



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK** **9-21-21**  
INITIAL DATE  
**NN-361**

**PLAT REFERENCE**

WALKER SUBDIVISION PHASE 1 & 3  
PLAT BOOK 29, PAGE 94  
PLAT BOOK 31, PAGE 34

**BASIS OF BEARINGS :**

BEARINGS ARE BASED ON AN  
ASSUMED MERIDIAN AND ARE FOR  
THE PURPOSE OF DETERMINING  
DIRECTIONAL VARIATIONS ONLY.



SCALE IN FEET



**LEGEND**

- IRON PIN FOUND
- SURVEY MARKER SET WITH CAP  
STAMPED "McCARTNEY S-7921"  
(5/8" DIA. x 30" LONG).

*Nathaniel B. Ramsey*  
NATHANIEL B. RAMSEY, P.S.  
OHIO REGISTERED PROFESSIONAL SURVEYOR  
NO. S-8396 AUGUST 2021  
For K.E. McCartney & Associates, Inc.

**LOT SPLIT SURVEY**

52 N. Diamond Street  
Mansfield, OH 44902  
T: 419-525-0093

526 E. Broad Street  
Elyria, OH 44035  
T: 440-323-9608



**K.E. McCARTNEY & ASSOCIATES**  
**ENGINEERS • PLANNERS • SURVEYORS**

**LEGAL DESCRIPTION**

8/18/2021

**Situated** in the Village of Lexington, County of Richland, State of Ohio and being a part of Lot #1813 in Walker Subdivision Phase 3 as recorded in Plat Book 31, Page 34 of the Richland County Recorders Records, being more particularly described as follows:

**Beginning** for the same at an iron pin found and accepted as marking the northwest corner of Lot #1813 and being on the south existing right of way line of Charles Court-(50' R/W);

Thence, the following **Three** Courses:

1. **South 21 degrees 23 minutes 57 seconds East, 153.27 feet** traversing said Lot #1813 to an iron pin set on a south line thereof;
2. **South 65 degrees 06 minutes 32 seconds West, 10.75 feet** along said south line to an iron pin found in the southwest corner of aforementioned Lot #1813;
3. **North 17 degrees 24 minutes 41 seconds West, 154.30 feet** along the west line of said Lot #1813 to the **Place of Beginning** and containing 822 sq. ft., more or less, and subject to all legal highways, easements, leases and use restriction of record.

This description was prepared and reviewed in August 2021 by Nathaniel B. Ramsey, P.S. S-8396 from an actual field survey performed for K.E. McCartney and Associates, Inc.

Iron pins set are 5/8" rebar with plastic cap stamped "McCartney S-7921"

Basis of Bearings: Bearings are based on an assumed meridian and are for the purpose of determining directional variations only.

The grantees, his heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument 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.

  
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Nathaniel B. Ramsey  
Ohio Registered Professional Surveyor No. 8396  
for K.E. McCartney & Associates, Inc.



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