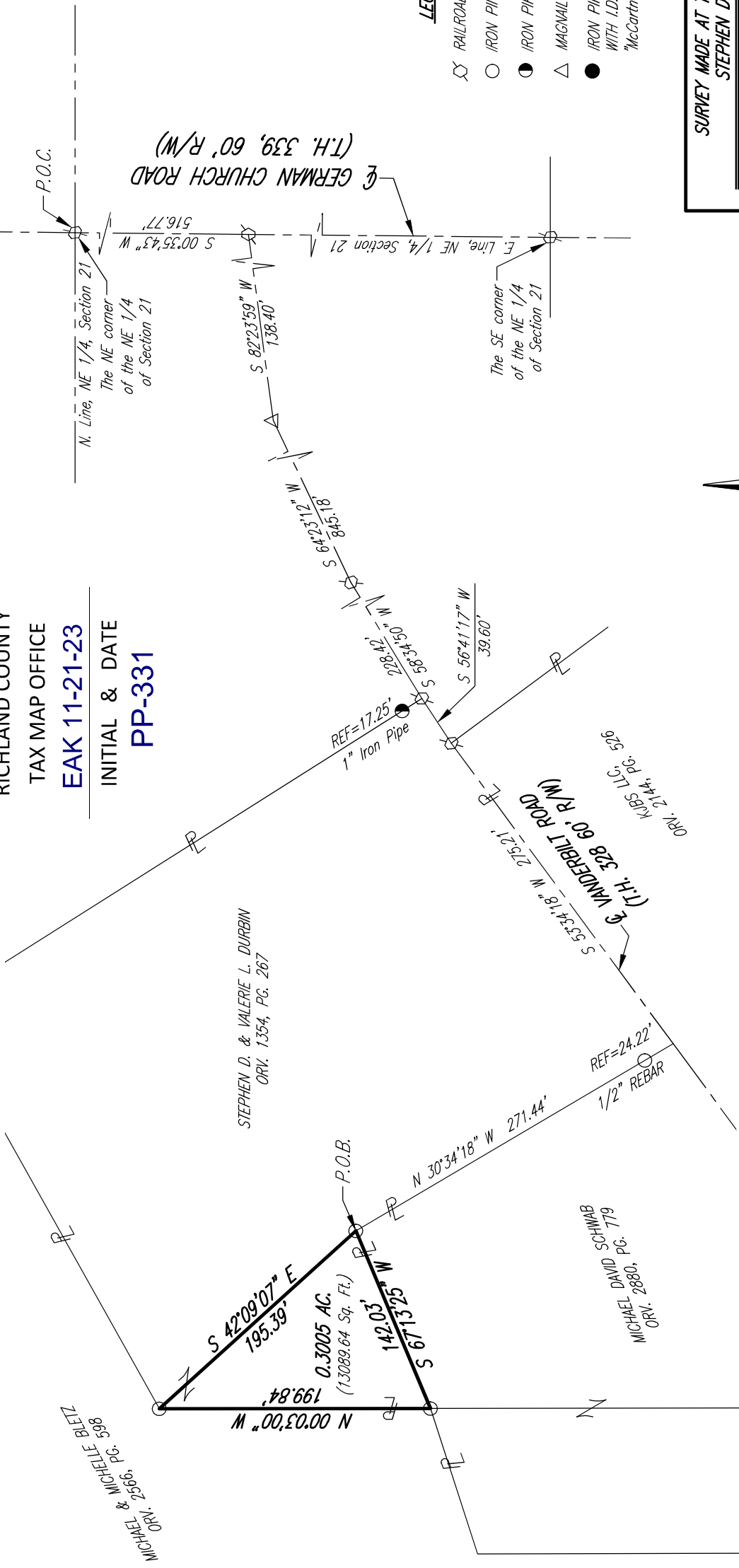


NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 11-21-23
 INITIAL & DATE
PP-331



LEGEND

- ⊗ RAILROAD SPIKE FOUND
- IRON PIN FOUND
- IRON PIPE FOUND
- △ MAGNAIL SPIKE FOUND
- IRON PIN SET-5/8" REBAR SET WITH I.D. CAP STAMPED "McCartney S-7921"

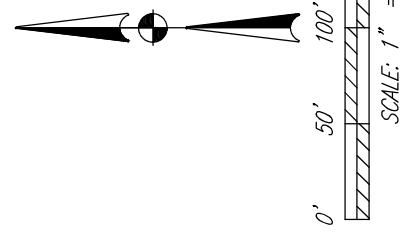
SURVEY MADE AT THE REQUEST OF
STEPHEN D. DURBIN

PART OF THE NE QUARTER
OF SECTION 21, WASHINGTON TOWNSHIP, T-20N,
R-18W, RICHLAND COUNTY, OHIO

DRAWN GAV	CHECKED NBR	SCALE 1" = 100'	DATE 10/24/23
DWG NO: SY-737	JOB NO: SY-737	SHEET 1 OF 1	


526 E. Broad Street
 Mansfield, OH 44035
 T: 419-525-0093

KEM
K.E. MCCARTNEY & ASSOCIATES
ENGINEERS • PLANNERS • SURVEYORS



Distances shown hereon are expressed in feet and decimal parts thereof.
 Bearings are to an assumed meridian and are used to express angles only.

CERTIFICATION: I hereby state that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4753-37, Ohio Administrative Code.

By:  **10/24/2023**
 Nathaniel B. Ramsey, P.S. #8396
 For K.E. McCartney & Associates, Inc. Date



Legal Description

Situated in the Township of Washington, County of Richland, State of Ohio, and being a part of the Northeast Quarter of Section 21, Township 20-North, Range 18-West, and being a portion of land conveyed to Stephen D. Durbin and Valerie L. Durbin, by official record volume 1354, page 267 of the Richland County Recorder's records and being more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the northeast corner of said Quarter and being in the centerline of German Church Road (T.H. 339)(60' R/W);

Thence, **South 00 degrees 35 minutes 43 seconds West, 516.77 feet** along the east line of said Quarter and said centerline of German Church Road to a railroad spike found marking the point of intersection of said centerline of German Church Road with the centerline of Vanderbilt Road (T.H. 328)(60; R/W);

Thence, **South 82 degrees 23 minutes 59 seconds West, 138.40 feet** along said centerline of Vanderbilt Road to a Magnail spike found marking a point of deflection;

Thence, **South 64 degrees 23 minutes 12 seconds West 845.18 feet** continuing along said centerline of Vanderbilt Road to a railroad spike found marking a point of deflection;

Thence, **South 58 degrees 34 minutes 50 seconds West, 228.42 feet** continuing along said centerline of Vanderbilt Road to a railroad spike found marking a point of deflection, said spike also marking the southeast corner of the aforementioned Durbin parcel;

Thence, **South 56 degrees 41 minutes 17 seconds West, 39.60 feet** continuing along said centerline of Vanderbilt Road to a railroad spike found marking a point of deflection, said spike also marking the northeast corner of a parcel conveyed to KJBS LLC by official record volume 2144, Page 526;

Thence, **South 53 degrees 34 minutes 18 seconds West, 275.21 feet** continuing along said centerline of Vanderbilt Road to a point in a southwesterly corner of the aforementioned Durbin parcel, said point also being in the southeast corner of a parcel conveyed to Michael David Schwab by official record volume 2880, page 779;

Thence, **North 30 degrees 34 minutes 18 seconds West, 271.44 feet** along the east line of said Schwab parcel to an iron pin found in the northeast corner thereof, passing through an iron pin found for reference at 24.22 feet, and being the **Place of Beginning** of the parcel herein described;

Thence, the following **THREE** courses:

1. **South 67 degrees 13 minutes 25 seconds West, 142.03 feet** along the north line of said Schwab parcel to an iron pin found in a southeasterly corner of a parcel conveyed to Michael & Michelle Bletz by official record volume 2566, page 598;
2. **North 00 degree 03 minutes 00 seconds West, 199.84 feet** along an east line of said Bletz parcel to an iron pin found in an existing interior corner thereof;
3. **South 42 degrees 09 minutes 07 seconds East, 195.39 feet** traversing the aforementioned Durbin parcel to the **Place of Beginning**, containing 0.3005 of an acre (13089.64 Sq. Ft.), more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

Grantees, their 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.

Bearings are based on an assumed meridian and are used to express angles only.

According to survey by Nathaniel B. Ramsey P.S. 8396 made October 2023 for K.E. McCartney & Associates, Inc.



Nathaniel B. Ramsey P.S.
Ohio Registered Surveyor No. S-8396
For K.E. McCartney & Associates, Inc.



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