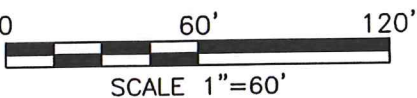


SURVEY FOR FIXED UP PROPERTIES LLC

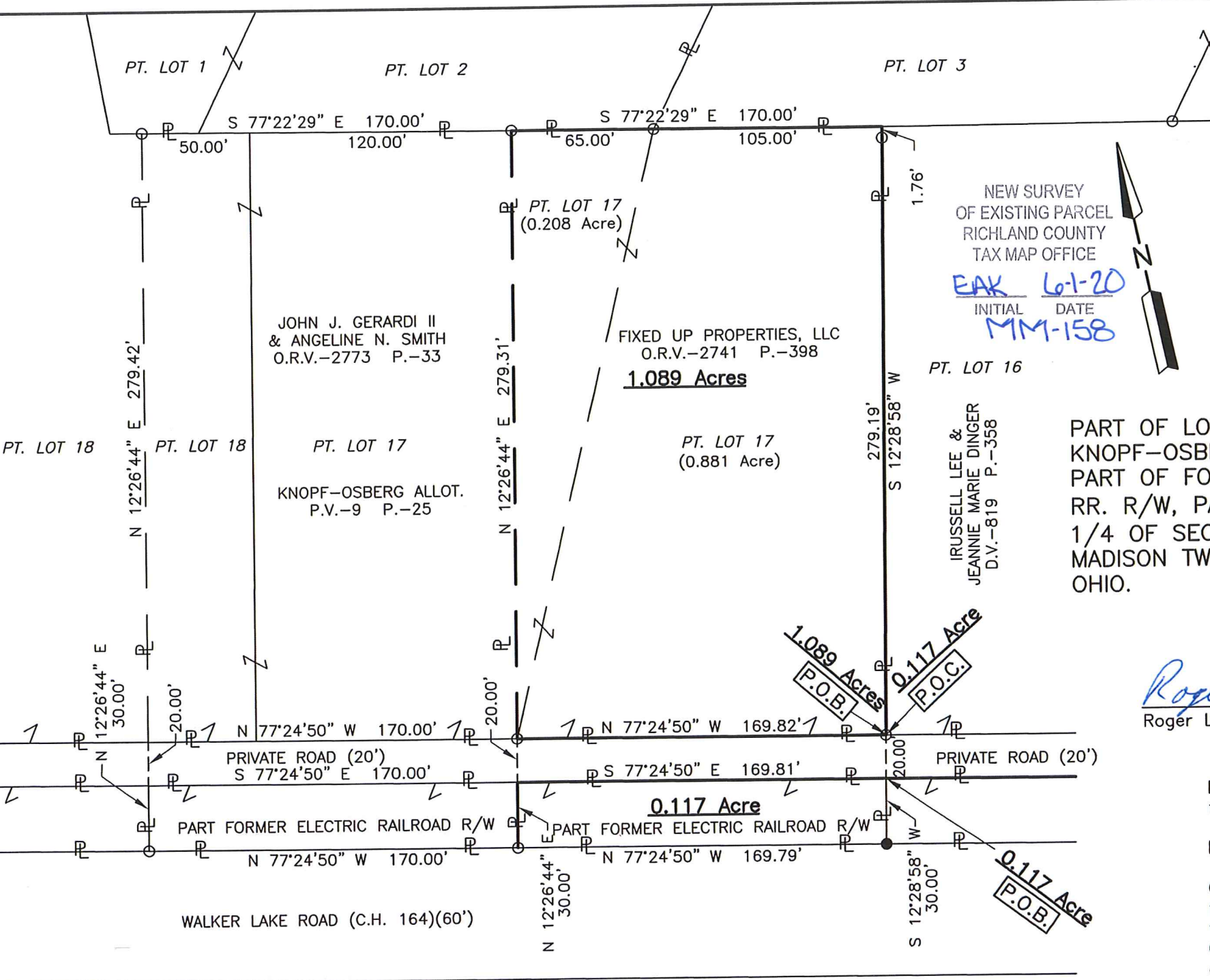


LEGEND

- 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 6-1-20
INITIAL DATE
MM-158



PART OF LOT 17 OF
KNOPF-OSBERG ALLOT, &
PART OF FORMER ELECTRIC
RR. R/W, PART OF THE SE.
1/4 OF SEC. 7, T-21, R-18,
MADISON TWP., RICHLAND CO.,
OHIO.



Roger L. Stevens

Roger L. Stevens, P.S. #7052 Date 5-27-20
MADISON-7

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

Basis of bearings: Survey MM-56.

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.

**SURVEYOR'S DESCRIPTION FOR
FIXED UP PROPERTIES LLC**

1.089 Acres

Situated in the Township of Madison, County of Richland, State of Ohio, being part of Lot Number 17 in Knopf-Osberg Allotment as recorded in plat volume 9, page 25, being part of the Southeast Quarter of Section 7, Township 21, Range 18, and being more particularly described as follows:

Beginning at an iron pin found in the southeasterly corner of said Lot No. 17, said iron pin also being in the northerly line of a Private Road (20');

Thence with the following **FOUR** courses:

- 1) **N 77° 24' 50" W, 169.82 feet** along the southerly line of said Lot 17, also being along said northerly line of said Private Road (20') to an iron pin found in the southeasterly corner of a parcel of land conveyed to John J. Gerardi II and Angeline N. Smith by official records volume 2773, page 33;
- 2) **N 12° 26' 44" E, 279.31 feet** along the easterly line of said land of John J. Gerardi II and Angeline N. Smith to an iron pin found in the northeasterly corner of said land, said iron pin also being in the northerly line of said Lot 17;
- 3) **S 77° 22' 29" E, 170.00 feet** along said northerly line of said Lot 17, passing through an iron pin found at 65.00 feet to a point being the northeasterly corner of said Lot 17, said point being referenced by an iron pin found S 12° 28' 58" W, 1.76 feet from said point;
- 4) **S 12° 28' 58" W, 279.19 feet** along the easterly line of said Lot 17 to the **place of beginning**, passing through previously referenced iron pin found at 1.76 feet and containing **1.089 acres**, more or less, and subject to all legal highways and easements of record.

Basis of bearings: Survey MM-56.

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



Roger L. Stevens

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

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

INITIAL **EAK** DATE **6-1-20**
INITIAL **MM-158**

0.117 Acre

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

Commencing at an iron pin found in the southeasterly corner of Lot No. 17 in Knopf-Osberg Allotment as recorded in plat volume 9, page 25, said iron pin also being in the northerly line of a Private Road (20');

Thence S 12° 28' 58" W, 20.00 feet to a point being in the southerly line of said Private Road (20'), said point being in the northerly line of Former Electric Railroad Right of Way, being the northwesterly corner of a parcel of land conveyed to Russell Lee and Jeannie Marie Dinger by deed volume 819, page 358, being referenced by an iron pin set S 12° 28' 58" W, 30.00 feet from said point and being the **true place of beginning**;

Thence with the following **FOUR** courses:

- 1) **S 12° 28' 58" W, 30.00 feet** along the westerly line of said land of Russell Lee and Jeannie Marie Dinger to an iron pin set in the southwesterly corner of said land, said iron pin also being in the southerly line of said Former Electric Railroad Right of Way and being in the northerly right of way line of Walker Lake Road (C.H. 164)(60');
- 2) **N 77° 24' 50" W, 169.79 feet** along said southerly line of said Former Electric Railroad Right of Way, also being along said northerly right of way line of Walker Lake Road (C.H. 164)(60') to an iron pin found in the southeasterly corner of a parcel of land conveyed to John J. Gerardi II and Angeline N. Smith by official records volume 2773, page 33;
- 3) **N 12° 26' 44" E, 30.00 feet** along the easterly line of said land of John J. Gerardi II and Angeline N. Smith to a point being the northeasterly corner of said land, said point also being in the northerly line of said Former Electric Railroad Right of Way, being in said southerly line of said Private Road (20') and being referenced by an iron found S 12° 26' 44" W, 30.00 feet from said point;
- 4) **S 77° 24' 50" E, 169.81 feet** along said northerly line of said Former Electric Railroad Right of Way and along said southerly line of said Private Road (20') to the **true place of beginning** and containing **0.117 acre**, more or less, and subject to all legal highways and easements of record.

Basis of bearings: Survey MM-56.

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

Iron pin set is 5/8" diameter rod with plastic cap stamped "STEVENS 7052".



Roger L. Stevens

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

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK Le-1-20
INITIAL DATE
MM-158