

LOT SPLIT FOR: THOMAS L. DURBIN
PART OF THE SOUTHEAST QUARTER, SEC. 20, T - 21 - N, R - 19 - W
CITY OF ONTARIO, COUNTY OF RICHLAND, STATE OF OHIO

LEGEND

- SURVEY MARKER SET WITH CAP STAMPED "McCARTNEY S-7921" (5/8" DIA. x 30" LONG).
- ⊗ 5/8" DIA. REBAR FOUND
- 3/4" IRON PIPE FOUND

REPLACED WITH PP-268

BASIS OF BEARINGS :

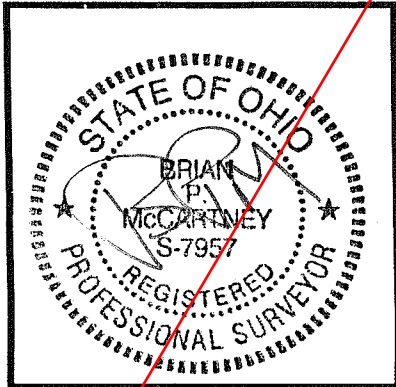
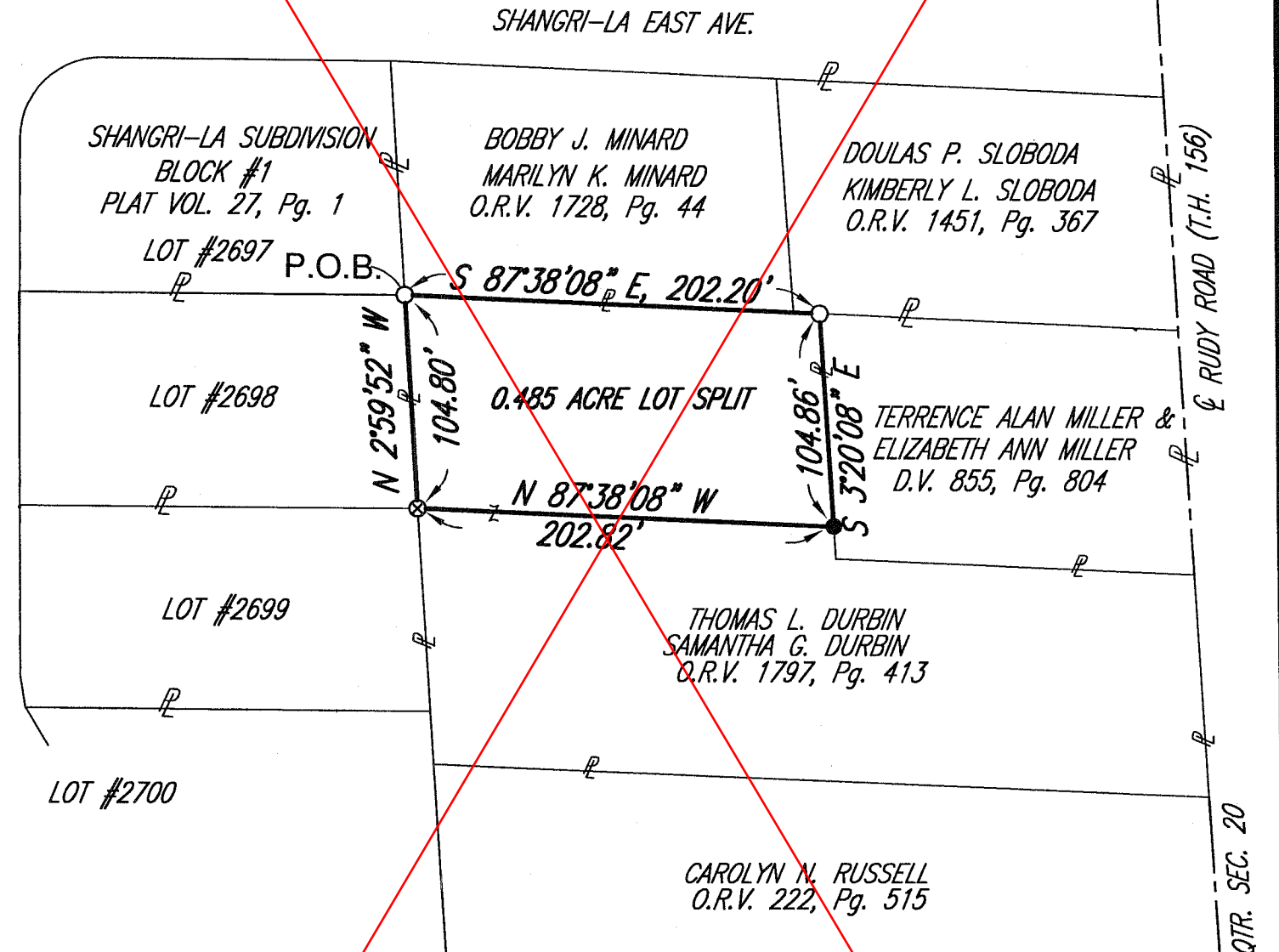
BEARINGS ARE TO AN ASSUMED MERIDIAN USED TO DENOTE ANGLES ONLY.

PRIOR DEED REFERENCE :

O.R.V. 1797, Pg. 413

PARCEL SUMMARY

1.512 ACRES PARENT PARCEL
 0.485 ACRE LOT SPLIT
 1.027 ACRES (RESIDUAL)



Brian P. McCartney
BRIAN P. McCARTNEY, P.E., P.S.
OHIO REGISTERED SURVEYOR
NO. S-7957 JANUARY, 2008

NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE

MLC 1-3-08
 INITIAL DATE

SCALE IN FEET

0 80 160

DRAFTED BY K.E. McCARTNEY & ASSOCIATES INC., DATE: 1/3/07 JOB TITLE: SY-483 SHEET NAME: SY483-LOT SPLIT.dwg SCALE: 1 = 80

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



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

K.E. McCartney & Associates, Inc.

Engineers • Planners • Surveyors

REPLACED WITH
PP-268

SY-493
1-3-08

LEGAL DESCRIPTION
THOMAS L. DURBIN
LOT SPLIT 0.485 ACRE

Situated in the City of Ontario, County of Richland, State of Ohio and being part of the Southeast Quarter of Section 20, Township 21 North, Range 19 West and more particularly described as follows:

Beginning for the same at a 3/4" iron pipe found marking the southeast corner of Lot 2697 of the consecutively numbered lots in the Shangri-La Subdivision as recorded in Plat Volume 27, Pg. 1 of the Richland County Records;

- 1) thence S87°38'08"E, a distance of 202.20 feet along the south property lines of land conveyed to Douglas P. Sloboda and Kimberly L. Sloboda by O.R.V. 1451, Pg. 367 of the Richland County Records and land conveyed to Bobby J. Minard and Marilyn K. Minard by O.R.V. 1728, Pg. 44 of the Richland County Records to a 3/4" iron pipe found;
- 2) thence S3°20'08"E, a distance of 104.86 feet along the west property line of land conveyed to Terrence Alan Miller and Elizabeth Ann Miller by D.V. 855, Pg. 804 of the Richland County Records to a survey marker set;
- 3) thence N87°38'08"W, a distance of 202.82 feet to a 5/8" rebar found on an east property line for the Shangri-La Subdivision as recorded in Plat Volume 27, Pg. 1 of the Richland County Records;
- 4) thence N2°59'52"W, a distance of 104.80 feet along said east property line of the Shangri-La Subdivision to the Principal Point of Beginning, enclosing an area of 0.485 acre, more or less, and subject to all legal easements, use restrictions and public right of way now on record.

This description was prepared and reviewed in December, 2007 by Brian P. McCartney, P.E., P.S. S-7957 from a survey performed by K.E. McCartney and Associates, Inc.

Survey marker set is 5/8" diameter by 30" long rebar with cap stamped "McCartney S-7921"

Basis of Bearings: Bearings are to an assumed meridian and used to delineate angles only.
Prior Deed Reference: O.R.V. 1797, Page 413.

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 street.

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
MB 1-3-08
INITIAL DATE

2-25