

PLAT VOLUME 18, PG. 83

LOT 352

LOT 351

LOT 350

N 89°58'10" E, 465.49'

169.31'

8' UTILITY EASEMENT

S 6°50'09" W, 217.22'

LOT 1810

SCALE IN FEET



35' BUILDING SETBACK

5' UTILITY EASEMENT

① N 01°37'38" W, 4.21'

② Δ = 60°28'42"

L = 9.50'

CHD. BRG. = N 31°51'39" E

CHD. DIST. = 9.07'

③ Δ = 35°59'07"

L = 37.68'

CHD. BRG. = N 44°08'46" E

CHD. DIST. = 37.07'

④ Δ = 49°06'23"

L = 51.42'

CHD. BRG. = N 01°34'01" E

CHD. DIST. = 49.86'

⑤ Δ = 60°10'41"

L = 63.02'

CHD. BRG. = N 53°04'31" W

CHD. DIST. = 60.16'

P.O.B. PARCEL "B"

77.51' S 1°12'36" W, 436.54'

PARCEL "B"  
PART LOT 1811  
0.203 ACRE

N 67°00'50" E, 155.36'

PARCEL "A"  
PART LOT 1811  
0.203 ACRE

N 88°22'22" W, 171.92'

20' DRAINAGE EASEMENT

LOT 1812

10' DRAINAGE EASEMENT

172.82'

N 88°22'22" W, 318.62'

N 1°37'38" E, 133.35'  
CHARLES COURT (50' R/W)

69.10'

LEGEND

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

▲ MAG SPIKE FOUND

⊗ SURVEY MARKER FOUND WITH CAP  
STAMPED "MCCARTNEY S-7921"

PLAT REFERENCE

WOODSIDE SUBDIVISION PHASE 3

PLAT BOOK 31, PAGE 34

BASIS OF BEARINGS

BEARINGS ARE TO AN ASSIGNED NETWORK AND USED TO DEFINE ANGLES ONLY.

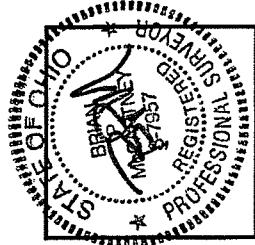
NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

INITIAL DATE  
EAK 2-5-15

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

INITIAL DATE  
EAK 2-5-15

HH-018



CERTIFICATE OF SURVEYOR

KEM HEREBY CERTIFIES THAT WE HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT AND IN OUR PROFESSIONAL OPINION AND BASED ON OUR OBSERVATIONS THAT SAID PLAT IS CORRECT; THAT ALL REQUIRED SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON; THAT THOSE WHICH ARE NECESSARY FOR CONSTRUCTION OF IMPROVEMENTS ARE IN PLACE ON THE SITE AND THAT ANY REMAINING SURVEY MONUMENTS WILL BE PROPERLY PLACED UPON COMPLETION OF CONSTRUCTION. THE ERROR OF CLOSURE IS WITHIN THE LIMITS OF ONE IN TWENTY-FIVE THOUSAND. DIMENSIONS ON CURVES ARE ARC MEASUREMENTS.

Brian P. McCartney

BRIAN P. MCCARTNEY P.E., P.S.  
REGISTERED SURVEYOR NO. S-7857

DATE  
2/3/15

SURVEY FOR TRANSFER


BEING A PART OF LOT 1811  
VILLAGE OF LEXINGTON  
RICHLAND COUNTY, OHIO

52 N. Diamond Street  
Mansfield, OH 44802  
T: 419-525-0083



K.E. MCCARTNEY & ASSOCIATES  
ENGINEERS • PLANNERS • SURVEYORS

528 E. Broad Street  
Lynch, OH 44035  
T: 440-323-8808

  
**K.E. McCartney & Associates, Inc.**  
*Engineers • Planners • Surveyors*

**LEGAL DESCRIPTION**

**PARCEL "A"**

PART LOT 1811  
VILLAGE OF LEXINGTON  
RICHLAND CO., OHIO  
0.203 Ac

Situated in the Village of Lexington, County of Richland, State of Ohio and being the south half of Lot 1811 of the lots in said village as recorded in plat book 31, page 34 of the Richland County Recorder's Records, and being more particularly described as follows:

**Beginning** for the same at a survey marker found and accepted as marking the southeast corner of said 1811;

1. Thence, **North 88 degrees 22 minutes 22 seconds West, 171.92 feet** along the south line of said lot to a survey marker found in the southwest corner thereof, said marker also being on the easterly existing right of way line of Charles Court-(50' R/W);
2. Thence, northerly along said easterly right of way line the following **THREE** Courses:
  - 2.1.1. **North 01 degree 37 minutes 38 seconds East, 4.21 feet** to a survey marker found marking a point of curvature;
  - 2.1.2. Northeasterly along a curve to the right having a **central angle of 60 degrees 28 minutes 42 seconds, an arc length of 9.50 feet, a radius of 9.00 feet, a chord bearing North 31 degrees 51 minutes 59 seconds East, and a chord distance of 9.07 feet** to a survey marker found marking a point of reverse curvature;

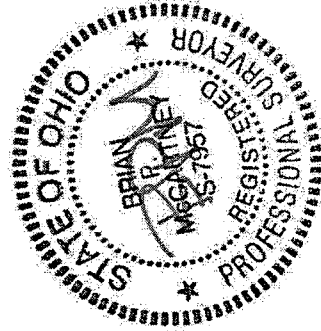
- 2.1.3. Northeastly along a curve to the left having a central angle of 35 degrees 59 minutes 07 seconds, and arc length of 37.68 feet, a radius of 60.00 feet, a chord bearing North 44 degree 06 minutes 46 second East, and a chord distance of 37.07 feet to a survey marker set;
3. Thence, North 76 degrees 58 minutes 31 seconds East, 146.52 feet, traversing said lot 1811 to a survey marker set on the east line of said lot;
4. Thence, South 01 degree 12 minutes 36 seconds West, 76.44 feet along the east line of said lot to the Place of Beginning and containing 0.203 of an acre, more or less, subject to all legal highways, easements, leases and use restriction of record.

This description was prepared and reviewed in January 2015 under the direction of Brian P. McCartney, P.E., P.S., S-7957 from an actual field survey performed by K.E. McCartney and Associates, Inc.

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

Survey markers set are 5/8" dia. x 30" long reinforcing rod with cap stamped "McCartney S-7921

Grantees, their 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.



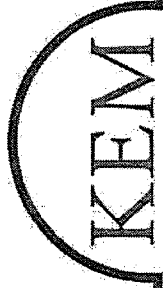
*B. P. McCartney*

Brian P. McCartney, P.E., P.S.  
Ohio Registered Professional Surveyor No. 7957  
for K.E. McCartney & Associates, Inc.

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

INITIAL EM DATE 2-5-15  
HH-018

01/15/2015  
MO-219



**K.E. McCartney & Associates, Inc.**  
*Engineers • Planners • Surveyors*

**LEGAL DESCRIPTION**

**PARCEL "B"**

PART LOT 1811  
VILLAGE OF LEXINGTON  
RICHLAND CO., OHIO  
0.203 Ac.

Situated in the Village of Lexington, County of Richland, State of Ohio and being the north half of Lot 1811 of the lots in said village as recorded in plat book 31, page 34 of the Richland County Recorder's Records, and being more particularly described as follows:

**Beginning** for the same at a survey marker found and accepted as marking the northeast corner of said 1811;

Thence, the following **FOUR** Courses:

1. **South 01 degree 12 minutes 36 seconds West, 77.51 feet** along the east line of said lot to a survey marker set;
2. **South 76 degrees 58 minutes 31 seconds West, 146.52 feet** traversing said lot 1811 to a survey marker set on the west line of said lot, said marker also being on the easterly existing right of way line of Charles Court-(50' R/W);
3. **Northeasterly** along the west line of said lot and the east line of said right of way along a curve to the left having a **central angle of 49 degrees 06 minutes 23 seconds, an arc length of 51.42 feet, a radius of 60.00 feet, a chord bearing North 01 degree 34 minutes 01 second East, and a chord distance of 49.86 feet** to a survey marker found in the northwest corner of said lot;

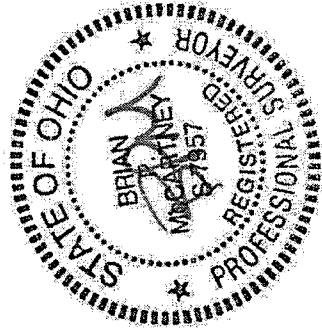
4. North 67 degrees 00 minutes 50 seconds East, 155.36 feet along the northerly line of said lot 1811 to the Place of Beginning and containing 0.203 of an acre, more or less, subject to all legal highways, easements, leases and use restriction of record.

This description was prepared and reviewed in January 2015 under the direction of Brian P. McCartney, P.E., P.S., S-7957 from an actual field survey performed by K.E. McCartney and Associates, Inc.

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

Survey markers set are 5/8" dia. x 30" long reinforcing rod with cap stamped "McCartney S-7921

Grantees, their 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.



A handwritten signature in black ink, appearing to read "B.P. McCartney".

Brian P. McCartney, P.E., P.S.  
Ohio Registered Professional Surveyor No. 7957  
for K.E. McCartney & Associates, Inc.

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