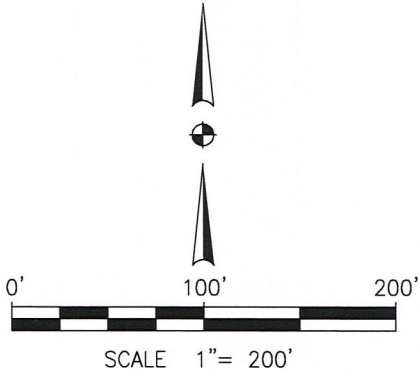


**BOUNDARY SURVEY**

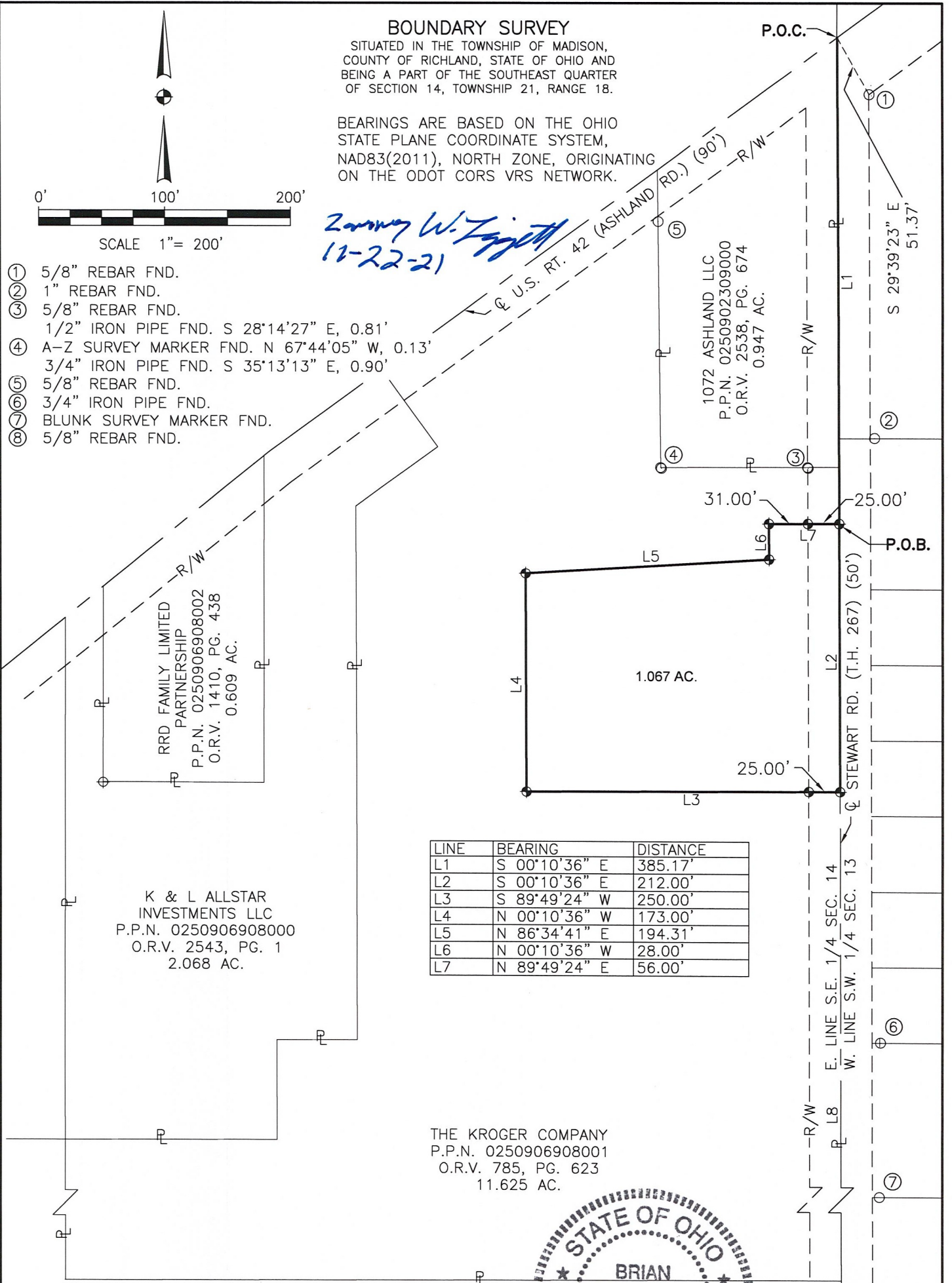
SITUATED IN THE TOWNSHIP OF MADISON,  
COUNTY OF RICHLAND, STATE OF OHIO AND  
BEING A PART OF THE SOUTHEAST QUARTER  
OF SECTION 14, TOWNSHIP 21, RANGE 18.

BEARINGS ARE BASED ON THE OHIO  
STATE PLANE COORDINATE SYSTEM,  
NAD83(2011), NORTH ZONE, ORIGINATING  
ON THE ODOT CORS VRS NETWORK.



*Zarney W. Fingert*  
*11-22-21*

- ① 5/8" REBAR FND.
- ② 1" REBAR FND.
- ③ 5/8" REBAR FND.
- ④ 1/2" IRON PIPE FND. S 28°14'27" E, 0.81'
- ⑤ A-Z SURVEY MARKER FND. N 67°44'05" W, 0.13'
- ⑥ 3/4" IRON PIPE FND. S 35°13'13" E, 0.90'
- ⑦ 5/8" REBAR FND.
- ⑧ 3/4" IRON PIPE FND.
- ⑨ BLUNK SURVEY MARKER FND.
- ⑩ 5/8" REBAR FND.



LINE	BEARING	DISTANCE
L1	S 00°10'36" E	385.17'
L2	S 00°10'36" E	212.00'
L3	S 89°49'24" W	250.00'
L4	N 00°10'36" W	173.00'
L5	N 86°34'41" E	194.31'
L6	N 00°10'36" W	28.00'
L7	N 89°49'24" E	56.00'

K & L ALLSTAR  
INVESTMENTS LLC  
P.P.N. 0250906908000  
O.R.V. 2543, PG. 1  
2.068 AC.

THE KROGER COMPANY  
P.P.N. 0250906908001  
O.R.V. 785, PG. 623  
11.625 AC.



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 11-22-21**  
INITIAL DATE

Approved according  
To R.C. 711.131  
*Elaine A. Kiefer 11-22-21*  
Sign Date

**NN-430** LEGEND

- SURVEY MARKER SET-5/8" X 30" LG. REBAR SET WITH PLASTIC CAP STAMPED RICHLAND ENG. 7375 SET.
- ⊕ 2" MAG NAIL SET
- ⊕ MAG NAIL FOUND
- SURVEY MARKER FOUND - TYPE AS NOTED

*Brian Beisecker* *19 Nov. 2021*  
BRIAN BESECKER RLS 7375 DATE

**REL** RICHLAND ENGINEERING LIMITED  
A WALLACEPANCHER GROUP COMPANY  
29 NORTH PARK STREET MANSFIELD, OHIO

**Description**  
**1.067 Acre Parcel**

Situated in the Township of Madison, County of Richland, State of Ohio and being part of the Southeast Quarter of Section 14, Township 21, Range 18 and being more particularly described as follows:

Commencing at the intersection of the centerline of U. S. Route 42 (Ashland Road) (90' R/W) and the centerline of Stewart Road (T.H. 267) (50' R/W) also being the east line of the southeast Quarter of Section 14, referenced by a 5/8 inch rebar found South 29°39'23" East at 51.37 feet;

Thence South 00 Degrees 10 Minutes 36 Seconds East along the centerline of Stewart Road (T.H. 267) and the east line of the Southeast Quarter of Section 14, a distance of 385.17 feet to a MAG Nail set at the point of beginning of the parcel herein described;

1. Thence **South 00°10'36" East** continuing along the centerline of Stewart Road (T.H. 267) and the east line of the Southeast Quarter of Section 14, a distance of **212.00 feet** to a MAG nail set;
2. Thence **South 89°49'24" West**, passing through a MAG nail set at **25.00 feet**, a total distance of **250.00 feet** to a MAG nail set;
3. Thence **North 00°10'36" West** a distance of **173.00 feet** to a MAG nail set;
4. Thence **North 86°34'41" East** a distance of **194.31 feet** to a MAG nail set;
5. Thence **North 00°10'36" West** a distance of **28.00 feet** to a MAG nail set;
6. Thence **North 89°49'24" East**, passing through a MAG nail set at **31.00 feet**, a total distance of **56.00 feet** to the MAG nail set at the point of beginning, and containing **1.067 acres** of land more or less, subject to all highways, easements, and use restrictions of record.

This description is based upon an actual field survey made September in 2021 by Richland Engineering Limited. Bearings are based on the Ohio state plane coordinate system, nad83(2011), north zone, originating on the ODOT CORS VRS network.

Deed Reference: Official Record Volume 785, Page 623



*Brian Besecker* 19 Nov. 2021  
 Brian Besecker Date  
 Professional Land Surveyor No. 7375

NEW SPLIT  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK** **11-22-21**  
 INITIAL DATE  
**NN-430**



**RICHLAND COUNTY  
DIVISION OF WASTEWATER**

Amanda Miller, Director

1740 Fleming Falls Road  
Mansfield, Ohio 44903

Phone: (419) 774 - 4002  
Fax: (419) 774 - 4003

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November 17, 2021

Justin J. Alexander, PLA  
Wallace Pancher Group  
144 Emeryville Drive Suite 200  
Cranberry Township, PA 16066

Re: Sanitary Sewer Service for 1060 Ashland Road parcel # 0250906908001 Split

Mr. Alexander

Per your request, there is sufficient sanitary sewer availability for your proposed development splitting the lot at 1060 Ashland Road, Mansfield Ohio 44905. Richland County Wastewater intends to serve and issue permits for the site. Once plans are received, reviewed and regulations followed appropriate connection fees and permit/inspection fees will be calculated at time of plan review and detailed in our approval letter.

Please do not hesitate to contact me with any further questions. Thank you.

Sincerely,

Amanda Miller  
Director  
Richland County Wastewater