

F. E. KROCKA & ASSOCIATES, INC.

ENGINEERING AND SURVEYING

102 WEST MAIN STREET

SHELBY, OHIO 44875

PHONE: (419) 342-4556

DESCRIPTION

DAN GALAT

PART OF OUTLOT 83

PART OF THE SOUTHWEST QUARTER, SECTION EIGHTEEN (18)

TOWNSHIP TWENTY (20), RANGE EIGHTEEN (18)

VILLAGE OF LEXINGTON, WASHINGTON TOWNSHIP, RICHLAND COUNTY, OHIO

1.5784 ACRES

DESCRIPTION: Being part of Outlot 83 in the Southwest Quarter of Section Eighteen (18), Township Twenty (20), Range Eighteen (18), Village of Lexington, Washington Township, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at a PK nail set over a concrete monument found at the southeast corner of the Southwest Quarter of Section 18; thence S 89°32'16" W, a distance of 1539.96 feet, along the south line of said quarter, said line also being the centerline of Orchard Park Road (C.H.322) to a surveyor's spike set; thence N61°14'14"W, a distance of 78.25 feet, along the northeast line of a 0.4 acre parcel described in Official Record Volume 871, Page 634, to an iron pin set at the southwest corner of a 2.3 acre parcel described in Deed Volume 537, Page 676; thence N04°19'26"E, a distance of 503.32 feet, along the west line of said 2.3 acre parcel to a point on the south line of a 0.099 acre parcel described in Official Record Volume 53, Page 194, said point being the northwest corner of said 2.3 acre parcel and referenced by an iron pin set S86°27'00"E, a distance of 100.00 feet; thence N86°27'00"W, a distance of 176.18 feet, along the south line of said 0.099 acre parcel to an iron pin set at the southwest corner of said parcel; thence N23°09'13"E, a distance of 235.00 feet along the west line of said 0.099 acre parcel, 0.815 acre parcel described in Official Record Volume 53, Page 194, a 0.737 and 0.073 acre parcels described in Official Record Volume 829, Page 454 to a point referenced by an iron pin set S86°22'29"E, a distance of 30.00 feet; thence S86°22'29"E, a distance of 101.86 feet, along the north line of said 0.073 acre parcel to an iron pipe found at the southwest corner of a 0.46 acre parcel described in Deed Volume 761, Page 613; thence N06°36'18"E, a distance of 100.24 feet, along the west line of said 0.46 acre parcel to an iron pin set at the northwest corner of said parcel, also being the southwest corner of a 0.53 acre parcel described in Deed Volume 595, Page 23, said point being the real point of beginning for the parcel herein described;

- 1) thence N 81°07'50" W, a distance of 239.77 feet, to a point at the southeast corner of a 0.518 acre parcel described in Deed Volume 773, Page 222, and being referenced by an iron pin set N80°54'16"W, a distance of 45.00 feet;
- 2) thence N 09°03'36" E, a distance of 193.53 feet, along the east line of said 0.518 and a 0.34 acre parcel described in Deed Volume 773, Page 222 to a point at the northeast corner of said 0.34 acre parcel and being on the south line of a 1.5 acre parcel described in Deed Volume 559, Page 205 and referenced by a wood post found N 59°14'33" E, a distance of 0.60 feet;
- 3) thence S 80°54'16" E, a distance of 47.25 feet, along the south line of said 1.5 acre parcel to a steel post found at the southeast corner of said parcel;

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- 4) thence N 29°19'36" E, a distance of 162.66 feet, along the east line of said 1.5 acre parcel, to an iron pipe found at the southwest corner of a 0.35 acre parcel described in Deed Volume 559, Page 205;
- 5) thence S 79°43'47" E, a distance of 108.65 feet, along the south line of said 0.35 acre parcel to an iron pin set at the southeast corner of said parcel and the southwest corner of a 0.76 acre parcel described in Deed Volume 559, Page 205 and the northwest corner of a 0.5309 acre parcel described in Deed Volume 887, Page 667;
- 6) thence S 17°23'54" W, a distance of 106.78 feet, along the west line of said 0.5309 acre parcel to an iron pipe found being the southwest corner of said parcel;
- 7) thence S 81°06'26" E, a distance of 32.85 feet, along the south of said 0.5309 acre parcel to a point being the northwest corner of a 0.46 acre parcel described in Deed Volume 658, Page 986 and referenced by an iron pipe found N 48°00'15" W, a distance of 0.28 feet;
- 9) thence S 06°36'18" W, a distance of 100.00 feet, along the west line of said 0.46 acre parcel to a point being the southwest corner of said parcel and referenced by an iron pipe found N 69°10'13" E, a distance of 0.47 feet;
- 10) thence S 81°06'26" E, a distance of 50.00 feet, along the south line of said 0.46 acre parcel, to a point being the northwest corner of a 0.53 acre parcel described in Deed Volume 595, Page 23 and referenced by a "T" post found N 57°46'36" W, a distance of 1.46 feet;
- 11) thence S 06°36'18" W, a distance of 50.00 feet, along a west line of said 0.53 acre parcel to an iron pin set;
- 12) thence N 81°06'26" W, a distance of 50.00 feet, along a north line of said 0.53 acre parcel to a point referenced by an iron pipe found N 59°46'39" W, a distance of 0.12 feet;
- 13) thence S 06°36'18" W, a distance of 87.66 feet, along a west line of said 0.53 acre parcel to the real point of beginning,

and containing 1.5784 acres, more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 5/8" diameter with caps stamped "KROCKA & ASSOC." Bearings are based on assuming the south line of the Southwest Quarter of Section 18 as being S 89°32'16" W.

Grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument will not be conveyed by said grantees, their heirs, and assigns, unless said parcel is sold together with land fronting on a public highway or dedicated street.

CERTIFICATION: I hereby certify that a survey was made of the above described property and all markers were found or set as indicated.

F. E. KROCKA & ASSOCIATES, INC OF OHIO
Raymond G. Lenczowski
 Raymond G. Lenczowski
 Ohio Registered Surveyor No: 6687
 Date: April 8, 2003



NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
 INITIAL DATE
 RAY 4/23/03

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PLAT OF PROPERTY SURVEY

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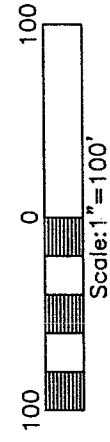
DAN GALAT

**PART OF OUTLOT 83
PART OF THE SOUTHWEST QUARTER, SECTION EIGHTEEN (18)
TOWNSHIP TWENTY (20), RANGE EIGHTEEN (18)
VILLAGE OF LEXINGTON, WASHINGTON TOWNSHIP
RICHLAND COUNTY, OHIO**

LEGEND

- IRON PIPE FOUND
- 5/8" IRON PIN SET WITH CAP STAMPED
- ◻ "KROCKA & ASSOC." PK MAIL SET OVER CONCRETE MON.
- ✱ SURVEYOR'S SPIKE SET
- ◻ CONCRETE MONUMENT FOUND
- △ STEEL POST FOUND
- ⊙ "T" POST FOUND
- ⊙ WOOD POST FOUND

Grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument will not be conveyed by said grantees, their heirs, and assigns, unless said parcel is sold together with land fronting on a public highway or dedicated street.



BEARINGS ARE
BASED ON ASSUMING
THE SOUTH LINE OF THE
SOUTHWEST QUARTER
AS BEING S89°32'16"W.

JOSEPHINE AVE.

MANSFIELD-MT. GILEAD RD. (U.S. 42)-60

1.5784 ACRES

D. GALAT
DV. 574/13
8.0226 ACRES

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

INITIAL
DATE
4-23-03

PREPARED BY
F. E. KROCKA & ASSOCIATES, INC.
102 WEST MAIN STREET
SHELBY, OHIO 44875
419-342-4556



RAYMOND G. LENCZOWSKI
OHIO REGISTERED SURVEYOR NO. 6687
DATE: APRIL 8, 2003

ORCHARD PARK RD. (C.H. 322)

