

SURVEY for DAVID LUTZ

SE QUARTER OF SECTION 23, T-21-N, R-18-W, MADISON TOWNSHIP, RICHLAND COUNTY, OHIO

5/8" Rebar with Orange Plastic Cap Fd. and Used for N-S Line

5/8" Rebar Fd. S 89°28'15" W 25.16' From Corner

23 24
23 24

289.22'

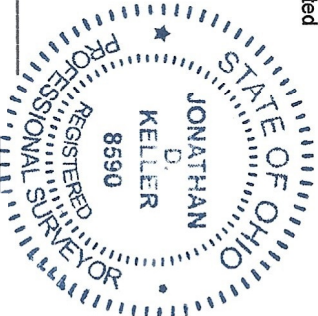
John Michael Gottfried & Gladys Leah Gottfried, Trustees of The Gottfried Family Revocable Living Trust

ORV 1200-439, 2.5 Ac. Rec.

N 89°21'59" E 540.65'

LEGEND

- 5/8" Rebar with Yellow Plastic Cap Stamped "STEVENS 7052" Fd. Unless Otherwise Indicated
- 1" Iron Pipe Fd.
- △ 3" MAG Spike Set
- ◆ 2" MAG Nail Fd.



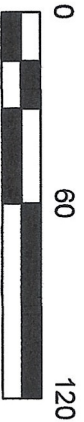
David Wade Lutz
ORV 2603-642
2.5 Acres Record
2.483 Acres by Survey

(Signature)
Jonathan D. Keller, PS #8590
Survey Completed August 2021
Plat Completed August 30, 2021
KellersSurvey.com | 567-238-9090

Andrew J. Edleblute
ORV 2384-452
2.83 Ac. Rec.

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 9-8-21
INITIAL DATE
NN-348

- #### REFERENCES
- Survey by J. Lingentfeller dated 6/12/2015
 - Survey by R. Stevens dated 5/22/2015
 - Survey by C. Craig dated 7/28/2011
 - Survey by R. Little dated 9/3/1991
 - Survey by L. Blunk dated 9/28/1988
 - Survey by P. Marcus dated 3/3/1967
 - Survey by J. Seller dated October 1959



The bearings relate to Grid North of the State Plane Coordinate System, Ohio North Zone, NAD 83 (2011), and were derived from GNSS observations using the ODOT RTN in August, 2021.

Used for N-S Line

248.00'

201.80' N 00°43'57" W

534.37'
S 89°14'17" W

S 01°03'35" W

Stewart Road / Twp. Hwy. 267 (60')

200.69'

2186.47'

15.84'

23 24
26 25

Bruner Land Co., Inc.
ORV 2185-124, 22.28 Ac. Rec.



KELLER SURVEYING

Description of a 2.483 Acre Parcel

Situated in the Southeast Quarter of Section 23, Township 21-North, Range 18-West, Madison Township, Richland County, Ohio and being all of a record 2.5 acre parcel conveyed to David Wade Lutz by Official Record Volume 2603, Page 642 and bounded and described as follows:

Commencing for reference at a point at the northeast corner of the Southeast Quarter of Section 16 and in the center of Stewart Road (Township Highway 267), said point being referenced by a 5/8-inch rebar found at a bearing of South 89 Degrees 28 Minutes 15 Seconds West at a distance of 25.16 feet;

Thence South 01 Degree 03 Minutes 35 Seconds West along the easterly line of the Southeast Quarter of Section 23 and the center of Stewart Road a distance of 289.22 feet to a 3-inch MAG Spike set at the southeast corner of a record 2.5 acre parcel conveyed to John Michael Gottfried and Gladys Leah Gottfried, Trustees, The Gottfried Family Revocable Trust by Official Record Volume 1200, Page 439, said spike being the point of beginning for parcel herein described;

Thence continuing South 01 Degree 03 Minutes 35 Seconds West along the easterly line of the Southeast Quarter of Section 23 and the center of Stewart Road a distance of 200.69 feet to a 3-inch MAG Spike set;

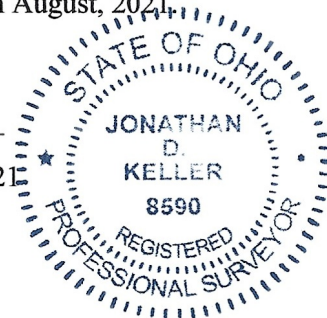
Thence South 89 Degrees 14 Minutes 17 Seconds West along the northerly line of a record 2.83 acre parcel conveyed to Andrew J. Eddleblute by Official Record Volume 2384, Page 452 and passing a 1-inch iron pipe found at a distance of 15.84 feet for a total distance of 534.37 feet to a 1-inch crimped iron pipe found on an easterly line of a record 22.28 acre parcel conveyed to the Bruner Land Co., Inc. by Official Record Volume 2185, Page 124;

Thence North 00 Degrees 43 Minutes 57 Seconds West along a westerly line of said Bruner Land Co. parcel a distance of 201.80 feet to a point at the southwest corner of said Gottfried parcel, said point being referenced by a 5/8-inch rebar with yellow plastic cap stamped "STEVENS 7052" found at a bearing of North 89 Degrees 21 Minutes 59 Seconds East at a distance of 4.50 feet;

Thence North 89 Degrees 21 Minutes 59 Seconds East along the southerly line of said Gottfried parcel a distance of 540.65 feet to a 3-inch MAG Spike set, said spike being referenced by a 5/8-inch rebar with yellow plastic cap stamped "STEVENS 7052" found westerly on line at a distance of 20.06 feet, said MAG Spike being the point of beginning, enclosing an area of 2.483 acres, more or less, but subject to legal highways, restrictions or easements, if any, of record. This description was prepared from a field survey by Jonathan D. Keller, P.S. as represented in a Survey Plat dated August 30, 2021.

The bearings relate to Grid North of the State Plane Coordinate System, Ohio North Zone, NAD 83 (2011), and were derived from GNSS observations using the ODOT RTN in August, 2021.

Jonathan D. Keller, P.S. 8590 • August 30, 2021



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RICHLAND COUNTY
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