

**SURVEY FOR: ROBERT & BARBARA WAGNER**

DATE: 5-14-24

JOB NUMBER: SM-1553

LOCATION: PART OF THE NW. 1/4 OF SEC. 1, T-19, R-19, PERRY TWP., RICHLAND CO., STATE OF OHIO.

DANIEL L. & VICKIE D. ADAMS  
O.R.V.-448 P.-619

JEAN M. EARL  
D.V.-889 P.-243

BECKY J. BROWN  
O.R.V.-1214 P.-836

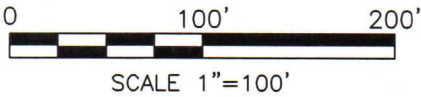
LEVI B. MOWRY TRUSTEE ETC.  
O.R.V.-3011 P.-4618

ROBERT H. & BARBARA A. WAGNER  
O.R.V.-644 P.-800

**1.000 Acre**  
TO BE TRANSFERRED TO  
AN ADJOINING OWNER

**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.

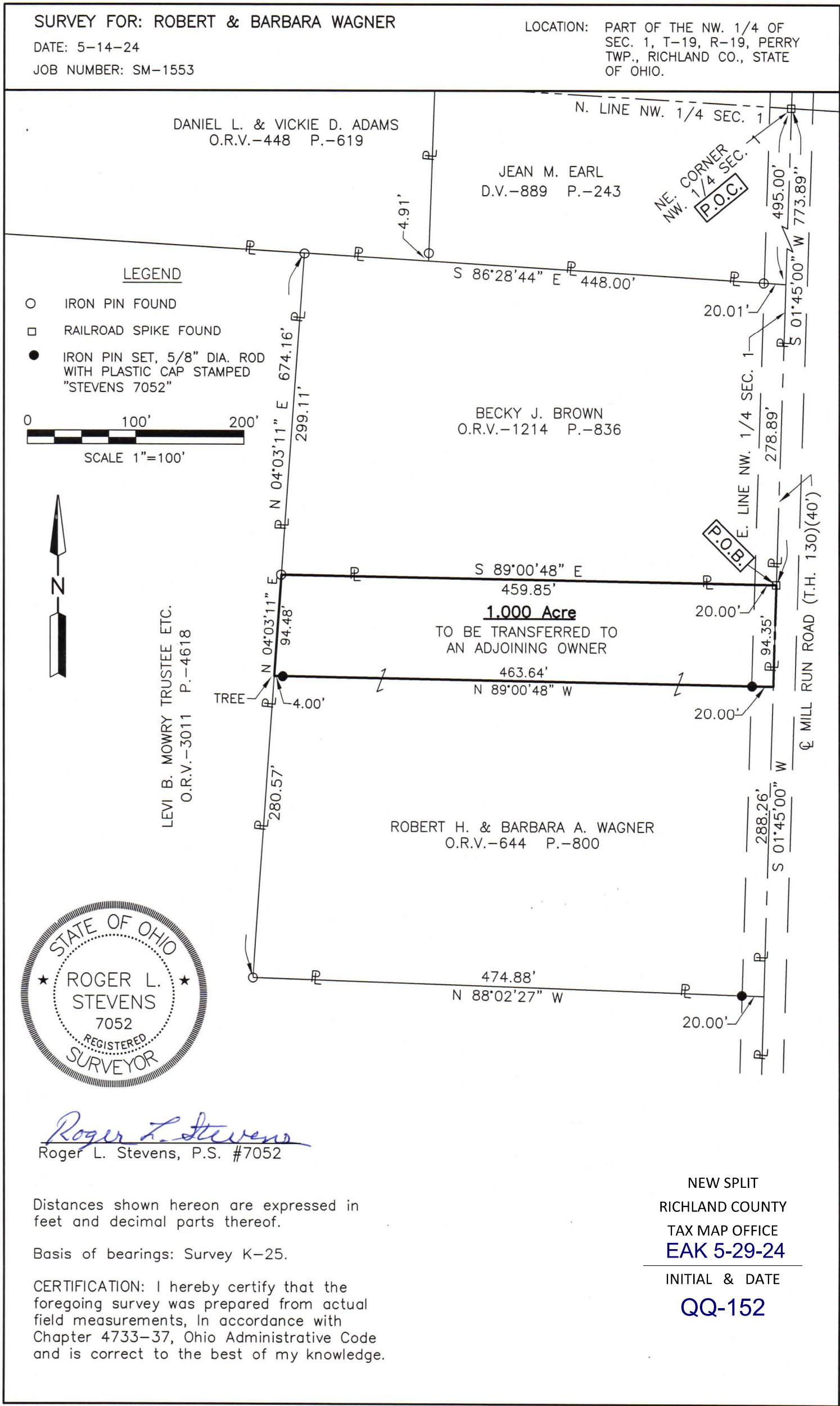
Basis of bearings: Survey K-25.

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.

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 5-29-24**

INITIAL & DATE

**QQ-152**



**SURVEYOR'S DESCRIPTION FOR  
ROBERT & BARBARA WAGNER**

**1.000 Acre**

Situated in the Township of Perry, County of Richland, State of Ohio, being part of the Northwest Quarter of Section 1, Township 19, Range 19 and being more particularly described as follows:

**Commencing** at a railroad spike found in the northeast corner of said Northwest Quarter, said railroad spike also being in the centerline of Mill Run Road (T.H. 130)(40');

Thence S 01° 45' 00" W, 773.89 feet along the east line of said Northwest Quarter also being along said centerline of Mill Run Road (T.H. 130)(40') to a railroad spike found in the southeast corner of a parcel of land conveyed to Becky J. Brown by official records volume 1214, page 836, said railroad spike being the **true place of beginning**:

Thence with the following **FOUR** courses:

- 1) **S 01° 45' 00" W, 94.35 feet** and continuing along said east line of said Northwest Quarter and along said centerline of Mill Run Road (T.H. 130)(40') to a point, said point being referenced by an iron pin set N 89° 00' 48" W, 20.00 feet from said point;
- 2) **N 89° 00' 48" W, 463.64 feet** to a point being in the east line of a parcel of land conveyed to Levi B. Mowry Trustee Etc. by official records volume 3011, page 4618, passing through an iron pin set at 459.64 feet and passing through previously referenced iron pin set at 20.00 feet;
- 3) **N 04° 03' 11" E, 94.48 feet** along said east line of said of Levi B. Mowry Trustee Etc. to an iron pin found in the southwest corner of said land of Becky J. Brown;
- 4) **S 89° 00' 48" E, 459.85 feet** along the south line of said land of Becky J. Brown to the **true place of beginning** and containing **1.000 acre**, 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 K-25.

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

According to a survey made in May 2024 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.



*Roger L. Stevens*  
 Roger L. Stevens  
 Registered Surveyor No. 7052  
 SM-1553A

NEW SPLIT  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK 5-29-24**

INITIAL & DATE  
**QQ-152**