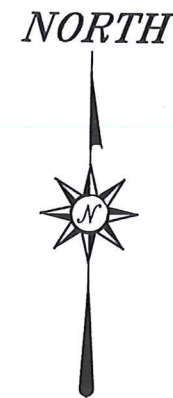


LOT #70
IMPERIAL ESTATES
PLAT VOLUME 20, PAGE 144



J. & J. GEISEL
O.R.V. 1812, PAGE 448

THE WEST R/W
OF BISCAYNE DRIVE

S 01°35'47" E
673.00'

COMMON WALL
EASEMENT AREA

N 88°30'21" E 150.00'

P.O.B.

BEARINGS ARE BASED ON SURVEY X-249
ON FILE AT THE RICHLAND COUNTY TAX
MAP OFFICE AND ARE INTENDED TO BE
USED FOR ANGULAR DETERMINATION ONLY

0.15 ACRE

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EAK 6-30-20
INITIAL DATE
MM-189

THIS SURVEY WAS ORIGINALLY
APPROVED AT X-249 12-5-06 BY MIFFLIN
ZONING AND TAXMAP OFFICE. THE
LEGAL TO THE ORIGINAL SURVEY WAS
LOST AND HAD TO BE RESURVEYED
FOR LEGAL DESCRIPTION. EAK 6-30-20

K. T. GOLF, INC.
O.R.V. 752, PAGE 322

N 01°35'47" W
45.00'

45.00'
S 01°35'47" E

BISCAYNE DRIVE 50' R/W

S 88°30'21" W 150.00'

EXCHANGERIGHT NET
LEASED PORTFOLIO
O.R.V. 2701, PAGE 706

LEGEND

- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ⊗ 3" SURVEY MARKER SET
- △ RAILROAD SPIKE SET
- ▲ RAILROAD SPIKE FOUND
- ⊗ 5/8" IRON PIN SET WITH CAP
STAMPED "CRAIG 8195"



Chad F. Craig

SURVEY BY: CHAD F. CRAIG P.S. #8195
for SEILER & CRAIG SURVEYING INC.
270 PARK AVENUE WEST
MANSFIELD, OHIO 44902
(419) 525-3644
EMAIL: SEILERANDCRAIG@SEILERANDCRAIG.COM

SURVEY PLAT FOR	
PROPERTY TRANSFER	
PART NW QTR. SEC. 20, T-23, R-17 MIFFLIN TOWNSHIP RICHLAND COUNTY, OHIO	
DATE: JUNE 24, 2020	SCALE: 1"=20'
BISCAYNE_DR_457	

SURVEY DESCRIPTION

PART OF THE NW QUARTER OF SECTION 20
MIFFLIN TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Mifflin, County of Richland, State of Ohio and being a part of the Northwest Quarter of Section 20, of Township 23 North, Range 17 West, and being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the southeast corner of Lot #70 of Imperial Estates Allotment (plat reference: Volume 20, Page 144); Thence, South 01 degree 35 minutes 47 seconds East with the west right of way of Biscayne Drive, a distance of 673.00 feet to an iron pin found and accepted as marking the southeast corner of a parcel currently owned by J. & J. Geisel (O.R.V. 1812, Page 448), said iron pin being the place of beginning of the parcel herein described;

Thence, continuing South 01 degree 35 minutes 47 seconds East with said west line, a distance of 45.00 to an iron pin found and accepted as marking the northeast corner of a parcel currently owned by ExchangeRight Net Leased Portfolio (O.R.V. 2701, Page 706);

Thence, South 88 degrees 30 minutes 21 seconds West with the north line of said ExchangeRight parcel a distance of 150.00 feet to an iron found;

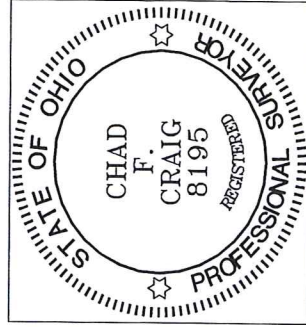
Thence, North 01 degree 35 minutes 47 seconds West 45.00 feet to an iron pin found and accepted as marking the southwest corner of said Geisel parcel;

Thence, North 88 degrees 30 minutes 21 seconds East with the south line of said Geisel parcel 150.00 feet to the place of beginning, containing 0.15 acres according to survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on June 24, 2020, but subject to all easements, right of ways and highways of record.

Subject to a 5' wide common wall easement over the northerly five feet of the herein described 0.15 of an acre parcel.


Together with a 5' wide common wall easement, the southerly line of said easement being the northerly line of the herein described 0.15 of an acre parcel, said easement extending northerly for a distance of 5 feet.

Bearings are based on Survey X-249 on file at the Richland County Tax Map Office.



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EAC INITIAL
MM-189
6-30-20 DATE


Chad F. Craig P.S. #8195
for Seiler & Craig Surveying, Inc.