



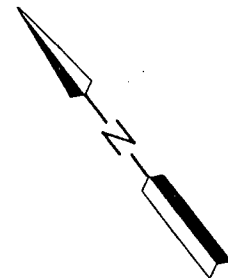
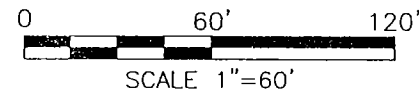
Roger L. Stevens
 Roger L. Stevens, P.S. #7052

Date 4-21-17
 MADISON-7

SURVEY FOR SANDRA MONTGOMERY

LEGEND

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



PART OF THE SE. 1/4 OF
 SEC. 7, T-21, R-18,
 MADISON TWP., RICHLAND
 CO., OHIO.

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.

(0.968 Acre)

SANDRA S. MONTGOMERY, aka
 SANDRA SUE MONTGOMERY, aka
 SONDR A. MONTGOMERY
 O.R.V.-2494 P.-461

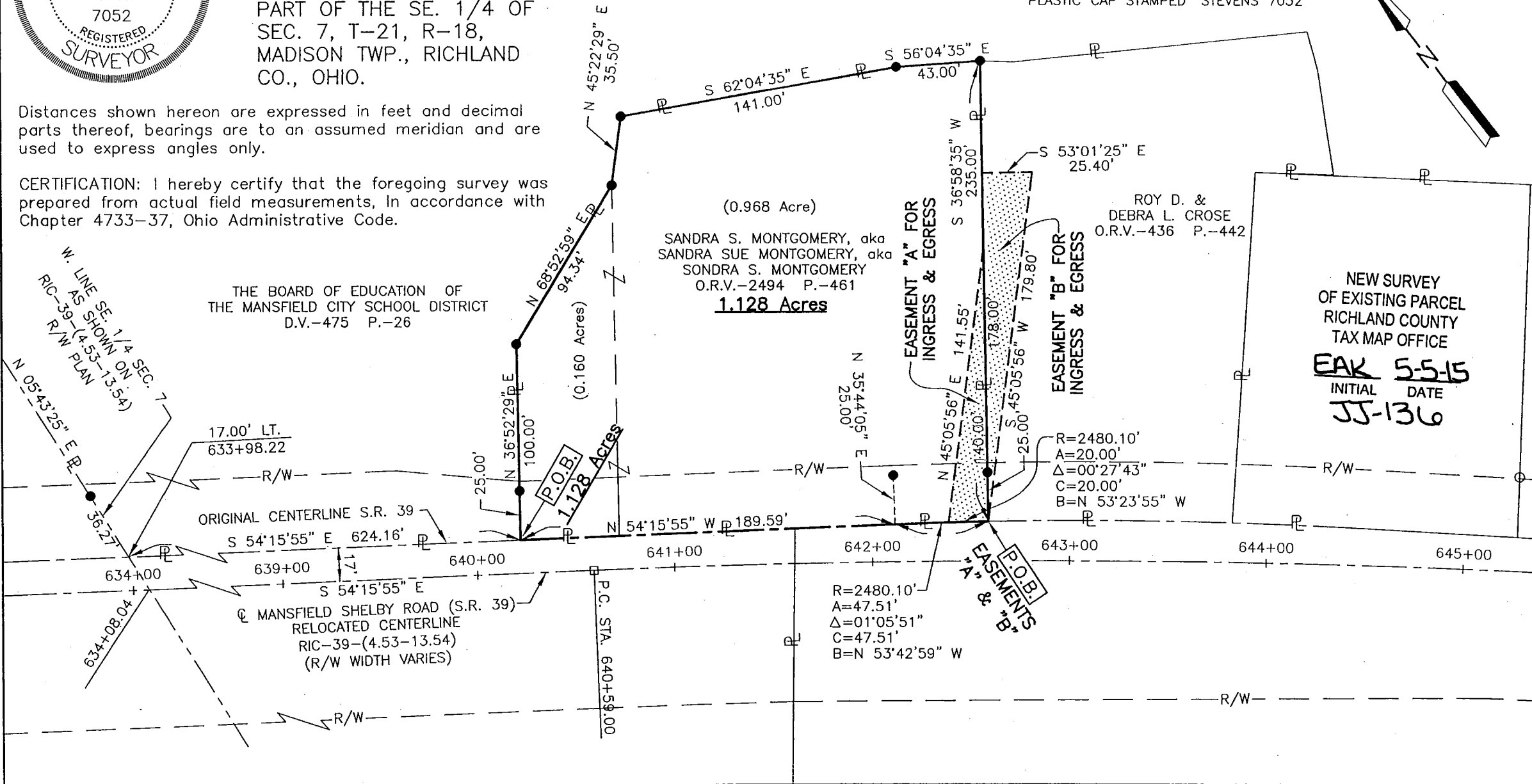
1.128 Acres

ROY D. &
 DEBRA L. CROSE
 O.R.V.-436 P.-442

THE BOARD OF EDUCATION OF
 THE MANSFIELD CITY SCHOOL DISTRICT
 D.V.-475 P.-26

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE

EAK 5-5-15
 INITIAL DATE
JJ-136



**SURVEYOR'S DESCRIPTION FOR
SANDRA MONTGOMERY**

1.128 Acres

Situated in the Township of Madison, County of Richland, State of Ohio, being part of the Southeast Quarter of Section 7, Township 21, Range 18 and being more particularly described as follows:

Commencing at a point being the intersection of the west line of said Southeast Quarter and the original centerline of S.R. 39, said point also being the southwesterly corner of a parcel of land conveyed to The Board of Education of the Mansfield City School District by deed volume 475, page 26 and being referenced by an iron pin set N 05° 43' 25" E, 36.27 feet from said point;

Thence S 54° 15' 55" E, 624.16 feet along said original centerline of S.R. 39 also being along a southwesterly line of said land of The Board of Education of the Mansfield City School District to a point being a southeasterly corner of said land, said point being referenced by an iron pin set N 36° 52' 29" E, 25.00 feet from said point and being the **true place of beginning**;

Thence with the following **EIGHT** courses:

- 1) **N 36° 52' 29" E, 100.00 feet** along a southeasterly line of said land of The Board of Education of the Mansfield City School District to an iron pin set and passing through previously referenced iron pin set at 25.00 feet;
- 2) **N 68° 52' 59" E, 94.34 feet** and continuing along said southeasterly line of said land of The Board of Education of the Mansfield City School District to an iron pin set;
- 3) **N 45° 22' 29" E, 35.50 feet** and continuing along said southeasterly line of said land of The Board of Education of the Mansfield City School District to an iron pin set in an interior corner of said land;
- 4) **S 62° 04' 35" E, 141.00 feet** along a southwesterly line of said land of The Board of Education of the Mansfield City School District to an iron pin set;
- 5) **S 56° 04' 35" E, 43.00 feet** and continuing along said southwesterly line of said land of The Board of Education of the Mansfield City School District to an iron pin set in the northwesterly corner of a parcel of land conveyed to Roy D. and Debra L. Crose by official records volume 436, page 442;
- 6) **S 36° 58' 35" W, 235.00 feet** along a northwesterly line of said land of Roy D. and Debra L. Crose to a point being the southwesterly corner of said land, said point also being in the original centerline of S.R. 39 and passing through an iron pin set at 210.00 feet;
- 7) **Northwesterly** along said original centerline of S.R. 39 on a curve to the left having a radius of **2,480.10 feet, an arc length of 47.51 feet, a delta angle of 01° 05' 51"**, a chord length of **47.51 feet and a chord bearing of N 53° 42' 59" W** to a point of tangency, said point being referenced by an iron pin set N 35° 44' 05" E, 25.00 feet from said point;
- 8) **N 54° 15' 55" W, 189.59 feet** and continuing along said original centerline of S.R. 39 to the true place of beginning and containing **1.128 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 April 2017 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.



Roger L. Stevens
 Roger L. Stevens
 Registered Surveyor No. 7052
 MADISON-7A

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE

EAK 5-5-17
 INITIAL DATE
 JS-136

EASEMENT "A"

Sandra S. Montgomery grants an easement for ingress and egress over parcels of land conveyed to her in official records volume 2494, page 461 to an adjoining parcel of land conveyed to Roy D. and Debra L. Crose by official records volume 436, page 442 and to their heirs and assigns, said easement being described as follows:

Situated in the Township of Madison, County of Richland, State of Ohio, being part of the Southeast Quarter of Section 7, Township 21, Range 18 and being more particularly described as follows:

Commencing at a point being the intersection of the west line of said Southeast Quarter and the original centerline of S.R. 39, said point also being the southwesterly corner of a parcel of land conveyed to The Board of Education of the Mansfield City School District by deed volume 475, page 26 and being referenced by an iron pin set N 05° 43' 25" E, 36.27 feet from said point;

Thence S 54° 15' 55" E, 813.75 feet along said original centerline of S.R. 39, a part of which is also along a southwesterly line of said land of The Board of Education of the Mansfield City School District and said line extended to a point of tangency, said point being referenced by an iron pin set N 35° 44' 05" E, 25.00 feet from said point;

Southeasterly and continuing along said original centerline of S.R. 39 on a curve to the right having a radius of **2,480.10 feet, an arc length of 47.51 feet, a delta angle of 01° 05' 51"**, a chord length of **47.51 feet and a chord bearing of S 53° 42' 59" E** to a point being the southeasterly corner of said land of Sandra S. Montgomery, being the southwesterly corner of said land of Roy D. and Debra L. Crose, being referenced by an iron pin set N 36° 58' 35" E, 25.00 feet from said point; and being the **true place of beginning**;

Thence with the following **THREE** courses:

- 1) **Northwesterly** along said original centerline of S.R. 39, also being along the southwesterly line of said land of Sandra S. Montgomery on a curve to the left having a radius of **2,480.10 feet, an arc length of 20.00 feet, a delta angle of 00° 27' 43"**, a chord length of **20.00 feet and a chord bearing of N 53° 23' 55" W** to a point;
- 2) **N 45° 05' 56" E, 141.55 feet** to a point being in the southeasterly line of said land of Sandra S. Montgomery, said point also being in the northwesterly line of said land of Roy D. and Debra L. Crose;
- 3) **S 36° 58' 35" W, 140.00 feet** along said southeasterly line of said land of Sandra S. Montgomery, also being along said northwesterly line of said land of Roy D. and Debra L. Crose to the **true place of beginning**.

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 April 2017 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.



Roger L. Stevens

Roger L. Stevens
Registered Surveyor No. 7052
MADISON-7A

EASEMENT "B"

Roy D. and Debra L. Crose grant an easement for ingress and egress over a parcel of land conveyed to them in official records volume 436, page 442 to an adjoining parcel of land conveyed to Sandra S. Montgomery by official records volume 2494, page 461 and to her heirs and assigns, said easement being described as follows:

Situated in the Township of Madison, County of Richland, State of Ohio, being part of the Southeast Quarter of Section 7, Township 21, Range 18 and being more particularly described as follows:

Commencing at a point being the intersection of the west line of said Southeast Quarter and the original centerline of S.R. 39, said point also being the southwesterly corner of a parcel of land conveyed to The Board of Education of the Mansfield City School District by deed volume 475, page 26 and being referenced by an iron pin set N 05° 43' 25" E, 36.27 feet from said point;

Thence S 54° 15' 55" E, 813.75 feet along said original centerline of S.R. 39, a part of which is also along a southwesterly line of said land of The Board of Education of the Mansfield City School District and said line extended to a point of tangency, said point being referenced by an iron pin set N 35° 44' 05" E, 25.00 feet from said point;

Southeasterly and continuing along said original centerline of S.R. 39 on a curve to the right having a radius of 2,480.10 feet, an arc length of 47.51 feet, a delta angle of 01° 05' 51", a chord length of 47.51 feet and a chord bearing of S 53° 42' 59" E to a point being the southwesterly corner of said land of Roy D. and Debra L. Crose, being the southeasterly corner of said land of Sandra S. Montgomery, being referenced by an iron pin set N 36° 58' 35" E, 25.00 feet from said point; and being the true place of beginning;

Thence with the following **THREE** courses:

- 1) **N 36° 58' 35" E, 178.00 feet** along the northwesterly line of said land of Roy D. and Debra L. Crose, also being along the southeasterly line of said land of Sandra S. Montgomery to a point;
- 2) **S 53° 01' 25" E, 25.40 feet** to a point;
- 3) **S 45° 05' 56" W, 179.80 feet** to the true place of beginning.

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 April 2017 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.



Roger L. Stevens
Roger L. Stevens
Registered Surveyor No. 7052
MADISON-7A