

X-327

# LOT SPLIT FOR: KIP WISE X-327

## PART OF THE SOUTHWEST QUARTER OF SEC. 9, T - 19 - N, R - 18 - W TOWNSHIP OF JEFFERSON, COUNTY OF RICHLAND, STATE OF OHIO

### LEGEND:

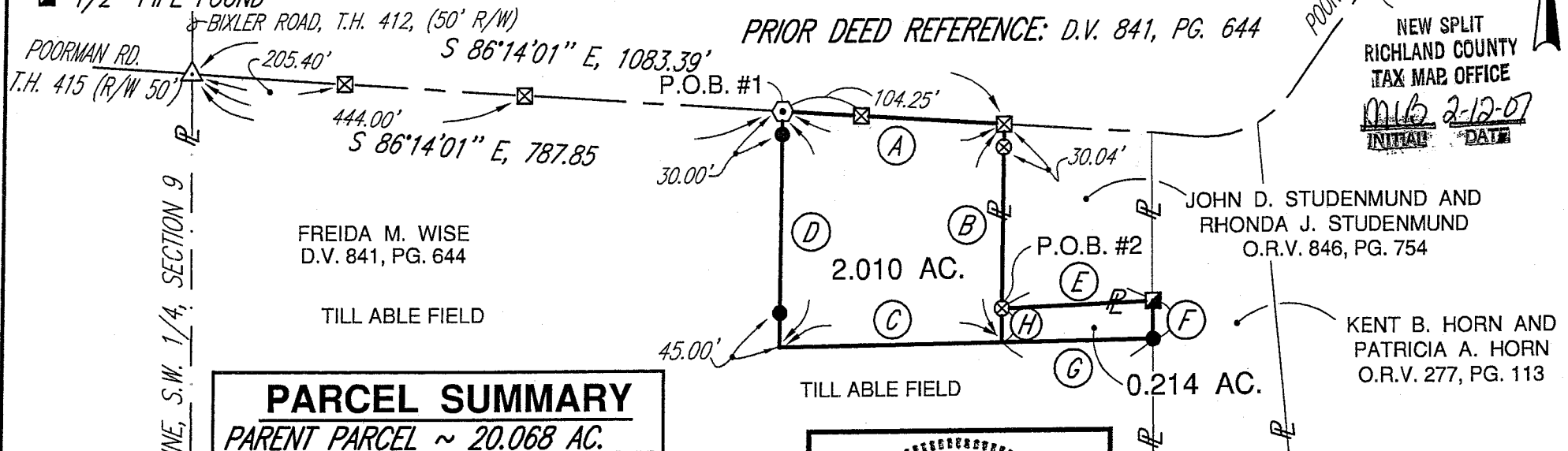
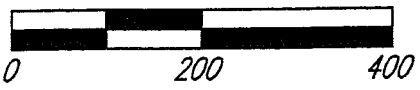
- SURVEY MARKER SET WITH CAP STAMPED "McCARTNEY S-7921" (5/8" DIA. x 30" LONG).
- ⊗ SURVEY MARKER FOUND WITH CAP STAMPED "McCARTNEY S-7921"
- ⊕ MAG SPIKE SET
- ⊠ MAG SPIKE FOUND
- △ R.R. SPIKE FOUND
- 1/2" PIPE FOUND

PARCEL #1 2.010 AC.	PARCEL #2 0.214 AC.
(A) S 86°14'01" E, 295.54'	(E) N 87°41'34" E, 199.61'
(B) S 0°38'23" W, 285.00'	(F) S 0°22'01" E, 49.39'
(C) S 89°13'01" W, 295.19'	(G) S 89°13'01" W, 200.27'
(D) N 0°38'23" E, 308.45'	(H) N 0°38'23" E, 44.09'

**BASIS OF BEARINGS:** BEARINGS ARE TO AN ASSUMED MERIDIAN USED TO DELINEATE ANGLES ONLY.

**PRIOR DEED REFERENCE:** D.V. 841, PG. 644

SCALE IN FEET



PARCEL SUMMARY	
PARENT PARCEL ~ 20.068 AC.	
- PARCEL 1 ~ 2.010 AC.	
- PARCEL 2 ~ 0.214 AC.	
RESIDUAL ACREAGE = 17.844 AC.	

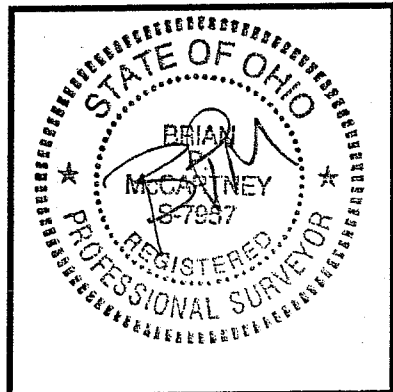
52 N. Diamond Street  
Mansfield, Ohio 44902  
419/525-0093, Fax: 419/525-0835



230 Third Street  
Elyria, Ohio 44035  
440/323-9808, Fax: 440/323-3644

**K.E. McCartney & Associates, Inc.**

Engineers • Planners • Surveyors



*Brian P. McCartney*  
*Patricia A. Horn*

**BRIAN P. McCARTNEY, P.E., P.S.**  
**OHIO REGISTERED SURVEYOR**  
**NO. S-7957 AUGUST, 2006**

SY-470  
2-12-07

LEGAL DESCRIPTION  
KIP WISE  
LOT SPLIT PARCEL 2 ~ 0.214 ACRE

Situated in the Township of Jefferson, County of Richland, State of Ohio and being part of the southwest quarter of Section 9, Township 19 North, Range 18 West and more particularly described as follows:

Commencing at a railroad spike found on the west line of the southwest quarter of Section 9, marking the intersection of Bixler Road (T.H. 412) and Poorman Road (T.H. 415); thence S86°14'01"E, a distance of 1083.39 feet along the centerline of Poorman Road to a mag spike found, and passing for reference mag spikes found at 205.40 feet, 444.00 feet, 787.85 feet and 892.10 feet; thence S0°38'23"W, a distance of 240.91 feet along the west property line of land conveyed to John D. Studenmund and Rhonda J. Studenmund by O.R.V. 846, Pg. 754 of the Richland County Records to a survey marker found with cap stamped "McCartney S-7921" said marker being the Principal Point of Beginning for the parcel described herein and passing for reference a survey marker found with cap stamped "McCartney S-7921" at 30.04 feet,

- 1) thence N87°41'34"E, a distance of 199.61 feet along the south property line of said Studenmund land to 1/2" pipe found on the west property line of land conveyed to Kent B. Horn and Patricia A. Horn by O.R.V. 277, Pg. 113 of the Richland County Records;
- 2) thence S0°22'01"E, a distance of 49.39 feet along the west property line of said Horn land to a survey marker set;
- 3) thence S89°13'01"W, a distance of 200.27 feet to a point referenced by a survey marker found with cap stamped "McCartney S-7921" at N0°38'23"E, a distance of 44.09 feet;
- 4) thence N0°38'23"E, a distance of 44.09 feet to the Principal Point of Beginning. Enclosing an area of 0.214 acre, more or less. Subject to all public right of ways, use restrictions and easements now on record.

This description was prepared and reviewed in February, 2007 by Brian P. McCartney, P.E., P.S.S.-7957 from an actual field survey performed by K.E. McCartney and Associates, Inc. The bearings referred to herein are to an assumed meridian and used to delineate angles only. Survey markers set are 5/8" diameter by 30" long rebar with cap stamped "McCartney S-7921."  
Prior Deed Reference: Deed Vol. 841, Page 644.

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.

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
MIB 2-12-07  
INITIAL DATE

X-327

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SY-470  
2-12-07

LEGAL DESCRIPTION  
KIP WISE  
LOT SPLIT PARCEL 1 ~ 2.010 ACRES

Situated in the Township of Jefferson, County of Richland, State of Ohio and being part of the southwest quarter of Section 9, Township 19 North, Range 18 West and more particularly described as follows:

Commencing at a railroad spike found on the west line of the southwest quarter of Section 9, marking the intersection of Bixler Road (T.H. 412) and Poorman Road (T.H. 415); thence S86°14'01"E, a distance of 787.85 feet along the centerline of Poorman Road to a mag spike set, said marker being the Principal Point of Beginning for the parcel described herein, and passing for reference mag spikes found at 205.40 feet and 444.00 feet;

- 1) thence continuing S86°14'01"E, a distance of 295.54 feet along said centerline of Poorman Road to a mag spike found and passing for reference a mag spike found at 104.25 feet;
- 2) thence S0°38'23"W, a distance of 285.00 feet along the west property line of land conveyed to John D. Studenmund and Rhonda J. Studenmund by O.R.V. 846, Pg. 754 of the Richland County Records to a point referenced by a survey marker found on line at 240.91 feet and passing for reference a survey marker found with cap stamped "McCartney S-7921" at 30.04 feet;
- 3) thence S89°13'01"W, a distance of 295.19 feet to a point referenced by a survey marker set N0°38'23"E, a distance of 45.00 feet;
- 4) thence N0°38'23"E, a distance of 308.45 feet to the Principal Point of Beginning and passing for reference a survey marker set at 278.45 feet. Enclosing an area of 2.010 acres, more or less. Subject to all public right of ways, use restrictions and easements now on record.

This description was prepared and reviewed in February, 2007 by Brian P. McCartney, P.E., P.S. S-7957 from an actual field survey performed by K.E. McCartney and Associates, Inc. The bearings referred to herein are to an assumed meridian and used to delineate angles only. Survey markers set are 5/8" diameter by 30" long rebar with cap stamped "McCartney S-7921."  
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