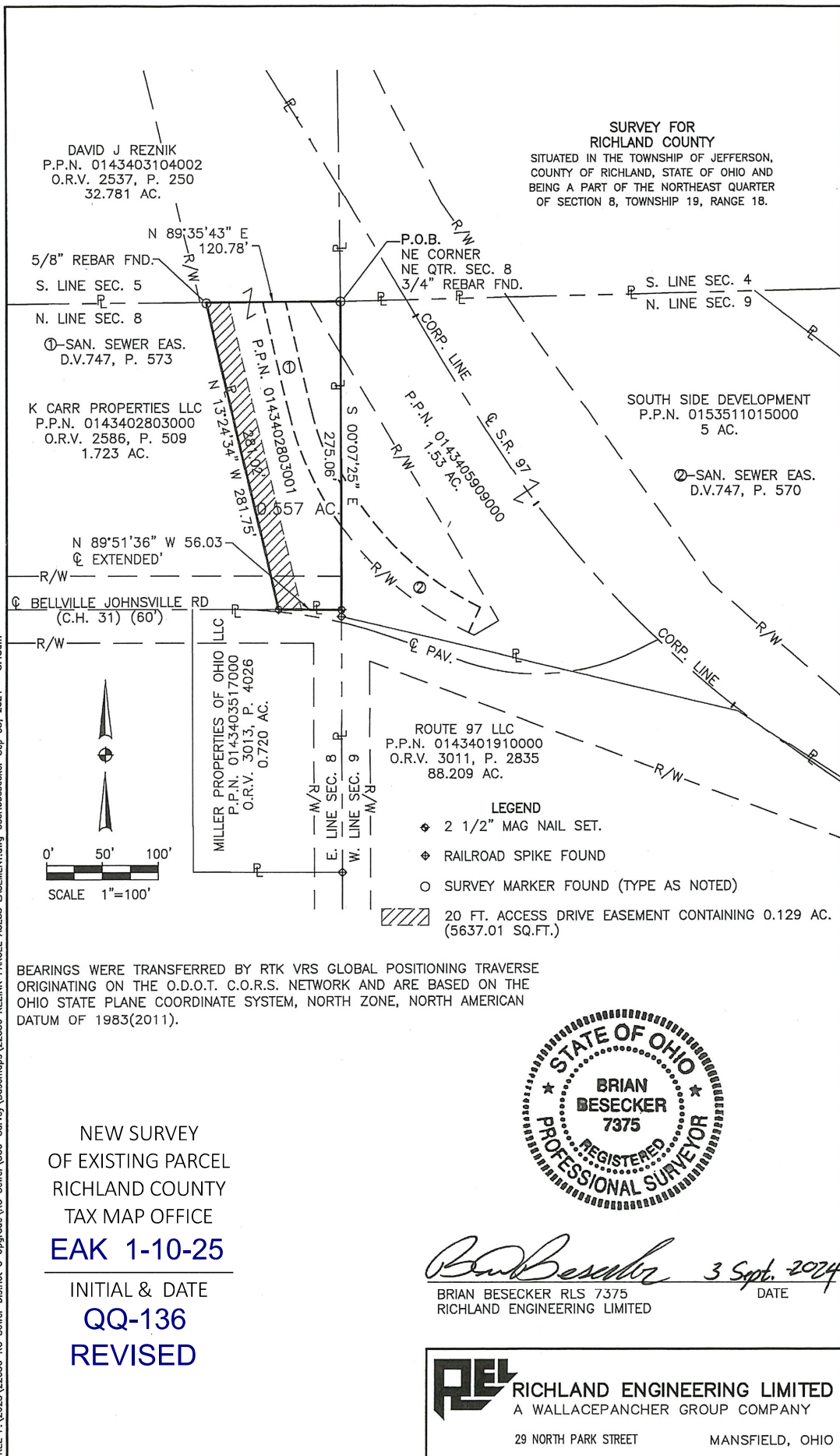


REL F:\2023\22030 RC Sewer District 5 Upgrade\RC Sewer\300-Survey\Basemaps\22030 REZINK PARCEL ACCESS EASEMENT.dwg User:besecker Sep 03, 2024 - 8:45am



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 1-10-25
INITIAL & DATE
QQ-136
REVISED



Brian Besecker 3 Sept. 2024
BRIAN BESECKER RLS 7375 DATE
RICHLAND ENGINEERING LIMITED

REL **RICHLAND ENGINEERING LIMITED**
A WALLACEPANCHER GROUP COMPANY
29 NORTH PARK STREET MANSFIELD, OHIO

22030

Description
0.557 Acre Parcel

Situated in the Township of Jefferson, County of Richland, State of Ohio and being a part of the Northeast Quarter of Section 8, Township 19, Range 18, also being part of a 32.781 acre parcel of land now or formerly conveyed to David J. Reznik as recorded in Official Record Volume 2537, Page 250 of the Richland County Recorder's records and being further described as follows:

Beginning at a 3/4 inch rebar found at the northeast corner of the Northeast Quarter of Section 8, being the common corner of Sections 4, 5, 8 and 9;

1. Thence **South 00 Degrees 07 Minutes 25 Seconds East** along the east line of the Northeast Quarter of Section 8, also being the east line of said Reznik lands, a distance of **275.06 feet** to a 2 1/2 inch MAG nail set on the centerline of Bellville-Johnsville Road (County Highway 31) extended, at the southeast corner of said Reznik lands;
2. Thence **North 89 Degrees 51 Minutes 36 Seconds West** along the centerline of Bellville-Johnsville Road (County Highway 31) extended, also being south line of said Reznik lands and north line of lands now or formerly conveyed to Miller Property of Ohio, LLC as recorded in Official Record Volume 3013, Page 4026 of the Richland County Recorder's records, a distance of **56.03 feet** to a 2 1/2 inch MAG nail set at the southwest corner of said Reznik lands and the southeast corner of lands now or formerly conveyed to K CARR Properties LLC as recorded in Official Record Volume 2586, Page 509 of the Richland County Recorder's records;
3. Thence **North 13 Degrees 24 Minutes 34 Seconds West** along the west line of said Reznik lands and the east line of said K CARR lands, passing through a 5/8 inch rebar found at 281.02 feet a total distance of **281.75 feet** to a point on the north line of Section 8;
4. Thence **North 89 Degrees 35 Minutes 43 Seconds East** along the north line of Section 8, a distance of **120.78 feet** to the **Point of Beginning**, containing **0.557 acres** of land, more or less, subject to all highways, easements and use restrictions 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.

Grantee does hereby remise, release, grant and convey to the Grantor, its successors, and assigns, a twenty foot (20') wide access drive easement in a certain strip of land described as follows:

Being a twenty (20') foot wide strip of land running parallel to, coincident with the west line of the parcel described above. The easement lines are to extend as necessary to terminate on the north and south lines of said parcel. Containing a total of 0.129 acres (5637.01 sq. ft.) of land, more or less.

The intention of this instrument is to grant to the said Grantor an easement in the said described strip of land, giving said Grantor the right and privilege of a sufficient width of land for the construction of an access drive proposed to be built by said Grantor to and along the easement herein conveyed, as described above. Grantor shall present the access drive improvement information for review by grantee prior to construction.

This description is based upon an actual field survey conducted in 2023 by Richland Engineering Limited. Bearings were transferred by RTK VRS Global Positioning Traverse originating on the O.D.O.T. C.O.R.S. Network and are based on the Ohio State Plane Coordinate System, North Zone, North American Datum of 1983(2011).

Richland County Parcel: 014-34-028-03-001



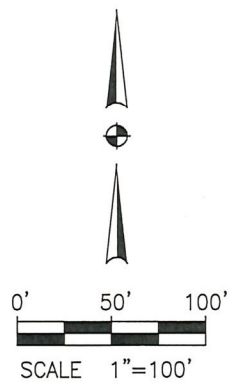
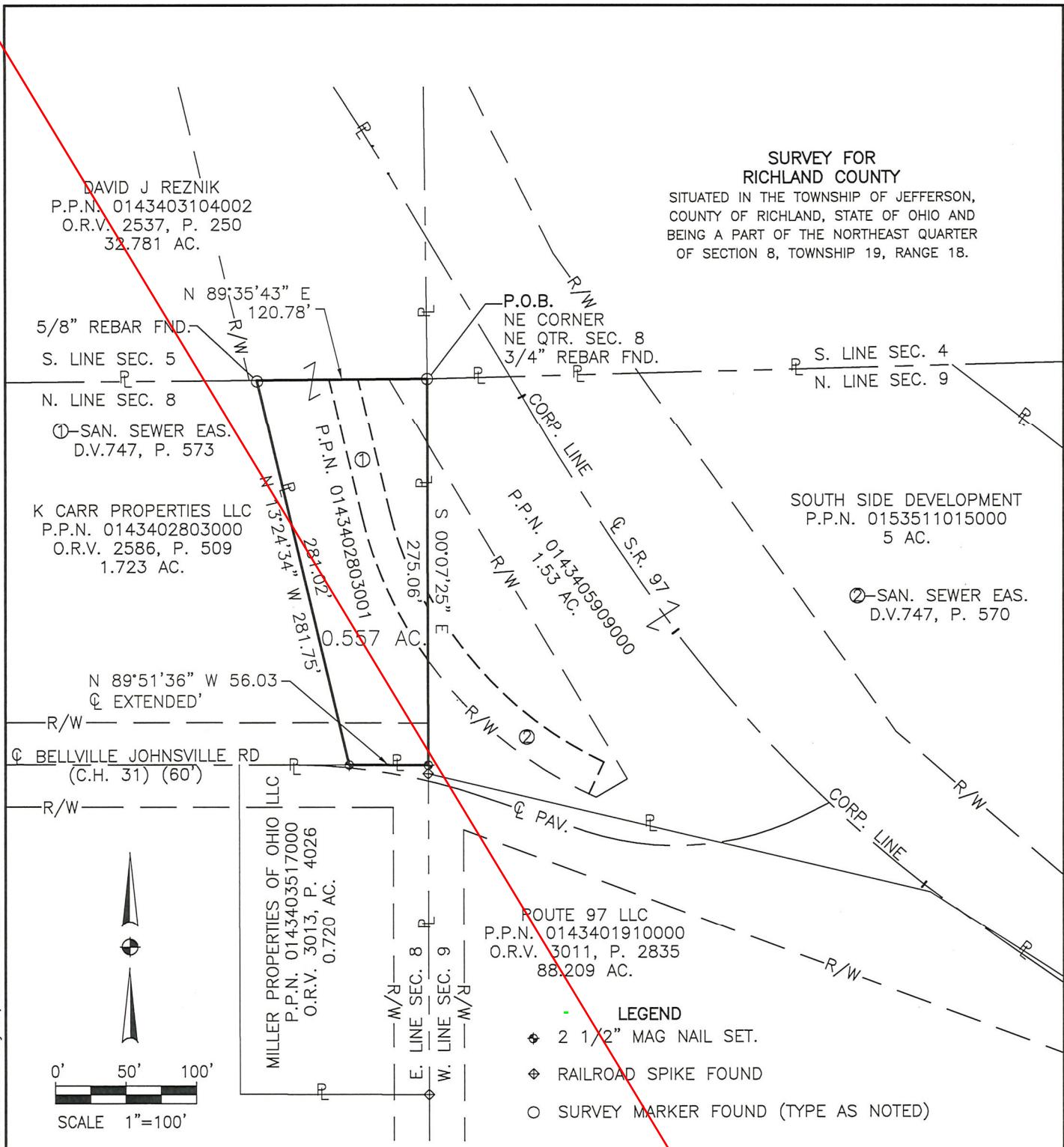
Brian Besecker 3 Sept. 2024

Brian Besecker Date
Professional Land Surveyor No. 7375

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 1-10-24
INITIAL & DATE
QQ-136
REVISED

REL F:\2023\22030 RC Sewer District 5 Upgrade\RC Sewer\300-Survey\Basemaps\22030 REZINK PARCEL.dwg User:bbesecker May 20, 2024 - 9:02am

**SURVEY FOR
RICHLAND COUNTY**
SITUATED IN THE TOWNSHIP OF JEFFERSON,
COUNTY OF RICHLAND, STATE OF OHIO AND
BEING A PART OF THE NORTHEAST QUARTER
OF SECTION 8, TOWNSHIP 19, RANGE 18.



- LEGEND**
- ◆ 2 1/2" MAG NAIL SET.
 - ◆ RAILROAD SPIKE FOUND
 - SURVEY MARKER FOUND (TYPE AS NOTED)

BEARINGS WERE TRANSFERRED BY RTK VRS GLOBAL POSITIONING TRAVERSE ORIGINATING ON THE O.D.O.T. C.O.R.S. NETWORK AND ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983(2011).

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 5-20-24
INITIAL & DATE
QQ-136

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 5-20-24
INITIAL & DATE
FOR AUDITOR
PURPOSE ONLY



Brian Beisecker 17 May 2024
BRIAN BESECKER RLS 7375 DATE
RICHLAND ENGINEERING LIMITED

REL **RICHLAND ENGINEERING LIMITED**
A WALLACEPANCHER GROUP COMPANY
29 NORTH PARK STREET MANSFIELD, OHIO



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 5-20-24

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 5-20-24

Description
0.557 Acre Parcel

INITIAL & DATE
QQ-136

INITIAL & DATE
**FOR AUDITORS
PURPOSE ONLY**

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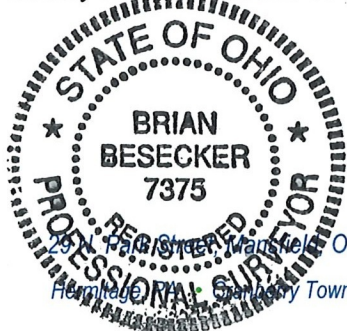
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Richland County Auditor Parcel: 014-34-028-03-001



Brian Besecker *17 May 2024*
Brian Besecker Date
Professional Land Surveyor No. 7375

REGISTERED PROFESSIONAL SURVEYOR
OH 44902 • P: 419.524.0074 • www.wallacepanchergroup.com
Harrisburg, PA • Perry Township, PA • Waynesburg, PA • St. Clairsville, OH • Mansfield, OH