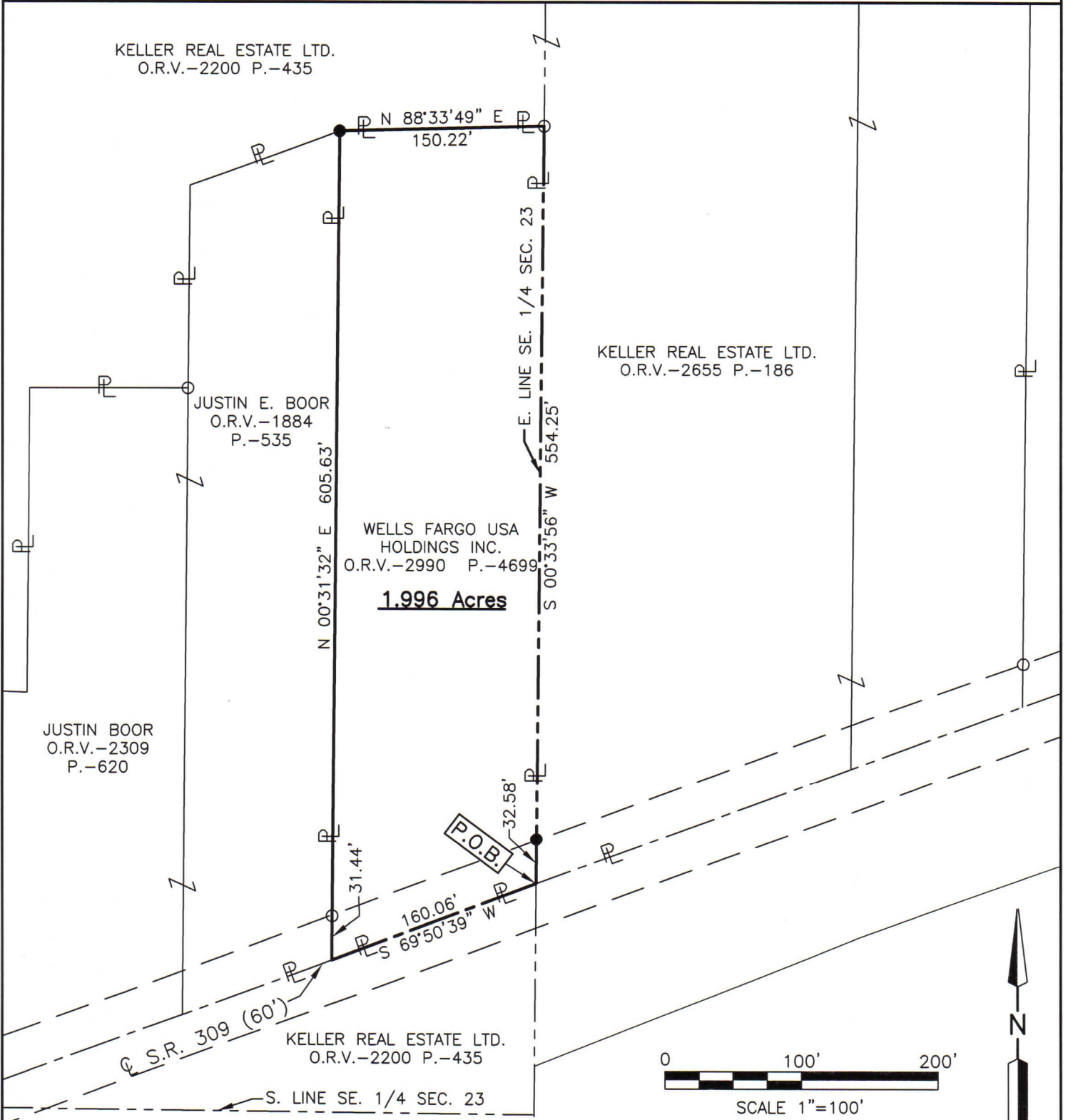


**SURVEY FOR: CLEARVIEW REALTY**

DATE: 5-11-22

JOB NUMBER: SANDUSKY-23

LOCATION: PART OF THE SE. 1/4 OF  
SEC. 23, T-20, R-20,  
SANDUSKY TWP., RICHLAND  
CO., STATE OF OHIO.



LEGEND

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



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

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK** 5-18-22  
INITIAL DATE  
**00-162**

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 and is correct to the best of my knowledge.

**SURVEYOR'S DESCRIPTION FOR  
CLEARVIEW REALTY**

**1.996 Acres**

Situated in the Township of Sandusky, County of Richland, State of Ohio, being part of the Southeast Quarter of Section 23, Township 20, Range 20 and being more particularly described as follows:

**Beginning** at a point being the intersection of the east line of said Southeast Quarter and the centerline of S.R. 309(60'), said point being referenced by an iron pin set N 00° 33' 56" E, 32.58 feet from said point;

Thence with the following **FOUR** courses:

- 1) **S 69° 50' 39" W, 160.06 feet** along said centerline of S.R. 309(60') to a point being the southeasterly corner of a parcel of land conveyed to Justin E. Boor by official records volume 1884, page 535, said point being referenced by an iron pin found N 00° 31' 32" E, 31.44 feet from said point;
- 2) **N 00° 31' 32" E, 605.63 feet** along the east line of said land of Justin E. Boor to an iron pin set in the northeast corner of said land, said iron pin also being in a southerly line of a parcel of land conveyed to Keller Real Estate Ltd. by official records volume 2200, page 435 and passing through previously referenced iron pin found at 31.44 feet;
- 3) **N 88° 33' 49" E, 150.22 feet** along said southerly line of said land of Keller Real Estate Ltd. to an iron pin found in a southeast corner of said land, said iron pin also being in said east line of said Southeast Quarter;
- 4) **S 00° 33' 56" W, 554.25 feet** along said east line of said Southeast Quarter to the **place of beginning**, passing through previously referenced iron pin set at 521.67 feet and containing **1.996 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 May 2022 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.



*Roger L. Stevens*  
 Roger L. Stevens  
 Registered Surveyor No. 7052  
 SANDUSKY-23

NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK**      **5-18-22**  
 INITIAL      DATE  
**00-162**