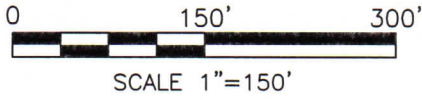


SURVEY FOR: THOMAS & SARA MURPHY

DATE: 10-5-22

JOB NUMBER: SM-1741

LOCATION: PART OF THE SW. & NW. 1/4 OF SEC. 20 & PART OF THE SE. 1/4 SEC. 19, T-22, R-17, MONROE TWP., RICHLAND CO., STATE OF OHIO.



JERRY A. & MELISSA S. NISWANDER
O.R.V.-2990 P.-2697

S 88°25'55" E
464.02'

8.30'

4.21'

(5.099 Acres)

TO BE TRANSFERRED TO
AN ADJOINING OWNER
6.104 Acres

JOHN R. & VICTORIA L. COCHRAN
O.R.V.-554 P.-336

THOMAS C. & SARA L. MURPHY
O.R.V.-1571 P.-799

P.O.B.

S. LINE NE. 1/4 SEC. 19
N. LINE SE. 1/4 SEC. 19

S. LINE NW. 1/4 SEC. 20
N. LINE SW. 1/4 SEC. 20
(0.121 Acre)

NE. CORNER
SE. 1/4 SEC. 19

SW. CORNER
NW. 1/4 SEC. 20

THOMAS C. & SARA L. MURPHY
O.R.V.-241 P.-541

JOHN R. & VICTORIA L. COCHRAN
O.R.V.-554 P.-336

N 24°25'23" E 740.71'
(0.884 Acre)

E. LINE SE. 1/4 SEC. 19
W. LINE SW. 1/4 SEC. 20



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

LEGEND

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

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.

N 50°06'18" W 51.83'
PLEASANT VALLEY ROAD (C.H. 303)(60')
30.97'

**SURVEYOR'S DESCRIPTION FOR
THOMAS & SARA MURPHY**

6.104 Acres

Situated in the Township of Monroe , County of Richland, State of Ohio, being part of the Southwest and Northwest Quarters of Section 20 and part of the Southeast Quarter of Section 19, Township 22, Range 17 and being more particularly described as follows:

Beginning at a wood post found in northeast corner of said Southeast Quarter of Section 19, said wood post also being in the southwest corner of said Northwest Quarter of Section 20 and being in the northwest corner of said Southwest Quarter of Section 20 and being the northeast corner of a parcel of land conveyed to Thomas C. and Sara L. Murphy by official records volume 241, page 541;

Thence with the following **FIVE** courses:

- 1) **N 00° 05' 06" W, 831.11 feet** along the west line of said Northwest Quarter of Section 20 to a point being the southwest corner of a parcel of land conveyed to Jerry A. and Melissa S. Niswander by official records volume 2990, page 2697, said point being referenced by an iron pin found S 88° 25' 55" E, 8.30 feet from said point;
- 2) **S 88° 25' 55" E, 464.02 feet** along the south line of said land of Jerry A. and Melissa S. Niswander to an iron pin set and passing through previously referenced iron pin found at 8.30 feet;
- 3) **S 25° 32' 12" W, 1,691.31 feet** to a point being in the centerline of Pleasant Valley Road (C.H. 303)(60') and passing through an iron pin set at 1660.34 feet;
- 4) **N 50° 06' 18" W, 51.83 feet** along said centerline of Pleasant Valley Road (C.H. 303)(60') to a railroad spike found in the southeasterly corner of said land of Thomas C. and Sara L. Murphy;
- 5) **N 24° 25' 23" E, 740.71 feet** along the easterly line of said land of Thomas C. and Sara L. Murphy to the **true place of beginning** and containing **6.104 acres**, more or less, of which 0.121 acre is in the Southwest Quarter of Section 20, 5.099 acres are in the Northwest Quarter of Section 20 and 0.884 acre is in Southeast Quarter of Section 19 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.

Bearings are to an assumed meridian and are used to express angles only.

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

According to a survey made October 2022 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.



Roger L. Stevens

 Roger L. Stevens
 Registered Surveyor No. 7052
 SM-1741C

NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 10-26-22

INITIAL & DATE
OO-358