

**LOT SPLIT F PETE MORITZ**

**PART OF THE SOUTHEAST QUARTER SECTION 12, TOWNSHIP 20-N, RANGE 18-W  
TOWNSHIP OF WASHINGTON, COUNTY OF RICHLAND, STATE OF OHIO**

*BASIS OF BEARINGS: BEARINGS ARE TO AN ASSUMED MERIDIAN USED TO DENOTE ANGLES ONLY.  
PRIOR DEED REFERENCE: DEED VOLUME 910, PAGE 233*

**LEGEND**

● SURVEY MARKER SET WITH CAP  
STAMPED "MCCARTNEY S-7921."  
(5/8" DIA. x 30" LONG).

○ CRIMP TOP IRON PIPE FOUND

SCALE IN FEET



NORTHEAST CORNER OF  
SOUTHEAST QUARTER OF  
SECTION 12

NORTH LINE OF SOUTHEAST QUARTER, SEC. 12

EAST LINE OF SECTION 12

ADAM J. MORITZ  
O.R.V. 1703, PG. 731

S 77°38'40" E, 300.00'

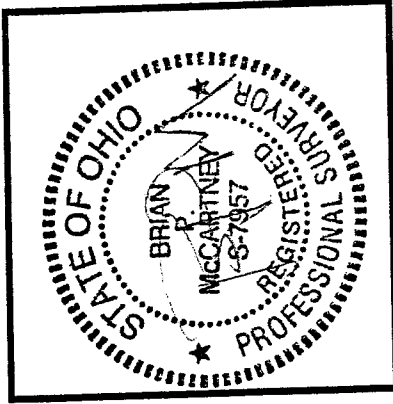
0.619 AC.

N 14°49'43" E  
90.00'

102 SET IP

N 77°38'40" W, 300.00'

PETER F. MORITZ AND MELISSA L. MORITZ, TRUSTEES, ECT.  
O.R.V. 1703, PG. 733 ~ 7.455 ACRES DEEDED



EXISTING 30 FOOT INGRESS/EGRESS EASEMENT

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

INITIAL DATE  
MB 11/27/07

BRIAN P. MCCARTNEY, P.E., P.S.

OHIO REGISTERED SURVEYOR NO. S-7957

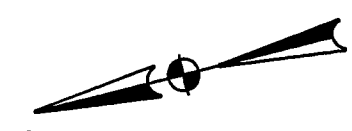
NOVEMBER, 2007

**PARCEL SUMMARY**

PARENT PARCEL 7.445 ACRES

LOT SPLIT AREA 0.619 ACRE

RESIDUAL = 6.826 ACRES



52 N. Diamond Street  
Mansfield, Ohio 44902  
419/525-0093, Fax: 419/525-0635



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

Engineers • Planners • Surveyors

230 Third Street  
Elyria, Ohio 44031  
440/323-9808, Fax: 440/323-3644

2-32

Z-32

SY-496  
11-19-07

LEGAL DESCRIPTION  
PETER F. MORITZ  
LOT SPLIT PARCEL 0.619 ACRE

Situated in the Township of Washington, County of Richland, State of Ohio and being part of the southeast quarter of Section 12, Township 20 North, Range 18 West and more particularly described as follows:

Commencing at a crimp top iron pipe found marking the northeast corner of the southeast quarter of Section 12; thence S14°49'43"W, a distance of 431.75 feet along the east line of Section 12 to a survey marker set, said marker being the Principal Point of Beginning for the parcel described herein;

- 1) thence continuing S14°49'43"W, a distance of 90.00 feet along said east line of Section 12 to a survey marker set;
- 2) thence N77°38'40"W, a distance of 300.00 feet to a survey marker set;
- 3) thence N14°49'43"E, a distance of 90.00 feet to a survey marker set on the southerly property line of land conveyed to Adam J. Moritz by O.R.V. 1703, Pg. 731 of the Richland County Records;
- 4) thence S77°38'40"E, a distance of 300.00 feet along said south property line of Moritz land to the Principal Point of Beginning, enclosing an area of 0.619 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 November, 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: O.R.V. 1703, Page 733.

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  
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