

SURVEY FOR BINARY MION

PART OF THE SOUTHEAST QUARTER SECTION 27, TOWNSHIP 21-N, RANGE 19-W, TOWNSHIP OF SPRINGFIELD, COUNTY OF RICHLAND, STATE OF OHIO

*BASIS OF BEARINGS: BEARINGS ARE TO AN ASSUMED MERIDIAN USED TO DENOTE ANGLES ONLY.
PRIOR DEED REFERENCE: O.R. VOLUME 1424, PAGE 723*

MILLSBORO FARMS LLC.
O.R.V. 1214, PG. 867

N 89°40'34" E, 391.09'

N 254°08' W, 172.78'

S 1°01'54" E, 178.06'

RUTH E. BOLLES
O.R.V. 1412, PG. 635

N 89°30'53" W, 1224.02'

1.563 AC.

N 89°30'53" W, 385.56'

MARK A. MASSA
ELIZABETH A. MASSA
O.R.V. 1414, PG. 868

MANSFIELD M.S. ENTERPRISES, LLC.
O.R.V. 1423, PG. 723

JOSEPH H. MORITZ
DEBRA A. MORITZ
O.R.V. 1414, PG. 422



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
MAB INITIAL
4-12-06 DATE

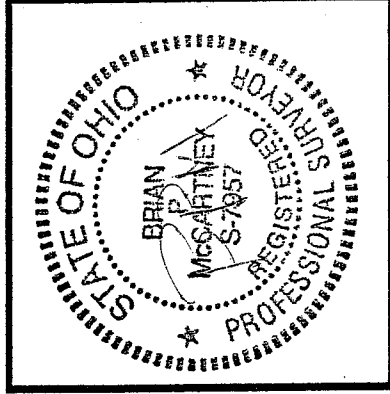
SOUTH LINE OF S.E. QRT. SEC. 27

LEGEND

SCALE IN FEET



BRIAN P. MCCARTNEY, P.E., P.S.
OHIO REGISTERED SURVEYOR NO. S-7957
APRIL, 2006



- SURVEY MARKER SET WITH CAP
STAMPED "MCCARTNEY & ASSOC."
(5/8" DIA. x 30" LONG).
- ⊠ MAG SPIKE SET
- ⊗ SURVEY MARKER FOUND WITH CAP
STAMPED "SEILER AND CRAIG INC."
- 1/2" REBAR FOUND
- IRON PIN FOUND
- △ R.R. SPIKE FOUND

52 N. Diamond Street
Mansfield, Ohio 44802
419/525-0093, Fax: 419/525-0635

KEM

K.E. McCartney & Associates, Inc.

Engineers • Planners • Surveyors

230 Third Street
Elyria, Ohio 44035
440/323-9608, Fax: 440/323-3644

602-M

W-209

SY-437 Mion
4/10/06

Legal Description
Gary Mion
Lot Split 1.563 Acres

Situated in the Township of Springfield, County of Richland, State of Ohio, being part of the southeast quarter of Section 27, Township 21 North, Range 19 West and more particularly described as follows:

Commencing at a railroad spike found marking the southeast corner of Section 27; thence N 2°37'45"W, a distance of 1663.25 feet along the east line of said Section 27 to a mag spike set at the northeasterly property corner of a parcel conveyed to Joseph H. Moritz and Debra A. Moritz by O.R.V. 1414, Pg.422 of the Richland County Records; thence N 89°30'53" W, a distance of 1224.02 feet along the the northerly property line of said Moritz property and a southerly property line of land conveyed to Ruth E. Bolles by O.R.V. 1412, Pg. 635 of the Richland County Records to an iron pin found,said iron pin being the Principal Point of Beginning for the parcel described herein, and passing for reference a survey marker found with cap stamped "Seiler and Craig Inc." at 25.00 feet;

- 1) thence N 89°30'53"W, a distance of 385.56 feet to a survey marker set on the easterly property line of land conveyed to Mark A. Massa and Elizabeth A. Massa by O.R.V. 1414, Pg. 868 of Richland County Records;
- 2) thence N 2°54'08"W, a distance of 172.78 feet along the easterly property line of said Massa property to an iron pin found on the southerly property line of land conveyed to Millsboro Farm LLC. by O.R.V. 1214, Pg. 867 of Richland County Records;
- 3) thence N 89°40'34"E, a distance of 391.09 feet along the southerly property line of said Millsboro Farms property to an iron pin found on the westerly property line of land conveyed to Ruth E. Bolles by O.R.V. 1412, Pg. 635 of Richland County Records;
- 4) thence S 1°01'54"E, a distance of 178.06 feet along the westerly property line of said Bolles property to the Principal Point of Beginning, enclosing an area of 1.563 acres, more or less, subject to all legal easements, use restrictions and public right of way now on record.

The Grantees, His Heirs and Assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof 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.

This description was prepared and reviewed in April, 2006 by Brian P. McCartney, P.E., P.S. S-7957 from an actual field survey performed by K.E. McCartney and Associates, Inc. Survey markers set are 5/8" diameter by 30" long rebar with cap stamped "McCartney S-7921".

SY-437 Mion
4/10/06

Prior Deed Reference: O.R. Volume 1423, Pg. 723.

Basis of Bearings: Bearings referred to herein are to an assumed meridian and used to delineate angles only.

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

M.L.B.
INITIAL

4-12-06
DATE

W-209