

SURVEY FOR: WESLEY JAMES WAGNER &
CRYSTAL ANN PAUL

DATE: 6-27-17

JOB NUMBER: SM-1464

LOCATION: PART OF THE SE. 1/4 OF SEC.
24, T-21, R-19, CITY OF
ONTARIO, SPRINGFIELD TWP.,
RICHLAND CO., STATE OF OHIO.

N LINE SE. 1/4 SEC. 24

WARREN AVENUE (60')

LOT 852

LOT 861

LOT 862

WESTLAWN
P.V.-12 P.-22

LOT 829



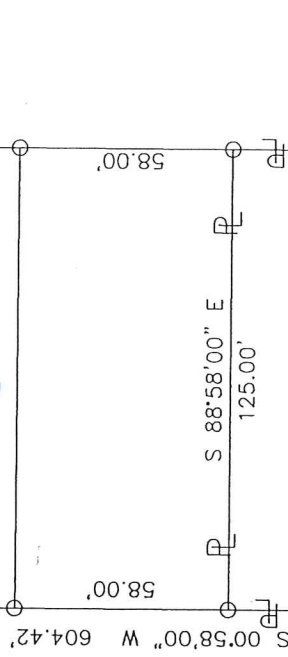
SCALE 1"=50'

LEGEND

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

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 7-6-17
INITIAL DATE
JJ-Z18



STEVEN M. &
JENNIFER M. SHAFFER
O.R.V.-648 P.-427

S 88°58'00" E
125.00'

(0.132 Acre)

(0.528 Acre)

WESLEY JAMES WAGNER &
CRYSTAL ANN PAUL
O.R.V.-2413 P.-143

0.660 Acre

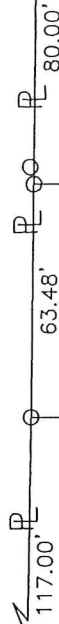
JOHN P. HOFFMAN &
BARBARA J. VANDERBILT,
CO-SUCCESSOR TRUSTEES
O.R.V.-2277 P.-168

WILLOWDALE DRIVE (30')

N 00°58'00" E 229.40'

PARK AVENUE WEST (60')

N 88°32'49" W
125.00'



PT. LOT 671

PT. LOT 672

63.48'

80.00'



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

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

Basis of bearings: Survey J-113.

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

**SURVEYOR'S DESCRIPTION FOR
WESLEY JAMES WAGNER &
CRYSTAL ANN PAUL**

0.660 Acre

Situated in the City of Ontario, Township of Springfield, County of Richland, State of Ohio, being part of the Southeast Quarter of Section 24, Township 21, Range 19 and being more particularly described as follows:

Commencing at an iron pin found in the intersection of the east line of Willowdale Drive (30 feet) as shown in plat volume 12, page 22 and the north line of said Southeast Quarter;

Thence S 00° 58' 00" W, 604.42 feet along said east line of Willowdale Drive to a point being the southwest corner of a parcel of land conveyed to Steven M. and Jennifer M. Shaffer by official records volume 648, page 427, said point being referenced by an iron pin found S 88° 58' 00" E, 0.30 feet from said point and being the **true place of beginning**;

Thence with the following **FOUR** courses:

- 1) **S 88° 58' 00" E, 125.00 feet** along the south line of said land of Steven M. and Jennifer M. Shaffer to a point being the southeast corner of said land, said point also being in the west line of a parcel of land conveyed to John P. Hoffman and Barbara J. Vanderbilt by official records volume 2277, page 168 and being referenced by an iron pin found N 62° 16' 43" W, 0.26 feet from said point;
- 2) **S 00° 58' 00" W, 230.31 feet** along said west line of said land of John P. Hoffman and Barbara J. Vanderbilt to a point being the southwest corner of said land, said point also being in the centerline of Park Avenue West and passing through an iron pin set at 200.31 feet;
- 3) **N 88° 32' 49" W, 125.00 feet** along said centerline of Park Avenue West to a point being in the southerly extension of said east line of Willowdale Drive, said point being referenced by an iron pin set N 00° 58' 00" E, 30.00 feet from said point
- 4) **N 00° 58' 00" E, 229.40 feet** a part of which is along said east line of Willowdale Drive to the **true place of beginning**, passing through previously referenced iron pin set at 30.00 feet and containing **0.660 acre**, more or less, and subject to all legal highways and easements of record.

Basis of bearings: Survey J-113.

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

According to a survey made in June 2017 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.



Roger L. Stevens
 Roger L. Stevens
 Registered Surveyor No. 7052
 SM-1464A

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE

EAK 7-6-17
 INITIAL DATE
 JJ-218