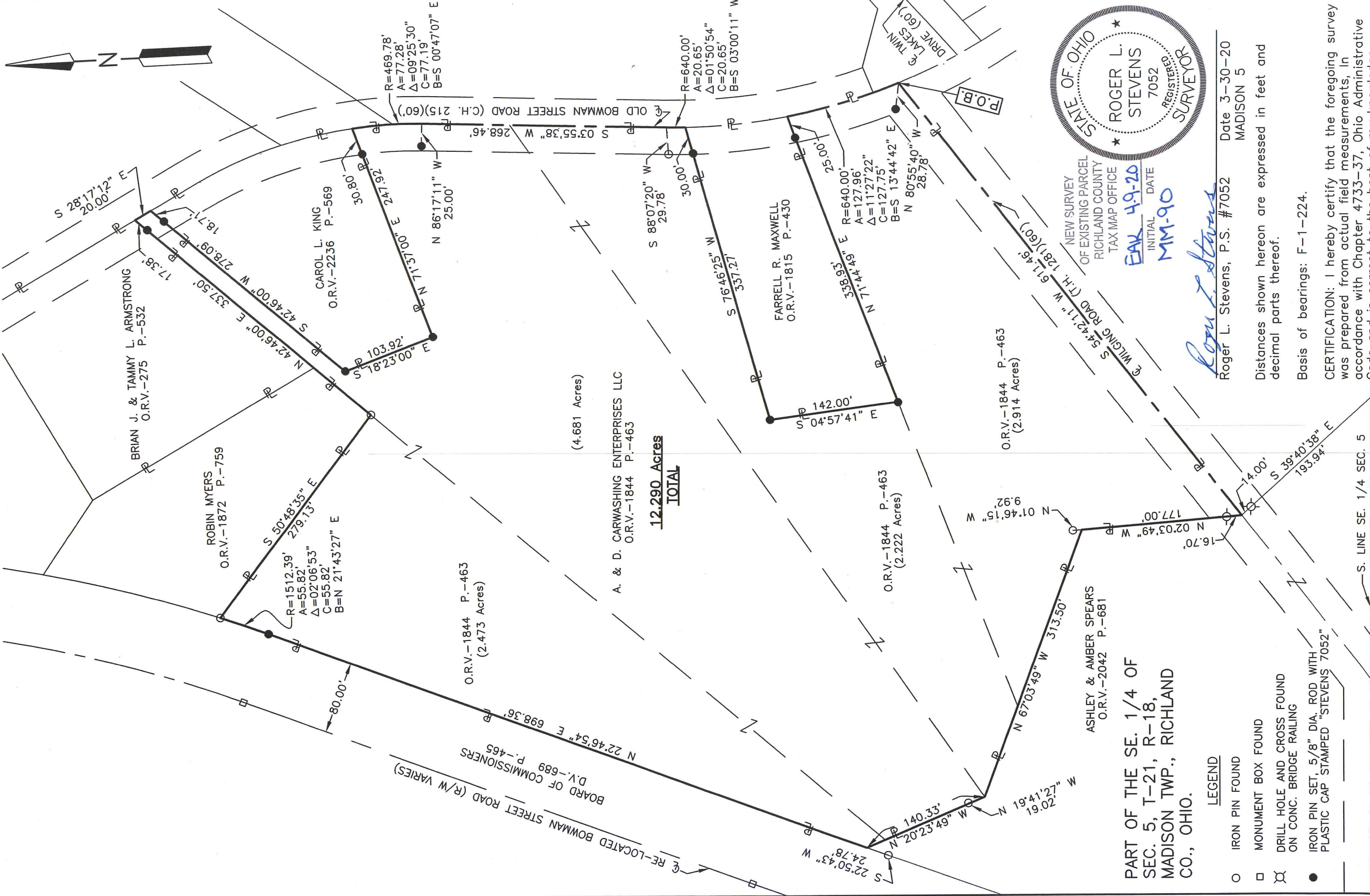


**SURVEY FOR
A. & D. CARWASHING ENTERPRISES LLC**



**12.290 Acres
TOTAL**



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 4-9-20
INITIAL DATE
MM-90

Roger L. Stevens
Roger L. Stevens, P.S. #7052
Date 3-30-20
MADISON 5

**PART OF THE SE. 1/4 OF
SEC. 5, T-21, R-18,
MADISON TWP., RICHLAND
CO., OHIO.**

LEGEND

- IRON PIN FOUND
- MONUMENT BOX FOUND
- ⊗ DRILL HOLE AND CROSS FOUND ON CONC. BRIDGE RAILING
- IRON PIN SET, 5/8" DIA. ROD WITH PLASTIC CAP STAMPED "STEVENS 7052"

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

Basis of bearings: F-1-224.

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.

S. LINE SE. 1/4 SEC. 5

**SURVEYOR'S DESCRIPTION FOR
A. & D. Carwashing Enterprises LLC**

12.290 Acres

Situated in the Township of Madison, County of Richland, State of Ohio, being part of the Southeast Quarter of Section 5, Township 21, Range 18 and being more particularly described as follows:

Beginning at a point being the intersection of the centerline of Wilging Road (T.H. 1281)(60') and the centerline of Old Bowman Street Road (C.H. 215)(60'), said point being referenced by an iron pin set N 80° 55' 40" W, 28.78 feet from said point;

Thence with the following **NINETEEN** courses:

- 1) **S 54° 42' 11" W, 611.46 feet** along said centerline of Wilging Road (T.H. 1281)(60') to a point being an interior corner of a parcel of land conveyed to Ashley and Amber Spears by official records volume 2042, page 681, said point being referenced by a drill hole and cross found on concrete bridge railing N 02° 03' 49" W, 16.70 feet from said point;
- 2) **N 02° 03' 49" W, 177.00 feet** along an easterly line of said land of Ashley and Amber Spears to a point being the northeasterly corner of said land, said point being referenced by an iron pin found N 01° 46' 15" W, 9.92 feet from said point and passing through said drill hole and cross on concrete bridge railing found at 16.70 feet;
- 3) **N 67° 03' 49" W, 313.50 feet** along the northerly line of said land of Ashley and Amber Spears to a point being an interior corner of said land, said point being referenced by an iron pin found N 19° 41' 27" W, 19.02 feet from said point;
- 4) **N 20° 23' 49" W, 140.33 feet** along an easterly line of said land of Ashley and Amber Spears to a point being the northerly corner of said land, said point also being in the easterly right of way line of Re-Located Bowman Street Road, said right of way line being the easterly line of a parcel of land conveyed to Board of Commissioners by deed volume 689, page 465 and being referenced by an iron pin found S 22° 50' 43" W, 24.78 feet from said point;
- 5) **N 22° 46' 54" E, 698.36 feet** along said easterly right of way line of Re-Located Bowman Street Road to an iron pin set in a point of curve;
- 6) **Northeasterly** and continuing along said easterly right of way line of Re-Located Bowman Street Road on a **curve to the left having a radius of 1512.39 feet, an arc length of 55.82 feet, a delta angle of 02° 06' 53", a chord length of 55.82 feet and a chord bearing of N 21° 43' 27" E** to an iron pin found in the southwesterly corner of a parcel of land conveyed to Robin Myers by official records volume 1872, page 759;
- 7) **S 50° 48' 35" E, 279.13 feet** along the southwesterly line of said land of Robin Myers to an iron pin found in the southerly corner of said land;
- 8) **N 42° 46' 00" E, 337.50 feet** along the southeasterly line of said land of Robin Myers and along the southeasterly line of a parcel of land conveyed to Brian J. and Tammy L. Armstrong by official records volume 275, page 532 to a point being the easterly corner of said land of Brian J. and Tammy L. Armstrong, said point also being in said centerline of Old Bowman Street Road (C.H. 215)(60') and passing through an iron pin set at 320.12 feet;
- 9) **S 28° 17' 12" E, 20.00 feet** along said centerline of Old Bowman Street Road (C.H. 215)(60') to a point being the northerly corner of a parcel of land conveyed to Carol L. King by official records volume 2236, page 569, said point being referenced by an iron pin set S 42° 46' 00" W, 18.71 feet from said point;
- 10) **S 42° 46' 00" W, 278.09 feet** along the northwesterly line of said land of Carol L. King to an iron pin set in the northwesterly corner of said land;
- 11) **S 18° 23' 00" E, 103.92 feet** along the westerly line of said land of Carol L. King to an iron pin set in the southwesterly corner of said land;

12.290 Acres (continued)

- 12) **N 71° 37' 00" E, 247.92 feet** along the southerly line of said land of Carol L. King to a point being the southeasterly corner of said land, said point also being in said centerline of Old Bowman Street Road (C.H. 215)(60') and passing through an iron pin set at 217.12 feet;
- 13) **South** along said centerline of Old Bowman Street Road (C.H. 215)(60') on a **curve to the right having a radius of 469.78 feet, an arc length of 77.28 feet, a delta angle of 09° 25' 30", a chord length of 77.19 feet and a chord bearing of S 00° 47' 07" E** to a point of tangency, said point being referenced by an iron pin set N 86° 17' 11" W, 25.00 feet from said point;
- 14) **S 03° 55' 38" W, 268.46 feet** and continuing along said centerline of Old Bowman Street Road (C.H. 215)(60') to a point of curve, said point being referenced by an iron pin found S 88° 07' 20" W, 29.78 feet from said point;
- 15) **South** and continuing along said centerline of Old Bowman Street Road (C.H. 215)(60') on a **curve to the left having a radius of 640.00 feet, an arc length of 20.65 feet, a delta angle of 01° 50' 54", a chord length of 20.65 feet and a chord bearing of S 03° 00' 11" W** to a point being the northeasterly corner of a parcel of land conveyed to Farrell R. Maxwell by official records volume 1815, page 430, said point being referenced by an iron pin set S 76° 46' 25" W, 30.00 feet from said point;
- 16) **S 76° 46' 25" W, 337.27 feet** along the northerly line of said land of Farrell R. Maxwell to an iron pin set in the northwesterly corner of said land and passing through previously referenced iron pin set at 30.00 feet;
- 17) **S 04° 57' 41" E, 142.00 feet** along the westerly line of said land of Farrell R. Maxwell to an iron pin set in the southwest corner of said land;
- 18) **N 71° 44' 49" E, 338.93 feet** along the southerly line of said land of Farrell R. Maxwell to a point being the southeasterly corner of said land, said point also being in said centerline of Old Bowman Street Road (C.H. 215)(60') and passing through an iron pin set at 313.93 feet;
- 19) **Southeasterly** along said centerline of Old Bowman Street Road (C.H. 215)(60') on a **curve to the left having a radius of 640.00 feet, an arc length of 127.96 feet, a delta angle of 11° 27' 22", a chord length of 127.75 feet and a chord bearing of S 13° 44' 42" E** to the **place of beginning** and containing **12.290 acres**, more or less, and subject to all legal highways and easements of record.

Basis of bearings: Survey F-1-224.

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

According to a survey made in March 2020 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.



Roger L. Stevens

Roger L. Stevens
Registered Surveyor No. 7052
MADISON-5

NEW SURVEY
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