

**SURVEYOR'S DESCRIPTION FOR
TIMOTHY & TAMARA SMITH**

30.658 Acres

Situated in the Township of Jefferson, County of Richland, State of Ohio, being part of the Northeast Quarter of Section 35, Township 19, Range 18, and being more particularly described as follows:

Beginning at a railroad spike found in the intersection of the centerline of survey of Garber Road (T.H. 115)(60') and the centerline of Hamilton Road (C.H. 407)(60');

Thence with the following **FOURTEEN** courses:

- 1) **N 22° 15' 01" W, 25.94 feet** along said centerline of Garber Road (T.H. 115)(60') to a point being referenced by a railroad spike found S 22° 15' 01" E, 25.94 feet from said point;
- 2) **N 12° 59' 53" W, 291.28 feet** and continuing along said centerline of Garber Road (T.H. 115)(60') to a point, said point being referenced by an iron pin found N 82° 05' 25" E, 15.10 feet from said point;
- 3) **N 82° 05' 25" E, 515.45 feet** to an iron pin found in the southwest corner of a parcel of land conveyed to Timothy E. and Tamara F. Smith by official records volume 976, page 403;
- 4) **S 84° 51' 17" E, 960.00 feet** along the S. line of said land of Timothy E. and Tamara F. Smith by official records volume 976, page 403 and along the south line of a parcel of land conveyed to Timothy E. and Tamara F. Smith by official records volume 1150, page 72 to an iron pin found in the northwest corner of a proposed 9.455 ac. split (PP-222);
- 5) **S 02° 31' 25" E, 1044.24 feet** along the west line of said proposed 9.455 ac. split (PP-222) to a point being in the northerly line of proposed right of way of S.R. 95 (R.W. varies);
- 6) **S 65° 19' 37" W, 572.75 feet** along the northerly line of said proposed right of way line of S.R. 95 (R.W. varies) to an iron pin set, said iron pin also being in the easterly proposed right of way line of Garber Road (T.H. 115)(60');
- 7) **N 39° 56' 41" W, 130.62 feet** along said easterly proposed right of way line of Garber Road (T.H. 115)(R/W varies) to a point, said point being referenced by a centerline monument box found, S 64° 21' 34" W, 30.00 feet from said point;
- 8) **S 64° 21' 34" W, 30.00 feet** to a monument box found in the centerline of Garber Road (115)(60');
- 9) **N 17° 52' 05" W, 278.32 feet** and continuing along said centerline of Garber Road (T.H. 115)(60') to a railroad spike found in a point of curve;
- 10) **Northwesterly** and continuing along said centerline of Garber Road (T.H. 115)(60') on a **curve to the left having a radius of 220.00 feet, an arc length of 146.08 feet, a delta angle of 38° 02' 44", a chord length of 143.42 feet and a chord bearing of N 36° 53' 27" W** to a railroad spike found in a point of tangency;
- 11) **N 55° 54' 49" W, 447.36 feet** and continuing along said centerline of Garber Road (T.H. 115)(60') to a point, said point being referenced by an iron pin found S 00° 19' 17" W, 29.89 feet from said point;
- 12) **N 53° 33' 51" W, 130.22 feet** and continuing along said centerline of Garber Road (T.H. 115)(60') to a railroad spike found;
- 13) **N 47° 15' 17" W, 174.04 feet** and continuing along said centerline of Garber Road (T.H. 115)(60') to a point, said point being referenced by an iron pin found S 48° 51' 46" W, 16.69 feet from said point;
- 14) **N 22° 15' 01" W, 82.87 feet** and continuing along said centerline of Garber Road (T.H. 115)(60') to the **true place of beginning**, and containing **30.658 acres**, more or less, and subject to all legal highways and easements of record.

Basis of Bearings: Survey MM-232

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

30.658 ac. continued



Roger L. Stevens

Roger L. Stevens
Registered Surveyor No. 7052
SM-1825HH