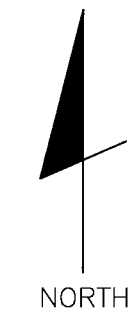
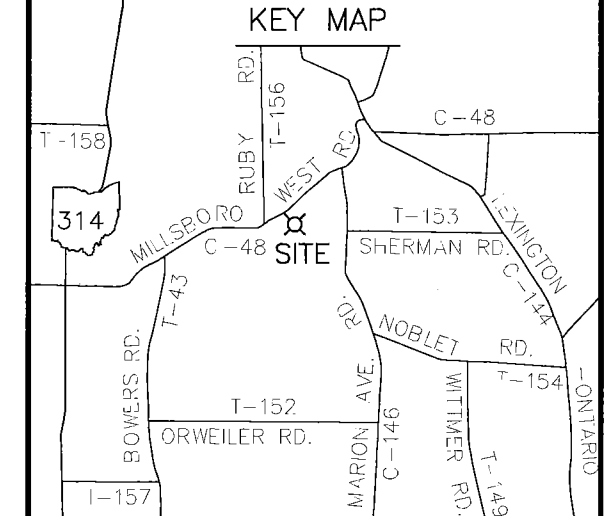
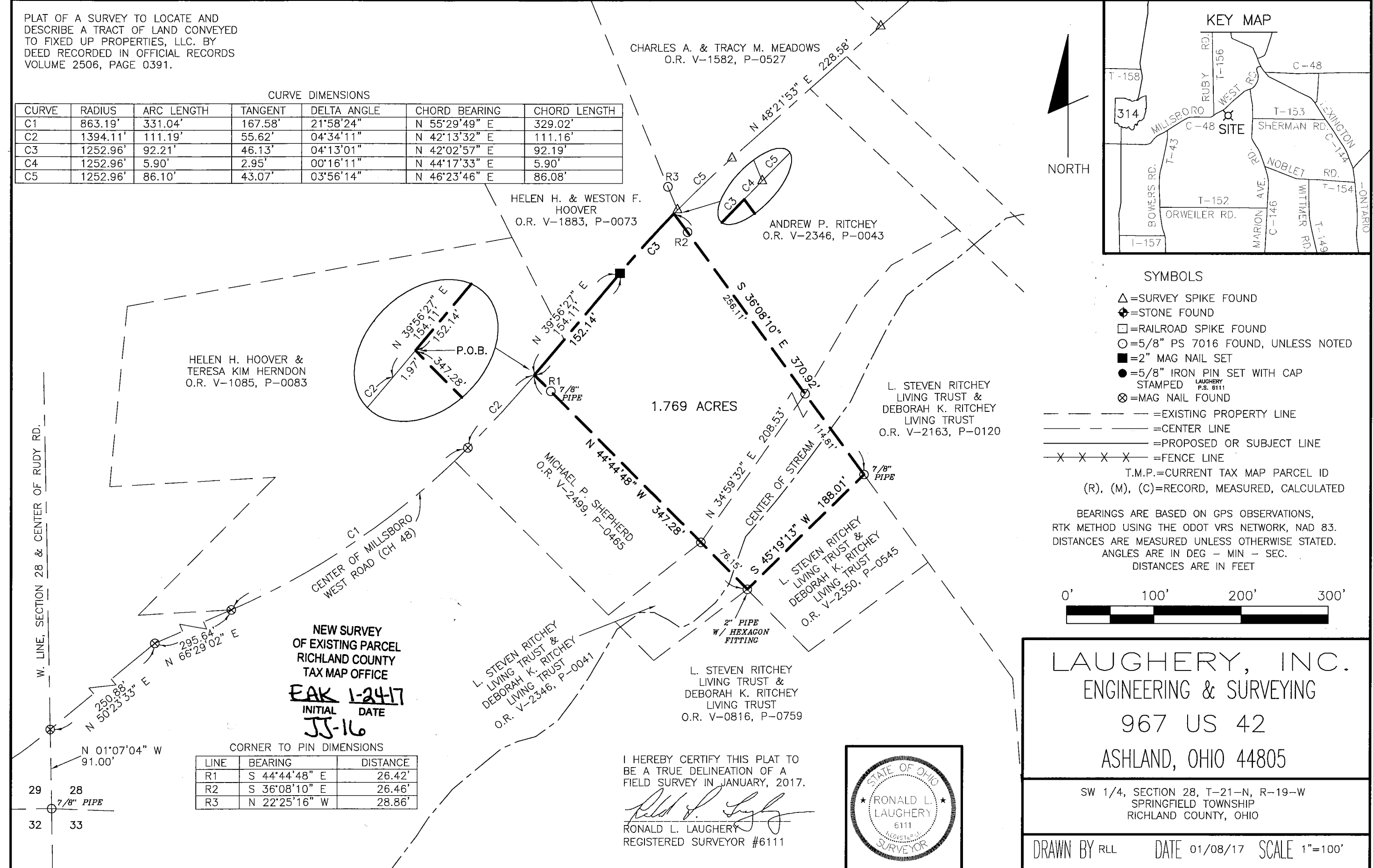


PLAT OF A SURVEY TO LOCATE AND DESCRIBE A TRACT OF LAND CONVEYED TO FIXED UP PROPERTIES, LLC. BY DEED RECORDED IN OFFICIAL RECORDS VOLUME 2506, PAGE 0391.

CURVE DIMENSIONS

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	863.19'	331.04'	167.58'	21°58'24"	N 55°29'49" E	329.02'
C2	1394.11'	111.19'	55.62'	04°34'11"	N 42°13'32" E	111.16'
C3	1252.96'	92.21'	46.13'	04°13'01"	N 42°02'57" E	92.19'
C4	1252.96'	5.90'	2.95'	00°16'11"	N 44°17'33" E	5.90'
C5	1252.96'	86.10'	43.07'	03°56'14"	N 46°23'46" E	86.08'



SYMBOLS

- △ = SURVEY SPIKE FOUND
 - ◆ = STONE FOUND
 - = RAILROAD SPIKE FOUND
 - = 5/8" PS 7016 FOUND, UNLESS NOTED
 - = 2" MAG NAIL SET
 - = 5/8" IRON PIN SET WITH CAP STAMPED LAUGHERY P.S. 6111
 - ⊗ = MAG NAIL FOUND
 - = EXISTING PROPERTY LINE
 - - - = CENTER LINE
 - · - · - = PROPOSED OR SUBJECT LINE
 - x - x - x = FENCE LINE
 - T.M.P. = CURRENT TAX MAP PARCEL ID
 - (R), (M), (C) = RECORD, MEASURED, CALCULATED
- BEARINGS ARE BASED ON GPS OBSERVATIONS, RTK METHOD USING THE ODOT VRS NETWORK, NAD 83. DISTANCES ARE MEASURED UNLESS OTHERWISE STATED. ANGLES ARE IN DEG - MIN - SEC. DISTANCES ARE IN FEET



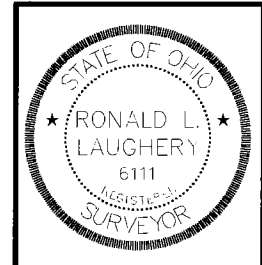
NEW SURVEY OF EXISTING PARCEL RICHLAND COUNTY TAX MAP OFFICE
EAK 1-2417
 INITIAL DATE
JJ-16

CORNER TO PIN DIMENSIONS

LINE	BEARING	DISTANCE
R1	S 44°44'48" E	26.42'
R2	S 36°08'10" E	26.46'
R3	N 22°25'16" W	28.86'

I HEREBY CERTIFY THIS PLAT TO BE A TRUE DELINEATION OF A FIELD SURVEY IN JANUARY, 2017.

Ronald L. Laughery
 RONALD L. LAUGHERY
 REGISTERED SURVEYOR #6111



LAUGHERY, INC.
 ENGINEERING & SURVEYING
 967 US 42
 ASHLAND, OHIO 44805

SW 1/4, SECTION 28, T-21-N, R-19-W
 SPRINGFIELD TOWNSHIP
 RICHLAND COUNTY, OHIO

DRAWN BY RLL DATE 01/08/17 SCALE 1"=100'

LAUGHERY, INC.
ENGINEERING AND SURVEYING

967 US 42

ASHLAND, OHIO 44805

1.769 ACRES

The following parcel of land Situated in the State of Ohio, the County of Richland, and the Township of Springfield;

Being a parcel of land conveyed to Fixed Up Properties, LLC. by deed recorded in Official Records Volume 2506, Page 0391 and known as being part of the southwest quarter of Section 28, T-21-North, R-19-West and being more fully described as follows:

Beginning for reference at a 7/8" pipe found at the southwest corner of Section 28; Thence North 01°-07'-04" West, along the west line of Section 28, a distance of 91.00 feet to a mag nail found in the center of Millsboro West Road (CH 48); Thence North 50°-23'-33" East, along the center of said Millsboro West Road, a distance of 250.88 feet to a mag nail found; Thence North 66°-29'-02" East, along the center of said Millsboro West Road, a distance of 295.64 feet to a mag nail found; Thence along the center of said Millsboro West Road and a curve to the left, a distance of 331.04 feet to a mag nail found, said curve having a chord bearing North 55°-29'-49" East a distance of 329.02 feet, a radius of 863.19 feet, a tangent of 167.58 feet, and a delta angle of 21°-58'-24"; Thence along the center of said Millsboro West Road and a curve to the left, a distance of 111.19 feet to a point, said curve having a chord bearing North 42°-13'-32" East a distance of 111.16 feet, a radius of 1394.11 feet, a tangent of 55.62 feet, and a delta angle of 04°-34'-11"; Thence North 39°-56'-27" East, along the center of said Millsboro West Road, a distance of 1.97 feet to a point at a northeasterly corner of a parcel of land conveyed to Michael P. Shepherd by deed recorded in Official Records Volume 2499, Page 0465, said point being referenced by a 7/8" pipe found South 44°-44'-48" East a distance of 26.42 feet, said point also being the true place of beginning for the parcel herein to be conveyed;

Thence along the following 5 courses:

1. North 39°-56'-27" East, along the center of said Millsboro West Road, a distance of 152.14 feet to a 2" mag nail set;
2. Along the center of said Millsboro West Road and a curve to the right, a distance of 92.21 feet to a point at a southwesterly corner of a parcel of land conveyed to Andrew P. Ritchey by deed recorded in Official Records Volume 2346, Page 0043, said curve having a chord bearing North 42°-02'-57" East a distance of 92.19 feet, a radius of 1252.96 feet, a tangent of 46.13 feet, and a delta angle of 04°-13'-01", said point being referenced by a 5/8" rebar with cap stamped "PS 7016" found South 36°-08'-10" East a distance of 26.46 feet;
3. South 36°-08'-10" East, along a southwesterly line of said Ritchey parcel, passing through a 5/8"

rebar with cap stamped "PS 7016" found at 256.11 feet (said pin being a northwesterly corner of a parcel of land conveyed to L. Steven Ritchey Living Trust and Deborah K. Ritchey Living Trust by deed recorded in Official Records Volume 2163, Page 0120), thence along the southwesterly line of said L. Steven Ritchey and Deborah K. Ritchey Living Trust parcel, for a total distance of 370.92 feet to a 7/8" pipe found at a northerly corner of a parcel of land conveyed to L. Steven Ritchey Living Trust and Deborah K. Ritchey Living Trust by deed recorded in Official Records Volume 2350, Page 0545;

4. South 45°-19'-13" West, along a northerly line of said L. Steven Ritchey and Deborah K. Ritchey Living Trust parcel, a distance of 188.01 feet to a 2" pipe found at an easterly corner of a parcel of land conveyed to L. Steven Ritchey Living Trust and Deborah K. Ritchey Living Trust by deed recorded in Official Records Volume 2346, Page 0041;

5. North 44°-44'-48" West, along a northeasterly line of said L. Steven Ritchey and Deborah K. Ritchey Living Trust parcel and then along a northeasterly line of said Shepherd parcel, passing through a 5/8" rebar with cap stamped "PS 7016" found at a distance of 76.15 feet, a total distance of 347.28 feet to the true place of beginning.

The tract of land as surveyed contains 1.769 acres of land subject to all legal highways and easements of record. Bearings are based on GPS observations, RTK method, using the ODOT VRS Network, Nad 83. All iron pins set are 5/8" rebar, 30 inches long with cap stamped "Laughery- P.S. 6111".

The above description was prepared by Ronald L. Laughery, Registered Surveyor No. 6111, from notes of a field survey performed January, 2017.

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK INITIAL 1-24-17 DATE
JJ-16