a point being the northeast corner of said Lot 21, passing through previously referenced iron pin found at 0.39 feet and passing through an iron pin set at 74.52 feet,
- 4) **S 00° 37' 00" W, 150.00 feet** along the east line of said Lot 21 to the **place of beginning**, passing through previously referenced iron pin found at 149.75 feet and containing **11,249 square feet**, more or less, of which 7,499 square feet are in Lot 21 and 3750 square feet are in part of Lot 22 and subject to all legal highways and easements of record.

Bearings are to an assumed meridian and are used to express angles only.

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

According to a survey made in February 2024 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.



Roger L. Stevens

Roger L. Stevens
Registered Surveyor No. 7052
Lincoln Fields -21-22

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