

## **RICHLAND ENGINEERING LIMITED**

29 North Park Street, Mansfield, Ohio 44902-1769 • 419/524-0074 FAX 419/524-1812

104071

### **DESCRIPTION**

**OF**

### **14.480 ACRE PARCEL**

**May 26, 2005**

Situated in the Village of Lexington, Township of Troy, County of Richland, State of Ohio and being part of the Southeast Quarter of Section 23, Township 20-N, Range 19-W and being more particularly described as follows:

Commencing at a crimped pipe found at the southwest corner of the Southeast Quarter of Section 23;

Thence South  $88^{\circ}36'13''$  East along the south line of the Southeast Quarter of Section 23, a distance of 799.77 feet to a survey marker set at the southeast corner of the Lexington Woods No. 3 as recorded in Plat Volume 26, Page 64, also being the point of beginning of the parcel herein described;

Thence North  $01^{\circ}47'37''$  East along the east line of said Lexington Woods No. 3, passing thru a "6869" survey marker found at a distance of 794.07 feet, a total distance of 1013.30 feet to a survey marker set;

Thence along a curve to the left, having a delta angle of  $15^{\circ}46'00''$ , an arc length of 86.68 feet, a radius of 315.00 feet, a chord bearing South  $79^{\circ}59'51''$  East, with a chord length of 86.41 feet to a survey marker set;

Thence South  $87^{\circ}52'47''$  East a distance of 350.50 feet to a survey marker set;

Thence South  $02^{\circ}07'13''$  West a distance of 470.00 feet to a survey marker set;

Thence South  $41^{\circ}33'08''$  East a distance of 124.96 feet to a survey marker set;

Thence South  $88^{\circ}16'38''$  East a distance of 339.10 feet to a survey marker set;

Thence along a curve to the right, having a delta angle of  $23^{\circ}26'55''$ , an arc length of 108.45 feet, a radius of 265.00 feet, a chord bearing South  $10^{\circ}00'05''$  East, with a chord length of 107.70 feet to a survey marker set;

Thence South  $01^{\circ}43'22''$  West a distance of 326.98 feet to a survey marker set on the south line of the Southeast Quarter of Section 23;

V-14

V-14

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OF  
14.480 ACRE PARCEL  
May 26, 2005

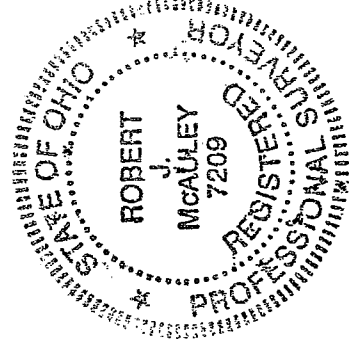
Thence North 88°36'13" West along the south line of the Southeast Quarter of Section 23, a distance of 880.64 feet to the survey marker set at the point of beginning, and containing 14.480 acres of land more or less, of which 6.278 acres are in 048-27-190-55-000, and 8.202 acres are in 048-27-190-47-000, subject to all highways, easements, and use restrictions of record.

This description is based upon an actual field survey made by Richland Engineering Limited. All bearings are based on GPS traverse originating on NGS monument Lex O P, NAD 83(95), Ohio State Plane Coordinate System, North Zone.

Survey markers set are 5/8 inch diameter by 30 inch long rebar with a plastic cap stamped "RICHLAND ENG. 7209".

Deed Reference: Official Recorded Volume 1352, Page 129

Robert J. McAuley 26 May 2005  
Robert J. McAuley, J. Date  
P. S. No. 7209



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

INITIAL RMJ DATE 6-14-05  
Verbal Approval  
Chuck Pscholtka  
6-14-05

11.4

# 14.480 AC. PARCEL

THE VILLAGE OF LEXINGTON, TOWNSHIP OF TROY,  
COUNTY OF RICHLAND, STATE OF OHIO AND BEING  
PART OF THE SOUTHEAST QUARTER OF SECTION 23,  
TOWNSHIP 20-N, RANGE 19-W

SOUTHERN VIEW CONDOMINIUM, INC.  
O.R.V. 1352, P. 129

98.214 AC. REC. TOTAL  
-14.480 AC.  
83.734 AC. REM.

NEW SPLIT  
RICHLAND COUNTY  
ITAX MAR OFFICE

*MLB*  
INITIAL DATA  
6-14-05

C2  
L=108.45'  
R=265.00'  
Δ=23°26'55"  
T=55.00'  
C LEN=107.70'  
BRG=S 10°00'05" E

S 41°33'08" E  
339.10'

(4.218 AC.)

048-27-190-55-000

S 87°52'47" E  
350.50'

(2.060 AC.)

"6869" FD.  
"6869" FD.

14.480 AC.

(8.202 AC.)

048-27-190-47-000

S. LINE S.E. 1/4 SEC. 23

N 88°36'13" W 880.64'  
1891.99'

5/8 INCH IRON PIN WITH  
CAP STAMPED "RICHLAND  
ENGINEERING/R.L.S. 7209" SET.

P.O.B.

CRIMPED PIPE FND.  
SW CORNER  
SE 1/4  
SECTION 23

• SURVEY MARKER SET - 528 X 30 REBAR  
WITH CAP STAMPED "RICHLAND ENGINEERING/R.L.S. 7209"

BEARINGS ARE BASED ON GPS TRAVERSE  
ORIGINATING ON NGS MONUMENT 42090 P. 1  
NAD 83(95), OHIO STATE PLANE NORTH ZONE  
STATE

Verbal Approval  
Chuck Tscholka  
6-14-05

*Robert J. McAuley*  
ROBERT J. MAULEY  
R.L.S. 7209

DATE



**RICHLAND ENGINEERING LIMITED**  
29 NORTH PARK STREET  
MANSFIELD, OHIO  
(419)-524-0074

104071SUR1A MAY 26, 2005 BB, RMC

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