

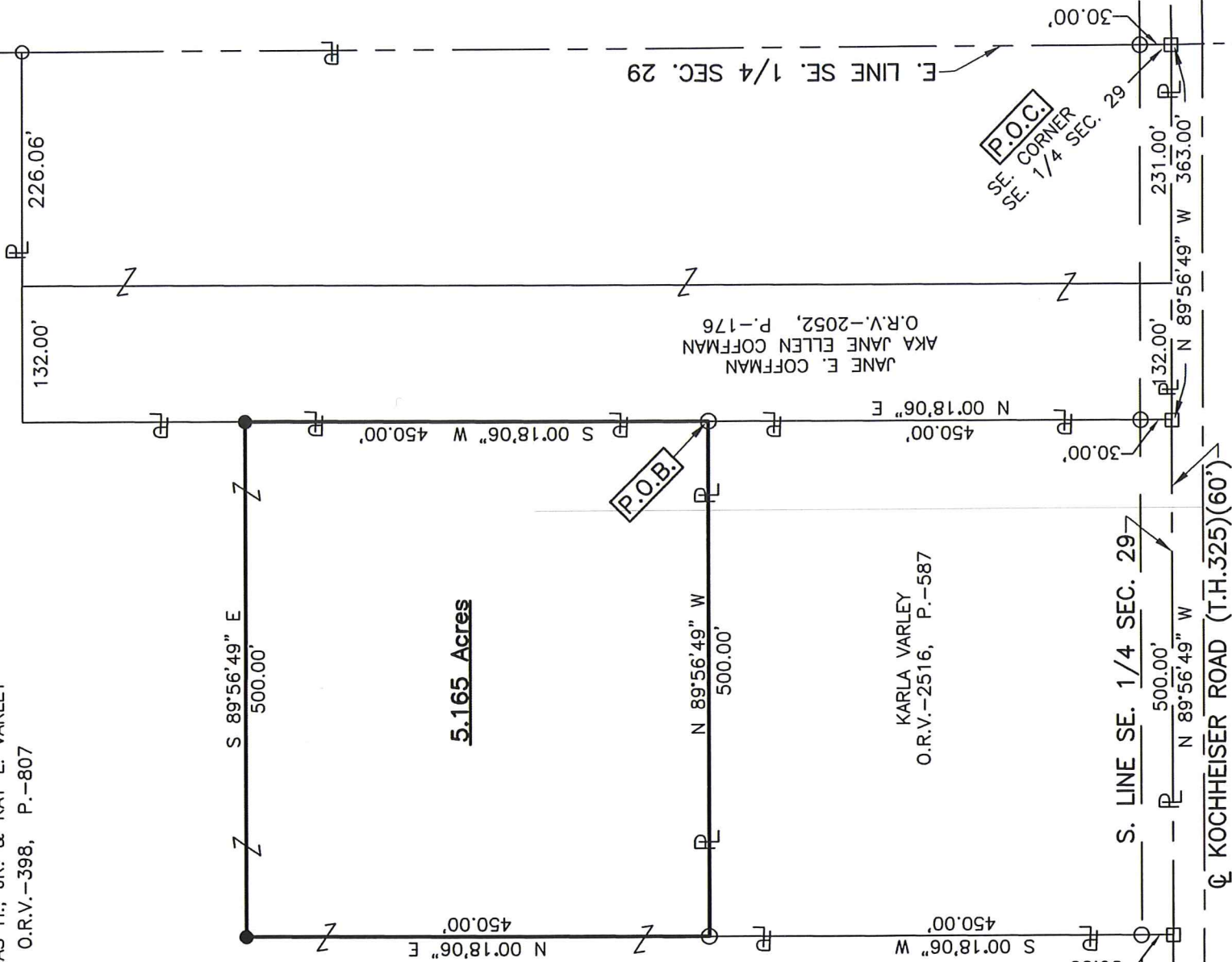
SURVEY FOR: THOMAS & KAY VARLEY

DATE: 6-3-20

JOB NUMBER: SM-1835

LOCATION: PART OF THE SE. 1/4 OF
SEC. 29, T-20, R-18,
WASHINGTON TWP., RICHLAND
CO., STATE OF OHIO.

THOMAS H., JR. & KAY L. VARLEY
O.R.V.-398, P.-807



5.165 Acres

KARLA VARLEY
O.R.V.-2516, P.-587

JANE E. COFFMAN
AKA JANE ELLEN COFFMAN
O.R.V.-2052, P.-176

P.O.C.
SE. CORNER
SE. 1/4 SEC. 29

P.O.B.

S. LINE SE. 1/4 SEC. 29

☉ KOCHHEISER ROAD (T.H.325)(60')



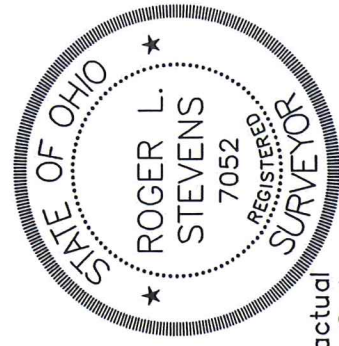
SCALE 1"=150'

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EAK 6-5-20
INITIAL DATE
MM-163

LEGEND

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



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

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

Basis of bearings: Survey F-1-295.

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
THOMAS & KAY VARLEY**

5.165 Acres

Situated in the Township of Washington, County of Richland, State of Ohio, being part of the Southeast Quarter of Section 29, Township 20, Range 18 and being more particularly described as follows:

Commencing at a railroad spike found in the southeast corner of said Southeast Quarter, said railroad spike also being in the centerline of Kochheiser Road (T.H.325)(60');

Thence N 89° 56' 49" W, 363.00 feet along said centerline of Kochheiser Road (T.H.325)(60') also being along the south line of said Southeast Quarter to a railroad spike found in the southwest corner of a parcel of land conveyed to Jane E. Coffman aka Jane Ellen Coffman by official records volume 2052, page 176, said railroad spike also being in the southeast corner of a parcel of land conveyed to Karla Varley by official records volume 2516, page 587;

Thence N 00° 18' 06" E, 450.00 feet along the west line of said land of Jane E. Coffman aka Jane Ellen Coffman also being along the east line of said land of Karla Varley to an iron pin found in the northeast corner of said land of Karla Varley, said iron pin being the **true place of beginning** and passing through an iron pin found at 30.00 feet;

Thence with the following **FOUR** courses:

- 1) **N 89° 56' 49" W, 500.00 feet** along the north line of said land of Karla Varley to an iron pin found in the northwest corner of said land;
- 2) **N 00° 18' 06" E, 450.00 feet** to an iron pin set;
- 3) **S 89° 56' 49" E, 500.00 feet** to an iron pin set in the west line of said land of Jane E. Coffman aka Jane Ellen Coffman;
- 4) **S 00° 18' 06" W, 450.00 feet** along said west line of said land of Jane E. Coffman aka Jane Ellen Coffman to the **true place of beginning** and containing **5.165 acres**, more or less, and subject to all legal highways and easements of record.

The grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site under applicable zoning and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.

Basis of bearings: survey F-1-295.

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

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



Roger L. Stevens

Roger L. Stevens
Registered Surveyor No. 7052
SM-1835R

NEW SPLIT
RICHLAND COUNTY
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