

SURVEY of 1.592 ACRES

PART OF S.E. QTR. SEC. 14, TWP-21-N, R-18-W
MADISON TOWNSHIP, RICHLAND COUNTY, OHIO

ALL OF THE ENGLEFIELD FAMILY LLC
PARCELS #1 and #2 of O.R.V. 2981, PG. 851
and the now or former
BRIAN H. and KIMBERLY M. McPEEK Tract of
O.R.V. 1820, PG. 420



OFFICES

128 East Main Street
Logan, Ohio 43138
740-385-2140

NEW SURVEY OF EXISTING PARCEL
RICHLAND COUNTY TAX MAP OFFICE

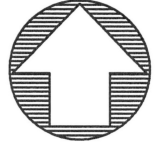
1495 Old Henderson Road
Columbus, Ohio 43220
614-459-6992

507 Main Street
Zanesville, Ohio 43701
740-450-1640

EAK 12-13-22

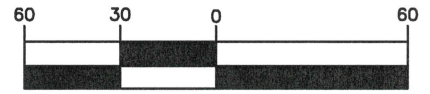
INITIAL & DATE

00-410



NORTH

GRAPHIC SCALE



1" = 60'

- ⊙ IRON PIN FOUND
- △ SPIKE or MAG NAIL FOUND
- IRON PIN SET
- ▲ MAG NAIL SET

- REFERENCES:
ALL DOCUMENTS NOTED HEREON
ALONG WITH:
RIC-30-6.32 R/W PLANS
RIC-42-11.66 R/W PLANS
SURVEY RECORDS
F-1-219
F-3-126
M-014
NN-381
OO-311
SE-4
SE-5
SE-8

BEARINGS ARE BASED ON THE OHIO STATE PLANE
COORDINATE SYSTEM - OHIO NORTH
ZONE (NAD83) BY GPS OBSERVATION, REFERENCED
TO THE CENTERLINE OF PARRY STREET AS
NORTH 00°06'02" WEST.

BASED ON AN ACTUAL FIELD SURVEY PERFORMED
BY SANDS DECKER CPS, LLC IN AUGUST and
NOVEMBER 2022 AND IS BASED ON RECORDS ON
FILE AT THE RICHLAND COUNTY RECORDER'S OFFICE
AND THE RICHLAND COUNTY ENGINEER'S OFFICE.

ALL IRON PINS SET ARE
3/4" INSIDE DIAMETER IRON PIPES,
30" IN LENGTH WITH A 1" DIAMETER YELLOW
CAP STAMPED "SANDS DECKER."



Anthony R. Sheck 12-12-22

ANTHONY R. SHECK PS #6954

DATE

**LEGAL DESCRIPTION 1.592 ACRES
ENGLEFIELD FAMILY, LLC
MANSFIELD, OHIO**

Situated in the State of Ohio, Richland County, Madison Township, being part of the southeast quarter of Section 14, Township 21 North, Range 18 West and being all of Parcel #1 and Parcel #2 conveyed to Englefield Family, LLC, recorded in Official Record Volume 2981, Page 851, and being all of a 0.28 acre parcel now or formerly in the name of Brian H. McPeek and Kimberly M. McPeek, recorded in Official Record Volume 1820, page 420, all references being to the Richland County Recorder's Office, and being more particularly described as follows:

Commencing at a railroad spike found at the intersection of the centerline of Parry Street (60' right-of-way) with the centerline of Grace Street (60' right-of-way);

Thence, **North 00 degrees 40 minutes 37 seconds West** along the centerline of Parry Street for a **distance of 1,059.70 feet** to a point at the southwest corner of Tract 1 of the Division of the Snowden Property as shown in Historical Survey Record SE-8 of the Richland County Engineer's Survey Records for the southeast quarter of Section 14 of Madison Township, said point referenced by a 3/4" iron pipe found North 89 degrees 30 minutes 03 seconds East at a distance of 30.00 feet;

Thence, **North 00 degrees 06 minutes 02 seconds West** continuing along the centerline of Parry Street for a **distance of 420.00 feet** to a MAG nail set at the southwest corner of a 0.28-acre tract now or formerly in the name of Brian H. McPeek and Kimberly M. McPeek, recorded in Official Record Volume 1820, Page 420, and being the **POINT OF BEGINNING** for the herein described tract;

Thence, **North 00 degrees 06 minutes 02 seconds West** continuing along the centerline of Parry Street for a **distance of 252.66 feet** to the intersection of centerline of Mansfield – Ashland Road, State Route 42, said point being referenced by an iron pipe set South 64 degrees 38 minutes 33 seconds East, at a distance of 33.23 feet;

Thence, **North 50 degrees 48 minutes 56 seconds East** along the centerline of said Mansfield – Ashland Road for a **distance of 266.59 feet** to a point at the northwest corner of a 2.068-acre tract conveyed to K & L Allstar Investments, LLC, recorded in Official Record Volume 2543, Page 1;

Thence, **South 00 degrees 00 minutes 53 seconds West** along the west line of said 2.068-acre tract for a **distance of 299.30 feet** to an iron pipe set an angle point in said line;

Thence, **South 00 degrees 06 minutes 02 seconds East** continuing along said west line for a **distance of 120.00 feet** to an iron pipe set at the southeast corner of the above referenced 0.28-acre McPeek tract, passing a 1/2" iron pipe found at 51.76 feet and passing an iron pipe set at 60.00 feet;


Thence, **South 89 degrees 30 minutes 03 seconds West** along the south line of said 0.28-acre McPeek tract for a **distance of 206.34 feet** to the **POINT OF BEGINNING**.

CONTAINING an area of 1.592 Acres, more or less.

Bearings are based on the Ohio State Plane Coordinate System, North Zone by GPS observation, referenced to the ODOT VRS Network and referenced herein to the centerline of Parry Street as North 00 degrees 06 minutes 02 seconds West.

All iron pipes set are 3/4" inside diameter iron pipe being 30 inches in length with a 1" yellow plastic cap inscribed "Sands Decker".

This description is based upon an actual field survey performed in August and November, 2022 by Sands Decker, CPS, LLC.

 12-12-22
Anthony R. Sheck
Ohio Professional Surveyor #6954



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OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 12-13-22

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