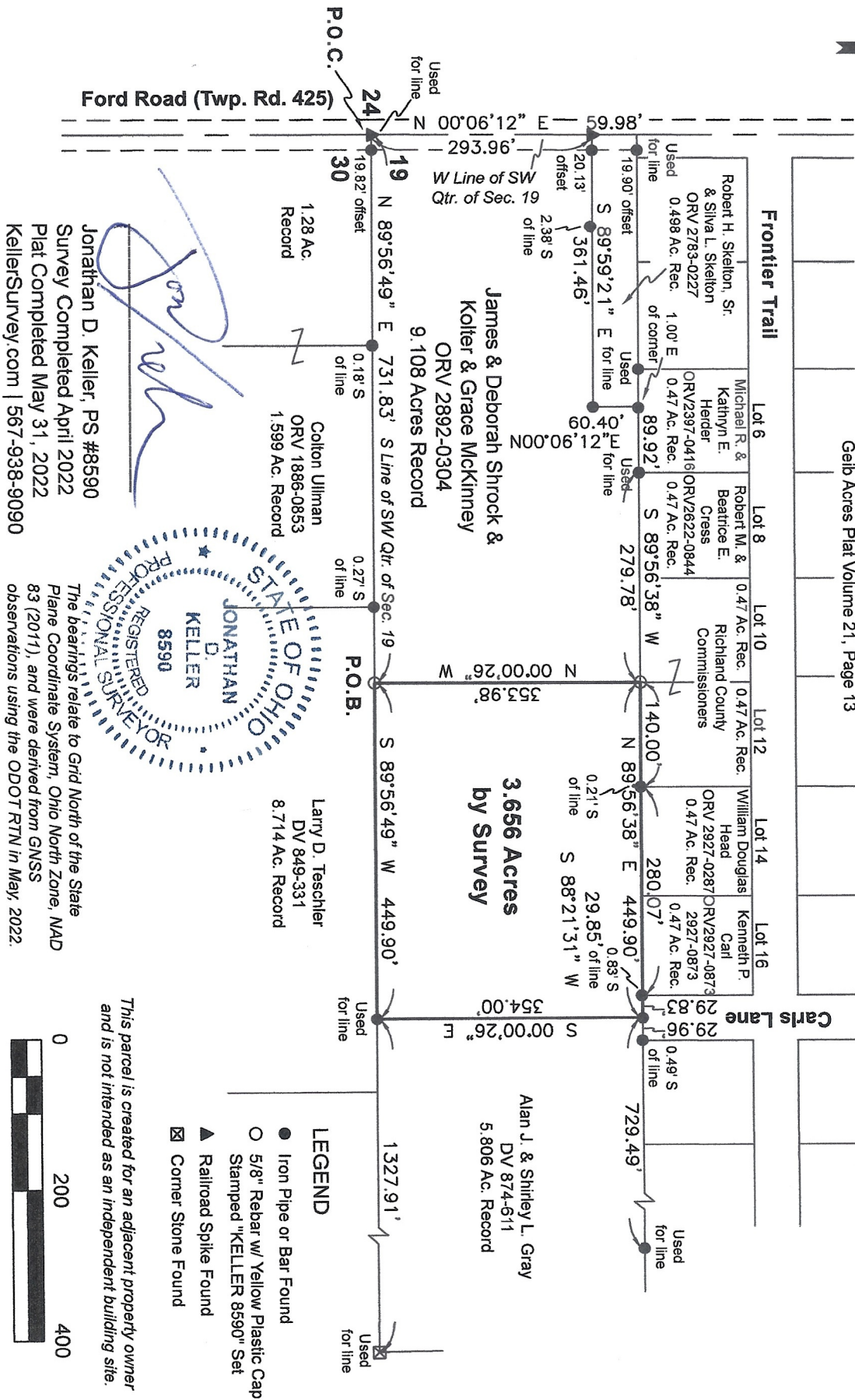


PRELIMINARY LOT SPLIT for ALAN & SHIRLEY GRAY

SW QUARTER OF SECTION 19, T-23-N, R-17-W
 MIFFLIN TOWNSHIP, RICHLAND COUNTY, OHIO

NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 6-2-22
 INITIAL DATE
00-188

Geib Acres Plat Volume 21, Page 13



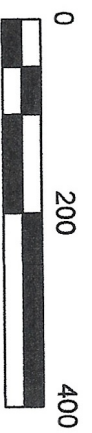
- LEGEND**
- Iron Pipe or Bar Found
 - 5/8" Rebar w/ Yellow Plastic Cap
 - ▲ Stamped "KELLER 8590" Set
 - ▣ Railroad Spike Found
 - ▣ Corner Stone Found

Jonathan D. Keller, PS #8590
 Survey Completed April 2022
 Plat Completed May 31, 2022
 KellersSurvey.com | 567-938-9090



The bearings relate to Grid North of the State Plane Coordinate System, Ohio North Zone, NAD 83 (2011), and were derived from GNSS observations using the ODOT RTN in May, 2022.

This parcel is created for an adjacent property owner and is not intended as an independent building site.





Description of a 3.656 Acre Parcel

Situated in the Southwest Quarter of Section 19, Township 23 North, Range 17 West, Mifflin Township, Richland County, Ohio and being part of a record 9.108 acre parcel conveyed to James Shrock and Deborah Shrock and Kolter McKinney and Grace McKinney by Official Record Volume 2892, Page 0304 and bounded and described as follows:

Beginning at a railroad spike found at the southwest corner of the Southwest Quarter of Section 19, said spike also being in the centerline of Ford Road (Township Road 425);

Thence North 89 Degrees 56 Minutes 49 Seconds East along the south line of the Southwest Quarter of Section 19 and passing a 1-inch iron pipe found at a distance of 19.82 feet for a total distance of 731.83 feet to a capped iron bar set on the south line of said Shrock parcel, which is the point of beginning for the parcel herein described;

Thence North 00 Degrees 00 Minutes 26 Seconds West a distance of 353.98 feet to a capped iron bar set at the southeast corner of Lot 10 and the southwest corner of Lot 12;

Thence North 89 Degrees 56 Minutes 38 Seconds East along the southerly line of Lots 12, 14, and 16 and of Carls Lane for a distance of 449.90 feet to a 5/8-inch rebar with yellow plastic cap stamped "KELLER 8590" found at the northwest corner of a record 5.806 acre parcel conveyed to Alan J. Gray and Shirley L. Gray by Deed Volume 874, Page 611;

Thence South 00 Degrees 00 Minutes 26 Seconds East along a westerly line of said 5.806 acre parcel for a distance of 354.00 feet to a 1-inch crimped-top iron pipe found at the southwest corner of said 5.806 acre parcel and on the south line of the Southwest Quarter of Section 19;

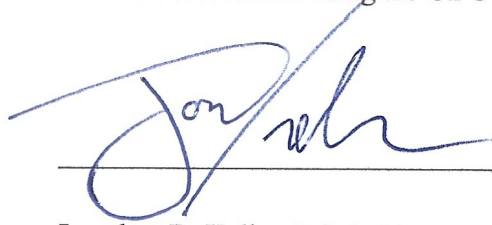
Thence South 89 Degrees 56 Minutes 49 Seconds West along the south line of the Southwest Quarter of Section 19 for a distance of 449.90 feet to a capped iron bar set, which is the point of beginning, enclosing an area of 3.656 acres, more or less, but subject to legal highways, restrictions or easements, if any, of record.

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

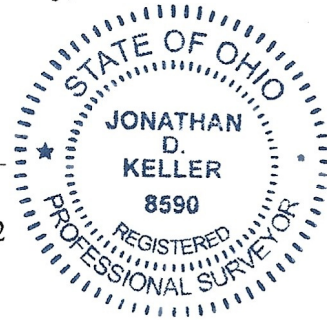
will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.

This description was prepared from a field survey by Jonathan D. Keller, P.S. as represented in a Survey Plat dated May 31, 2022.

The bearings relate to Grid North of the State Plane Coordinate System, Ohio North Zone, NAD 83 (2011), and were derived from GNSS observations using the ODOT RTN in May, 2022.



Jonathan D. Keller, P.S. 8590 • May 31, 2022



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