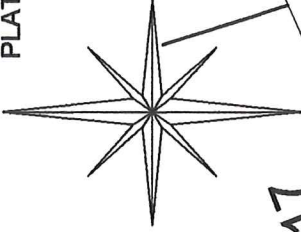


WESTWOOD PARK NO. 2
BLOCK ONE
PLAT BOOK 26 PAGE 145

PART OF SECTION 13
SPRINGFIELD TOWNSHIP
CITY OF ONTARIO
RICHLAND COUNTY
OHIO

N

BASIS OF BEARINGS:
PLAT BOOK 26 PG. 145



2616

2617

2618

2613

TANGLEWOOD DRIVE 60'

P.O.B. PARCEL #1
984.75 SQ. FT.

2609

(712.14+- SQ. FT.)
PT. LOT 2609

2608

EXISTING PROPERTY LINES

(226.10+- SQ. FT.)
PT. LOT 2609

S 89°23'17" W 149.24'

2612

35' BLDG. LINE

2611

(268.23+- SQ. FT.)
PT. LOT 2611

PROPOSED LINES
P.O.B. (246.89+- SQ. FT.)
PARCEL #2 PT. LOT 2611
1107.08 SQ. FT. PARCEL #2

115.55'
N 11°17'47" W

2610

(634.09+- SQ. FT.)
PT. LOT 2610

35' BLDG. LINE

DELTA = 07°33'41"
RADIUS = 273.52'
S 4°14'46" E
CH = 36.07'

P.O.C.
L = 36.10'
P.T.

107.77'

S 0°36'15" E

101.00'

62.26'

P.C.

L = 77.80'

P.T.

78.68'

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EAK 5-16-19
INITIAL DATE
LL-113

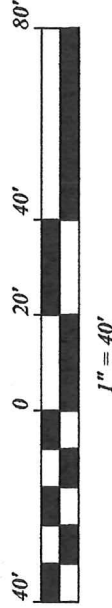
ROSEWOOD DRIVE 60'

LEGEND:

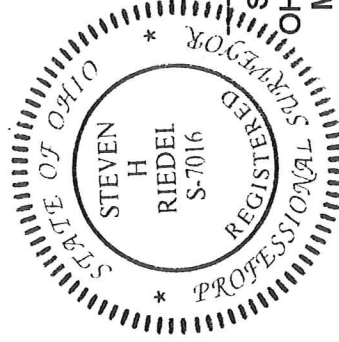
○ - 5/8 INCH REBAR W/CAP
STAMPED "PS 7016" SET

● - EXISTING IRON PIN

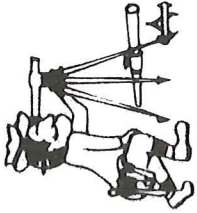
Graphic Scale



1" = 40'



STEVEN H. RIEDEL
OHIO SURVEYOR 7016
MARCH 21, 2019
ON2610B



Riedel Land Surveying Company

712 N. Henry St.
Crestline, Ohio 44827

Phone (419) 683-1951

March 31, 2019

Part Lots 2609, 2611 and 2612
On 2609b
PARCEL #1

Revised: April 19, 2019

Situated in the City of Ontario, Township of Springfield, County of Richland, State of Ohio and being part of Section 13, State of Ohio, part of Westwood Park Number 2, Block One as recorded in Plat Book 26 page 145 and being more fully described as follows:

Being part of Lot 2609, part of Lot 2611, part of Lot 2612 of Westwood Park Number 2, Block One;

COMMENCING at an existing iron pin at the Northeast corner of Lot 2613; Thence running Southerly along the East line of Lot 2613 also being the West line of Tanglewood Drive (being a curve to the Right having a Radius of 273.52 feet, Delta of 07 deg. 33 min. 41 sec., Chord of South 04 deg. 14 min. 46 sec. East and 36.07 feet) for 36.10 feet to an existing iron pin at the end of said curve;

Thence turning and running South 00 deg. 36 min. 15 sec. East along the East lines of Lot 2613 and Lot 2612 for 107.77 feet to an existing iron pin;

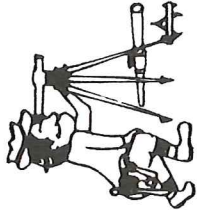
Thence turning and running South 89 deg. 23 min. 17 sec. West for 149.24 feet to an existing iron pin and the **PLACE OF BEGINNING**;

Thence turning and running South 11 deg. 31 min. 55 sec. East for 102.86 feet to a 5/8 inch rebar set;

Thence turning and running South 89 deg. 23 min. 17 sec. West for 19.50 feet to an existing iron pin;

Thence turning and running North 00 deg. 36 min. 15 sec. West for 101.00 feet to the place of beginning.

The above described parcel has a calculated area of 984.75 square feet of land (712.14 square feet being in part of Lot 2609, 268.23 square feet being in part of Lot 2611, and 4.38 square feet of land being in part of Lot 2612) according to a survey made on March 21, 2019 by Steven H. Riedel, Ohio surveyor 7016.



Phone (419) 683-1951

Riedel Land Surveying Company

712 N. Henry St.
Crestline, Ohio 44827

Page 02

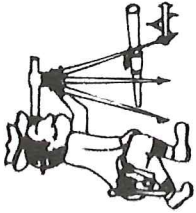
Part Lots 2609, 2611 and 2612
On 2609b
PARCEL #1

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 grantee, heirs and assigns, independent from any adjoining or contiguous parcel.

All 5/8 inch rebars set have a plastic cap stamped "PS 7016".
Basis of bearings: Plat book 26 page 145

NEW SPLIT
RICHLAND COUNTY
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INITIAL EAK DATE 5-16-19
LL-113



Riedel Land Surveying Company

712 N. Henry St.
Crestline, Ohio 44827

Phone (419) 683-1951

March 31, 2019

Part Lots 2609, 2610 and 2611
On 2609c
PARCEL #2

Revised: April 19, 2019

Situated in the City of Ontario, Township of Springfield, County of Richland, State of Ohio and being part of Section 13, State of Ohio, part of Westwood Park Number 2, Block One as recorded in Plat Book 26 page 145 and being more fully described as follows:

Being part of Lot 2609, part of Lot 2610 and part of Lot 2611 of Westwood Park Number 2, Block One;

COMMENCING at an existing iron pin at the Northeast corner of Lot 2613; Thence running Southerly along the East line of Lot 2613 also being the West line of Tanglewood Drive (being a curve to the Right having a Radius of 273.52 feet, Delta of 07 deg. 33 min. 41 sec., Chord of South 04 deg. 14 min. 46 sec. East and 36.07 feet) for 36.10 feet to an existing iron pin at the end of said curve;

Thence turning and running South 00 deg. 36 min. 15 sec. East along the East lines of Lot 2613 and Lot 2612 for 107.77 feet to an existing iron pin;

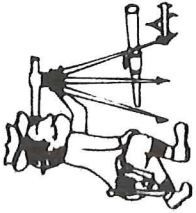
Thence turning and running South 89 deg. 23 min. 17 sec. West for 149.24 feet to an existing iron pin;

Thence turning and running South 11 deg. 31 min. 55 sec. East for 102.86 feet to a 5/8 inch rebar set and the **PLACE OF BEGINNING**;

Thence turning and running South 01 deg. 34 min. 56 sec. East for 113.56 feet to an existing iron pin;

Thence turning and running North 11 deg. 17 min. 47 sec. West for 115.55 feet to an existing iron pin;

Thence turning and running North 89 deg. 23 min. 17 sec. East for 19.50 feet to the place of beginning.



Riedel Land Surveying Company

712 N. Henry St.
Crestline, Ohio 44827

Phone (419) 683-1951

Page 02

On2609c
PARCEL #2

The above described parcel has a calculated area of 1107.08 square feet of land (226.10 square feet being in part of Lot 2609, 634.09 square feet being in part of Lot 2610 and 246.89 square feet in part of Lot 2611) according to a survey made on March 21, 2019 by Steven H. Riedel, Ohio surveyor 7016.

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 grantee, heirs and assigns, independent from any adjoining or contiguous parcel.

All 5/8 inch rebars set have a plastic cap stamped "PS 7016".
Basis of bearings: Plat book 26 page 145

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

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