

PLAT OF BOUNDARY SURVEY
 PART OF THE NORTHEAST QUARTER,
 SECTION TWENTY-THREE (23)
 TOWNSHIP TWENTY NORTH (20N), RANGE
 NINETEEN WEST (19W)
 VILLAGE OF LEXINGTON, TROY TOWNSHIP,
 RICHLAND COUNTY, OHIO

WALKER BROTHERS LEXINGTON, LLC.
 ORV 1901/172
 9.373 ACRES

HIGHRIDGE
 ROAD - 50'

50' INGRESS/EGRESS EASEMENT
 TO HIGHRIDGE ROAD PER
 ORV 2989/3566-3569

REFERENCE MATERIALS

- DEEDS AS SHOWN
 - TAX MAPS
 - THE FOLLOWING RICHLAND COUNTY SURVEYS:
- | | |
|---------|--------|
| D-311 | KK-160 |
| F-1-339 | NN-211 |
| F-3-320 | Q-272 |
| G-244 | U-96 |
| H-207 | |
| J-314 | |



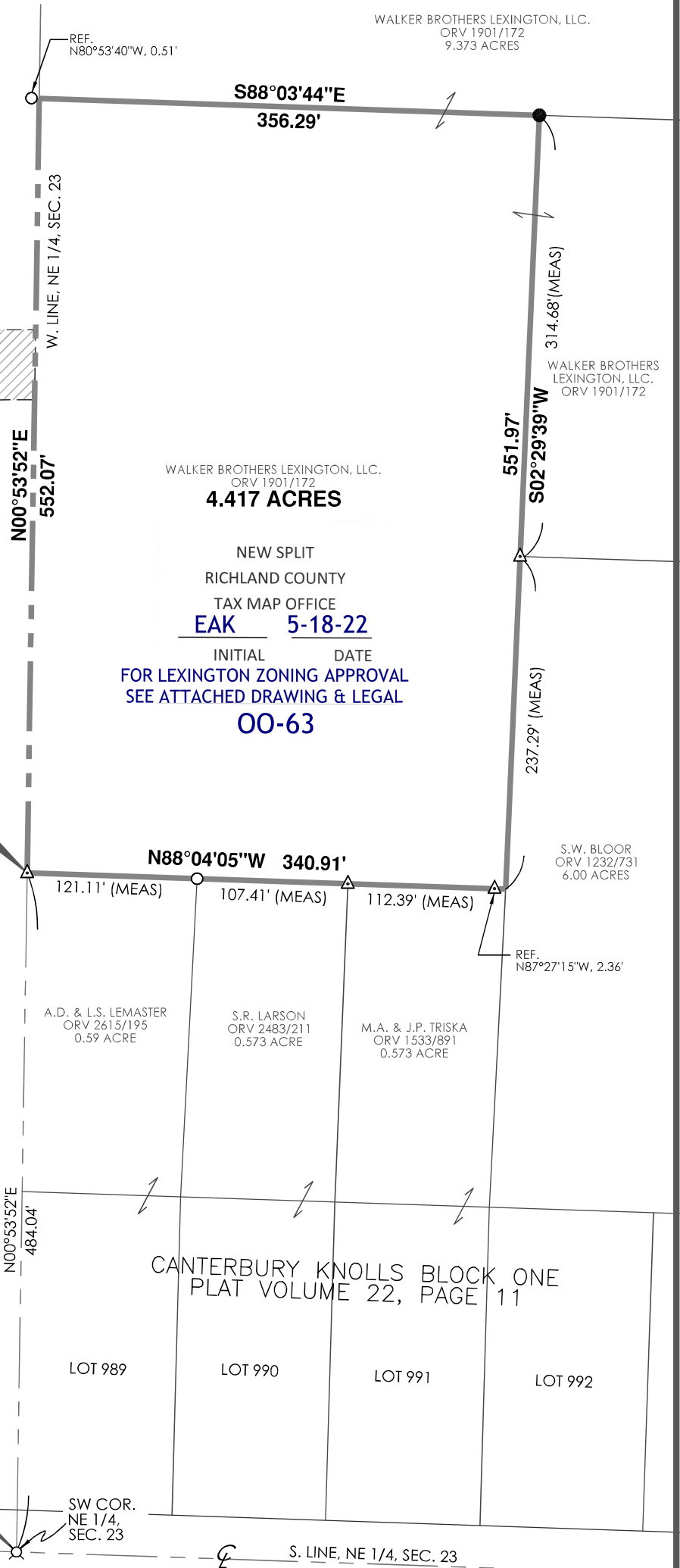
BEARINGS ARE BASED ON SURVEY "F-3-320"
 BY K.E. McCARTNEY & ASSOCIATES, INC.
 DATED APRIL 5, 2005

LEGEND

- ▲ IRON PIN FOUND
- IRON PIPE FOUND
- ⊗ RAILROAD SPIKE FOUND
- 5/8" DIAMETER, 30" LONG
 IRON PIN SET WITH CAP
 STAMPED "KROCKA & ASSOC."

POINT OF
 COMMENCEMENT

POINT OF
 BEGINNING

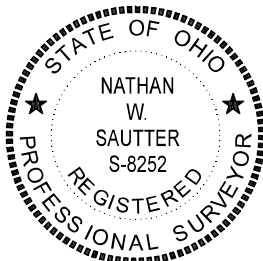


PREPARED BY
F.E. KROCKA & ASSOCIATES, INC.
 100 NORTH GAMBLE STREET
 SHELBY, OHIO 44875
 (419) 342-4556

FOX ROAD (T.H. 5)

I CERTIFY THIS SURVEY WAS PREPARED FROM ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THAT ALL MONUMENTS WERE FOUND OR SET AS INDICATED.

Nathan W. Sautter
 NATHAN W. SAUTTER
 OHIO REGISTERED SURVEYOR NO. 8252
 DATE: MARCH 2, 2022
 REVISED: APRIL 18, 2022





F.E. Krocka & Associates, Inc.

Surveying and Mapping
100 North Gamble Street
Shelby, Ohio 44875
Phone: (419) 342-4556
Fax: (419) 347-8885

DESCRIPTION
PART OF THE NORTHEAST QUARTER, SECTION TWENTY-THREE (23)
TOWNSHIP TWENTY NORTH (20N), RANGE NINETEEN WEST (19W)
VILLAGE OF LEXINGTON, TROY TOWNSHIP, RICHLAND COUNTY, OHIO

DESCRIPTION: Being part of the Northeast Quarter of Section Twenty-Three (23), Township Twenty North (20N), Range Nineteen West (19W), Village of Lexington, Troy Township, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at a railroad spike found at the southwest corner of the Northeast Quarter of Section 23, said point also being on the centerline of Fox Road (T.H. 5); thence N00°53'52"E, along the west line of the Northeast Quarter of Section 23, a distance of 484.04 feet to an iron pin found at the northwest corner of a 0.59 acre parcel described in Official Record Volume 2615, Page 195, said point being the real point of beginning for the parcel herein described;

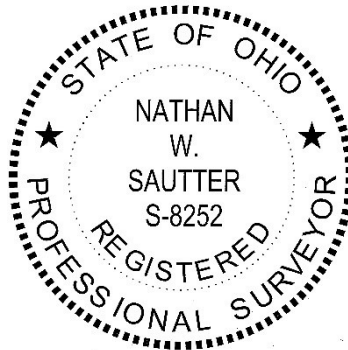
- 1) thence N00°53'52"E, continuing along the west line of the Northeast Quarter of Section 23, a distance of 552.07 feet to the southwest corner of a 9.373 acre parcel described in Official Record Volume 1901, Page 172, said point being referenced by an iron pipe found N80°53'40"W, 0.51 feet;
- 2) thence S88°03'44"E, along the south line of said 9.373 acre parcel, a distance of 356.29 feet to an iron pin set;
- 3) thence S02°29'39"W, passing for reference an iron pin found at 314.68 feet at the northwest corner of a 6.00 acre parcel described in Official Record Volume 1232, Page 731, a total distance of 551.97 feet to the northeast corner of a 0.573 acre parcel described in Official Record Volume 1533, Page 891, said point being referenced by an iron pin found N87°27'15"W, 2.36 feet;
- 4) thence N88°04'05"W, along the north line of said 0.573 acre parcel, another 0.573 acre parcel described in Official Record Volume 2483, Page 211, and said 0.59 acre parcel, passing for reference an iron pin found at 112.39 feet, an iron pipe found at 219.80 feet, a total distance of 340.91 feet to the real point of beginning,

and containing 4.417 acres, more or less, but subject to all legal easements and public rights-of-way now on record. All iron pin set are 5/8" diameter, 30" long rebar with caps stamped "Krocka & Assoc". Bearings are based on survey "F-3-320" by K.E. McCartney & Associates, Inc. dated April 5, 2005.

CERTIFICATION: I certify this survey was prepared from actual field measurements in accordance with Chapter 4733-37 of the Ohio Administrative Code and that all monuments were found or set as indicated.

F. E. KROCKA & ASSOCIATES, INC.

Nathan W. Sautter
Ohio Registered Surveyor No. 8252
Date: March 2, 2022
Revised: April 18, 2022



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK **5-18-22**
INITIAL DATE
FOR LEXINGTON ZONING APPROVAL
SEE ATTACHED DRAWING AND LEGAL
00-63



202200004722 04/13/2022 01:19 PM
Filed for Record in RICHLAND County, Ohio
Sarah M. Davis Rec Fees: \$50.00
EASE OR Vol 2989 Pgs 3566 - 3569

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT is made by and between GETZ BUILDERS, INC., an Ohio corporation, (the "Grantor") and TYLER GETZ and KATIE GETZ, husband and wife (collectively the "Grantee"), under the following terms and conditions:

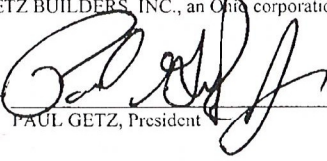
- A. Grantor is the owner of certain real property located in Lexington, Richland County, Ohio as shown on Exhibit "A", attached hereto and made a part hereof.
- B. Grantee is the owner of certain real property located in Lexington, Richland County, Ohio as shown on Exhibit "B", attached hereto and made a part hereof.
- C. Subject to the provisions set forth herein, Grantor and Grantee desire to establish a permanent easement for ingress/egress and access for Grantee's lot as currently shown on Exhibit "C".

NOW THEREFORE, Grantor and Grantee agree as follows:

- 1. Grantor grants to Grantee a perpetual, nonexclusive easement for purposes of ingress and egress, and for all ordinary access purposes, on, over and across that portion of the Grantor's property as shown on Exhibit "C".
- 2. As long as Grantee is the sole user of the easement, Grantee shall make any and all ordinary and necessary repairs, maintenance and replacements of that portion of the access that Grantee uses at Grantee's sole cost and expense. Grantee shall also be responsible for any and all damage caused to Grantor's property through the use, maintenance, repair or replacement of the easement.
- 3. This Agreement shall run with the land and be binding upon and inure to the benefit of the respective heirs, personal representatives, successors and assigns of Grantor and Grantee.
- 4. Notwithstanding anything set forth herein to the contrary, Grantor may develop or use the property owned by Grantor in any manner so desired by Grantor, including but not limited to the dedication of a private or public road, without the consent of Grantee. Provided, however, that Grantee's use of the easement, or use of a new private or public road, shall not be affected by Grantor's future use or development of the property.

IN WITNESS WHEREOF, Grantor has executed this Agreement as of the ____ day of April, 2022.


GETZ BUILDERS, INC., an Ohio corporation

By 
PAUL GETZ, President

STATE OF OHIO)
) SS:
COUNTY OF RICHLAND)

The foregoing instrument was acknowledged before me this 13 day of April, 2022 by PAUL GETZ, President of GETZ BUILDERS, INC. corporation.

BRENDA K. GUTAI
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires 3-11-25


Notary Public

IN WITNESS WHEREOF, Grantees have executed this Agreement as of the 13 day of April, 2022.

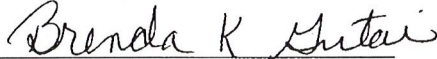


TYLER GETZ


KATIE GETZ

STATE OF OHIO)
) ss:
COUNTY OF RICHLAND)

The foregoing instrument was acknowledged before me this 13 day of April, 2022 by TYLER GETZ and KATIE GETZ, husband and wife.



Notary Public



BRENDA K. GUTAI
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires 3-11-25

This instrument prepared by:
Jason B. Murray, Esq.
Jason B. Murray, LLC
Mansfield, Ohio
Jason/Corporations/Getz Builders, Inc./Tyler & Katie Easement Agreement



F.E. Krocka & Associates, Inc.

Surveying and Mapping
100 North Gamble Street
Shelby, Ohio 44875
Phone: (419) 342-4556
Fax: (419) 347-8885

**PROPOSED 50 FOOT WIDE INGRESS/EGRESS & UTILITY EASEMENT
PART OF BLOCK 'A', WOODSIDE BLOCK "L" SUBDIVISION
PLAT VOLUME 33, PAGE 72
VILLAGE OF LEXINGTON, RICHLAND COUNTY, OHIO**

DESCRIPTION: Being part of Block 'A', Woodside Block "L" Subdivision, Plat Volume 33, Page 72, Village of Lexington, Richland County, Ohio, and being more particularly described as follows:

The real point of beginning being the northeast corner of Lot 1816 in said subdivision, said point also being on a southerly line of Block 'A';

- 1) thence S89°37'36"W, along the north line of Lot 1816 (south line of Block 'A'), a distance of 54.35 feet to a southwesterly corner of Block 'A', said point also being on the south right-of-way line of Highridge Road (50 feet in width);
- 2) thence N00°22'24"W, a distance of 50.00 feet to the north right-of-way line of Highridge Road, said point also being on the south line of Lot 1838 in said subdivision;
- 3) thence N89°37'36"E, a distance of 255.84 feet to the east line of Block 'A';
- 4) thence S00°53'52"W, along the east line of Block 'A', a distance of 50.01 feet to a point;
- 5) thence S89°37'36"W, a distance of 200.38 feet to the real point of beginning,

and containing 0.293 acre, more or less. This easement is based on Plat Volume 33, Page 72.

F. E. KROCKA & ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Nathan W. Sautter".

Nathan W. Sautter
Ohio Registered Surveyor No. 8252
Date: March 29, 2022



PLAT OF PROPOSED 50' WIDE INGRESS/EGRESS & UTILITY EASEMENT
PART OF BLOCK 'A', WOODSIDE BLOCK "L" SUBDIVISION
PLAT VOLUME 33, PAGE 72
VILLAGE OF LEXINGTON, RICHLAND COUNTY, OHIO

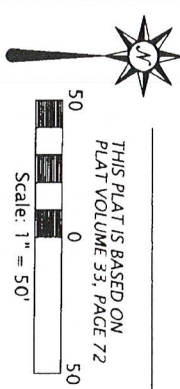
REFERENCE MATERIALS:
- DEEDS AS SHOWN
- TAX MAPS

RECORDER'S PLAT VOLUME 33, PAGE 72
THE FOLLOWING RICHLAND COUNTY SURVEYS:
D-311, F-1-339, F-3-320, G-244, H-207, J-314,
KK-160, NN-211, OO-63, Q-272, U-96

LOT 1838

PART OF BLOCK A

HIGHRIDGE ROAD - 50'



THIS PLAT IS BASED ON
PLAT VOLUME 33, PAGE 72

PREPARED BY
F.E. KROCKA & ASSOCIATES, INC.
100 NORTH GAMBLE STREET
SHELBY, OHIO 44875
(419) 342-4556

NATHAN W. SAUTTER
OHIO REGISTERED SURVEYOR NO. 8252
DATE: MARCH 29, 2022



N00°22'24"W
50.00'

54.35'
S89°37'36"W

PART OF BLOCK A
INGRESS/EGRESS & UTILITY EASEMENT
0.293 ACRE

N89°37'36"E
255.84'

200.38'
S89°37'36"W

50.01'
S00°53'52"W

POINT OF BEGINNING

LOT 1816

PART OF BLOCK A

EASEMENT AREA

PAUL GETZ JR
419-544-3680

Inst #202200004722

PLAT OF BOUNDARY SURVEY
 PART OF THE NORTHEAST QUARTER,
 SECTION TWENTY-THREE (23)
 TOWNSHIP TWENTY NORTH (20N), RANGE
 NINETEEN WEST (19W)
 VILLAGE OF LEXINGTON, TROY TOWNSHIP,
 RICHLAND COUNTY, OHIO

WALKER BROTHERS LEXINGTON, LLC.
 ORV 1901/172
 9.373 ACRES

HIGHRIDGE
 ROAD - 50'

50' INGRESS/EGRESS EASEMENT
 TO HIGHRIDGE ROAD PER
 ORV 2989/3566-3569

W. LINE, NE 1/4, SEC. 23

S88°03'44"E
 356.29'

314.68' (MEAS)

WALKER BROTHERS LEXINGTON, LLC.
 ORV 1901/172

WALKER BROTHERS LEXINGTON, LLC.
 ORV 1901/172
 4.417 ACRES

551.97'

S02°29'39"W

237.29' (MEAS)

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 - TAX MAPS
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- | | |
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| J-314 | |

POINT OF BEGINNING



BEARINGS ARE BASED ON SURVEY "F-3-320"
 BY K.E. MCCARTNEY & ASSOCIATES, INC.
 DATED APRIL 5, 2005

N88°04'05"W 340.91'

121.11' (MEAS)
 A.D. & L.S. LEMASTER
 ORV 2615/195
 0.59 ACRE

107.41' (MEAS)
 S.R. LARSON
 ORV 2483/211
 0.573 ACRE

112.39' (MEAS)
 M.A. & J.P. TRISKA
 ORV 1533/891
 0.573 ACRE

S.W. BLOOR
 ORV 1232/731
 6.00 ACRES

REF. N87°27'15"W, 2.36'

LEGEND

- △ IRON PIN FOUND
- IRON PIPE FOUND
- ⊗ RAILROAD SPIKE FOUND
- 5/8" DIAMETER, 30" LONG IRON PIN SET WITH CAP STAMPED "KROCKA & ASSOC."

POINT OF COMMENCEMENT

N00°53'52"E
 484.04'

CANTERBURY KNOLLS BLOCK ONE
 PLAT VOLUME 22, PAGE 11

LOT 989

LOT 990

LOT 991

LOT 992

SW COR.
 NE 1/4,
 SEC. 23

S. LINE, NE 1/4, SEC. 23



PREPARED BY
F.E. KROCKA & ASSOCIATES, INC.
 100 NORTH GAMBLE STREET
 SHELBY, OHIO 44875
 (419) 342-4556

I CERTIFY THIS SURVEY WAS PREPARED FROM ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THAT ALL MONUMENTS WERE FOUND OR SET AS INDICATED.

Nathan W. Sautter
 NATHAN W. SAUTTER
 OHIO REGISTERED SURVEYOR NO. 8252
 DATE: MARCH 2, 2022
 REVISED: APRIL 18, 2022



FOX ROAD (T.H. 5)

Andrew Smalley
 Andrew Smalley
 ADMINISTRATIVE DIRECTOR
 05/17/2022



F.E. Krocka & Associates, Inc.
 Surveying and Mapping
 100 North Gamble Street
 Shelby, Ohio 44875
 Phone: (419) 342-4556
 Fax: (419) 347-8885

DESCRIPTION
PART OF THE NORTHEAST QUARTER, SECTION TWENTY-THREE (23)
TOWNSHIP TWENTY NORTH (20N), RANGE NINETEEN WEST (19W)
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F. E. KROCKA & ASSOCIATES, INC.

Nathan W. Sautter

Nathan W. Sautter
 Ohio Registered Surveyor No. 8252
 Date: March 2, 2022
 Revised: April 18, 2022



Andrew Smalstrey 05/17/2022
 Andrew Smalstrey
 ADMINISTRATIVE DIRECTOR