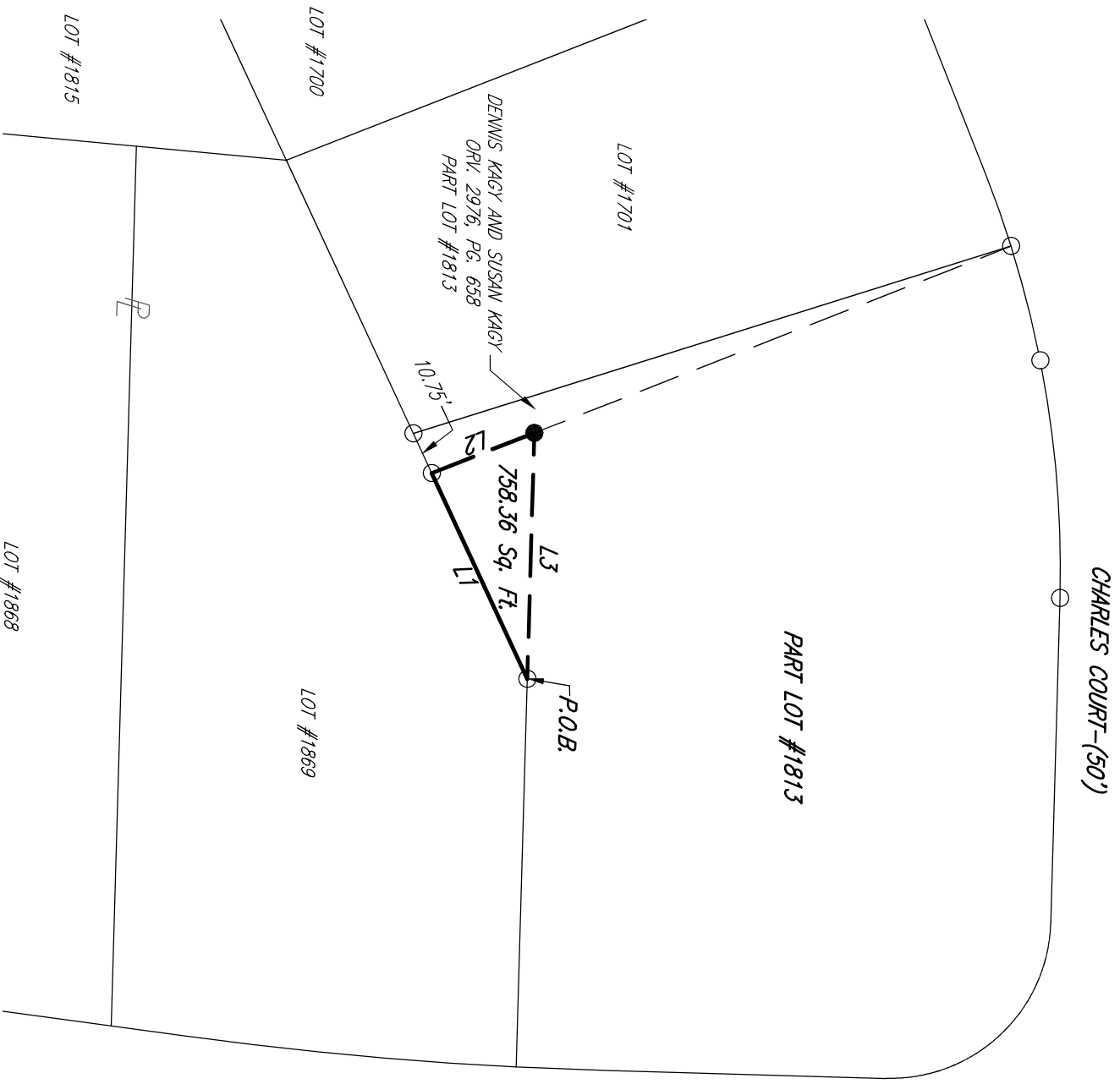


# BEING PART OF LOT #1813 IN WALKER SUBDIVISION, PHASE 3 VILLAGE OF LEXINGTON, RICHLAND COUNTY, OHIO



**LEGEND**

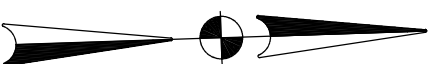
- IRON PIN FOUND
- SURVEY MARKER SET WITH CAP  
STAMPED "McCARTNEY S-7921"  
(5/8" DIA. x 30" LONG).

**PLAT REFERENCE**

WALKER SUBDIVISION PHASE 3  
PLAT BOOK 31, PAGE 34  
WALKER SUBDIVISION PHASE 4  
PLAT BOOK 31, PAGE 35

**BASIS OF BEARINGS :**

BEARINGS ARE BASED ON AN  
ASSUMED MERIDIAN AND ARE FOR  
THE PURPOSE OF DETERMINING  
DIRECTIONAL VARIATIONS ONLY.



SCALE IN FEET



LINE	BEARING	DISTANCE
L1	S 65°06'32" W	55.99'
L2	N 21°23'57" W	27.16'
L3	S 88°22'22" E	60.73'

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK** 7-22-22  
INITIAL DATE  
**00-186**



CHARLES COURT-(50')

LOT #1701  
DENNIS KAGY AND SUSAN KAGY  
OPV. 2976, PG. 658  
PART LOT #1813  
10.73'  
758.36 Sq. Ft.  
L3  
L1  
P.O.B.  
LOT #1815  
LOT #1868  
LOT #1869

*[Signature]*  
NATHANIEL B. RAMSEY, P.S.  
OHIO REGISTERED PROFESSIONAL SURVEYOR  
NO. S-8396 MAY 2022  
For K.E. McCartney & Associates, Inc.

**LOT SPLIT SURVEY**

52 N. Diamond Street  
Mansfield, OH 44902  
T: 419-525-0093

526 E. Broad Street  
Elyria, OH 44035  
T: 440-323-9608

**KEM**  
K.E. McCARTNEY & ASSOCIATES  
ENGINEERS • PLANNERS • SURVEYORS

  
**K.E. McCartney & Associates, Inc.**  
*Engineers · Planners · Surveyors*  
**LEGAL DESCRIPTION**

8/18/2021

**Situated** in the Village of Lexington, County of Richland, State of Ohio and being a part of Lot #1813 in Walker Subdivision Phase 3 as recorded in Plat Book 31, Page 34 of the Richland County Recorders Records, being more particularly described as follows:

**Beginning** for the same at an iron pin found and accepted as marking the southerly interior corner of said Lot #1813, also being North 65 degrees 06 minutes 32 seconds West, 66.74 feet from the southwest corner of said Lot;

Thence, the following **THREE** Courses:

1. **South 65 degrees 06 minutes 32 seconds West, 55.99 feet** along a southerly line of said Lot #1813 to an iron pin found in the southeasterly corner of a parcel conveyed to Dennis Kagy and Susan Kagy by official record volume 2976, page 658;
2. **North 21 degrees 23 minutes 57 seconds West, 27.16 feet** along the easterly line of said Kagy parcel to an iron pin set;
3. **South 88 degrees 22 minutes 22 seconds East, 60.73 feet** to the **Place of Beginning** and containing 758.36 sq. ft., more or less, and subject to all legal highways, easements, leases and use restriction of record.

This description was prepared and reviewed in May 2022 by Nathaniel B. Ramsey, P.S. S-8396 from an actual field survey performed for K.E. McCartney and Associates, Inc.

Iron pins set are 5/8" rebar with plastic cap stamped "McCartney S-7921"

Basis of Bearings: Bearings are based on an assumed meridian and are for the purpose of determining directional variations only.

The grantees, his heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument 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.

  
\_\_\_\_\_  
Nathaniel B. Ramsey  
Ohio Registered Professional Surveyor No. 8396  
for K.E. McCartney & Associates, Inc.



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK**      **7-22-22**  
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