

# SURVEY FOR 440 S. ILLINOIS LIMITED PARTNERSHIP

440 S. ILLINOIS LIMITED PARTNERSHIP  
O.R.V.-855 P.-814

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

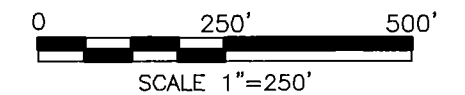
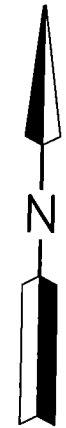
CERTIFICATION: I hereby certify that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code.

*Roger L. Stevens*  
 ROGER L. STEVENS, P.S. #7052 Date 11-30-15  
 GPS SM-1536A  
*Scott Band*  
 Monroe Township zoning

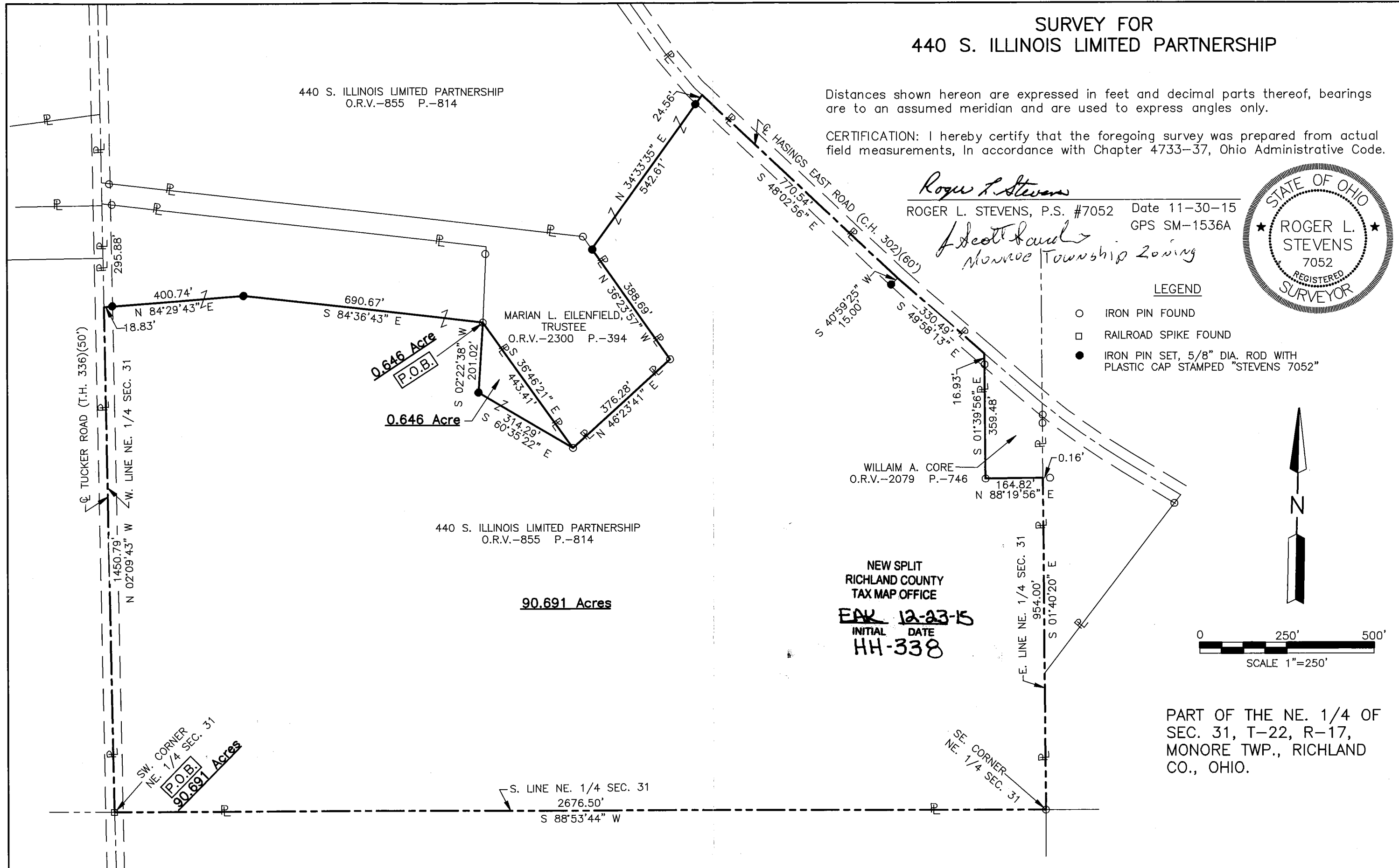


**LEGEND**

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



PART OF THE NE. 1/4 OF  
SEC. 31, T-22, R-17,  
MONROE TWP., RICHLAND  
CO., OHIO.



440 S. ILLINOIS LIMITED PARTNERSHIP  
O.R.V.-855 P.-814

**90.691 Acres**

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK 12-23-15  
INITIAL DATE  
HH-338

SW. CORNER  
NE. 1/4 SEC. 31  
P.O.B.  
90.691 Acres

S. LINE NE. 1/4 SEC. 31  
2676.50'  
S 88°53'44" W

SE. CORNER  
NE. 1/4 SEC. 31

**SURVEYOR'S DESCRIPTION FOR  
440 S. ILLINOIS LIMITED PARTNERSHIP**

**90.691 Acres**

Situated in the Township of Monroe, County of Richland, State of Ohio, being part of the Northeast Quarter of Section 31, Township 22, Range 17 and being more particularly described as follows:

**Beginning** at a railroad spike found in the southwest corner of said Northeast Quarter, said railroad spike also being in the centerline of Tucker Road (T.H. 336);

Thence with the following **FOURTEEN** courses:

- 1) **N 02° 09' 43" W, 1,450.79** along said centerline of Tucker Road (T.H. 336) also being along the west line of said Northeast Quarter to point, said point being referenced by an iron pin set N 84° 29' 43" E, 18.83 feet from said point;
- 2) **N 84° 29' 43" E, 400.74** feet to an iron pin set and passing through previously referenced iron pin set at 18.83 feet;
- 3) **S 84° 36' 43" E, 690.67** feet to an iron pin found in an interior corner of a parcel of land conveyed to Marian L. Eilenfeld, Trustee by official records volume 2300, page 394;
- 4) **S 02° 22' 38" W, 201.02** feet to an iron pin set;
- 5) **S 60° 35' 22" E, 314.29** feet to an iron pin found in the southerly corner of said land of Marian L. Eilenfeld, Trustee;
- 6) **N 46° 23' 41" E, 376.28** feet along the southeasterly line of said land of Marian L. Eilenfeld, Trustee to an iron pin found in the easterly corner of said land;
- 7) **N 36° 23' 57" W, 388.69** feet along the northeasterly line of said land of Marian L. Eilenfeld, Trustee to an iron pin set;
- 8) **N 34° 33' 35" E, 542.61** feet to a point being in the centerline of Hastings East Road (C.H. 302) and passing through an iron pin set at 518.05 feet;
- 9) **S 48° 02' 56" E, 770.54** feet along said centerline of Hastings East Road (C.H. 302) to a point, said point being referenced by an iron pin set S 40° 59' 25" W, 15.00 feet from said point;
- 10) **S 49° 58' 13" E, 330.49** feet and continuing along said centerline of Hastings East Road (C.H. 302) to a point being the northwesterly corner of a parcel of land conveyed to William A. Core by official records volume 2079, page 746, said point being referenced by an iron pin found S 01° 39' 56" E, 16.93 feet from said point;
- 11) **S 01° 39' 56" E, 359.48** feet along the west line of said land of William A. Core to an iron pin found in the southwest corner of said land and passing through previously referenced iron pin found at 16.93 feet;
- 12) **N 88° 19' 56" E, 164.82** feet along the south line of said land of William A. Core to a point being the southeast corner of said land, said point also being in the east line of said Northeast Quarter and being referenced by an iron pin found N 88° 19' 56" E, 0.16 feet from said point;
- 13) **S 01° 40' 20" E, 954.00** feet along said east line of said Northeast Quarter to an iron pin found in the southeast corner of said Northeast Quarter;

**90.691 Acres** (continued)

- 14) **S 88° 53' 44" W, 2,676.50 feet** along the south line of said Northeast Quarter the **place of beginning**, and containing **90.691 acres**, more or less, 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 November 2015 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.



*Roger L. Stevens*

Roger L. Stevens  
Registered Surveyor No. 7052  
GPS SM-1536A

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

INITIAL EAK DATE 12-23-15  
HH-338

**0.646 Acre**

Situated in the Township of Monroe, County of Richland, State of Ohio, being part of the Northeast Quarter of Section 31, Township 22, Range 17 and being more particularly described as follows:

**Commencing** at a railroad spike found in the southwest corner of said Northeast Quarter, said railroad spike also being in the centerline of Tucker Road (T.H. 336);

Thence N 02° 09' 43" W, 1,450.79 along said centerline of Tucker Road (T.H. 336) also being along the west line of said Northeast Quarter to point, said point being referenced by an iron pin set N 84° 29' 43" E, 18.83 feet from said point;

Thence N 84° 29' 43" E, 400.74 feet to an iron pin set and passing through previously referenced iron pin set at 18.83 feet;

Thence S 84° 36' 43" E, 690.67 feet to an iron pin found in an interior corner of a parcel of land conveyed to Marian L. Eilenfeld, Trustee by official records volume 2300, page 394, said iron pin being the **true place of beginning**;

Thence with the following **THREE** courses:

- 1) **S 36° 46' 21" E, 443.41 feet** along the southwesterly line of said land of Marian L. Eilenfeld, Trustee to an iron pin found in the southerly corner of said land;
- 2) **N 60° 35' 22" W, 314.29 feet** to an iron pin set;
- 3) **N 02° 22' 38" E, 201.02 feet to true place of beginning**, and containing **0.646 acre**, 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.

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According to a survey made in November 2015 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.



*Roger L. Stevens*  
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Registered Surveyor No. 7052  
GPS SM-1536A

*Scott Land Co*  
*Monroe Township zoning*

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

FAK 12-23-15  
INITIAL DATE  
HH-338