

**LOT SPLIT FOR: GREG DICK & CRESTVIEW FARMS, INC.
PART OF THE SOUTHEAST QUARTER, SECTION 20, TOWNSHIP 23, RANGE 19
PLYMOUTH TOWNSHIP, RICHLAND COUNTY, OHIO**

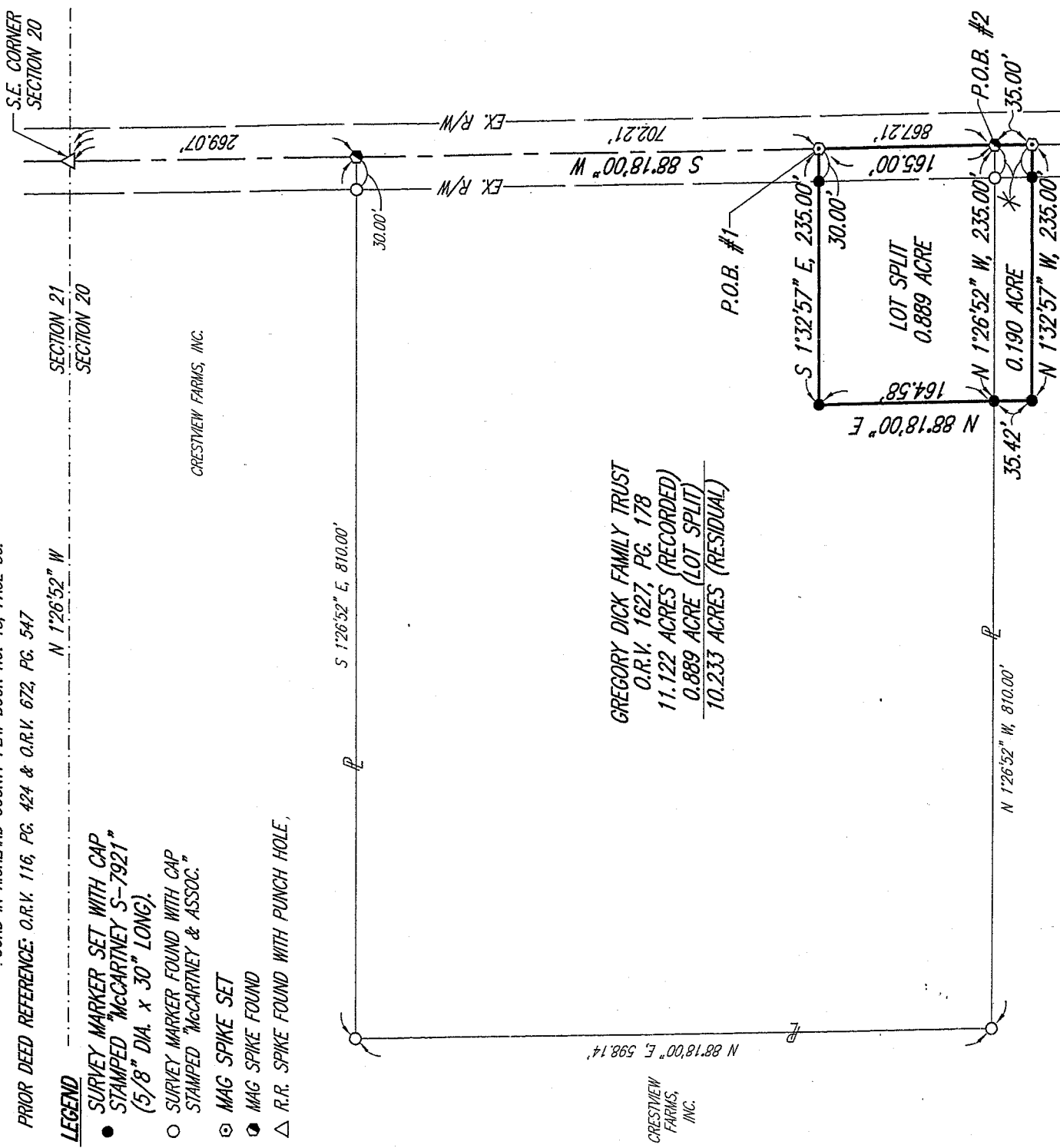
BASIS OF BEARINGS: BEARINGS ARE BASED ON THE CENTERLINE OF HAZEL BRUSH ROAD - T.H. 59 ALSO BEING THE SOUTH LINE OF SECTION 20
(S 88°18'00" W) PER A SURVEY PERFORMED BY FRED E. KROCKA ON APRIL 27, 1979 OF KELLER ALLOTMENT NO. 1 AS
FOUND IN RICHLAND COUNTY PLAT BOOK NO. 18, PAGE 56.

PRIOR DEED REFERENCE: O.R.V. 116, PG. 424 & O.R.V. 672, PG. 547

LEGEND

- SURVEY MARKER SET WITH CAP
STAMPED "McCARTNEY S-7921"
(5/8" DIA. x 30" LONG).
- SURVEY MARKER FOUND WITH CAP
STAMPED "McCARTNEY & ASSOC."
- ⊙ MAG SPIKE SET
- MAG SPIKE FOUND
- △ R.R. SPIKE FOUND WITH PUNCH HOLE,

CRESTVIEW FARMS, INC.

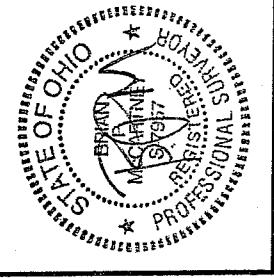
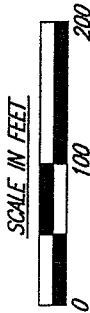


GREGORY DICK FAMILY TRUST
O.R.V. 1627, PG. 178
11.122 ACRES (RECORDED)
0.889 ACRE (LOT SPLIT)
10.233 ACRES (RESIDUAL)

CRESTVIEW FARMS, INC.

CRESTVIEW FARMS, INC.
D.V. 820, PG. 633
93.878 ACRES (RECORDED)
0.190 ACRE (LOT SPLIT)
93.688 ACRES (RESIDUAL)

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
PAK 3-15-07
AUDUBON DAYTON



Brian P. McCartney
BRIAN P. MCCARTNEY, P.E., P.S.
OHIO REGISTERED SURVEYOR NO. S-7957
MARCH, 2007

MINOR SUBDIVISION FOR 0.889 ACRE PARCEL
APPROVED, NO PLAT REQUIRED.

MINOR SUBDIVISION FOR 0.190 ACRE PARCEL
DOES NOT MEET APPLICABLE ZONING LOT
SIZE REQUIREMENTS. PARCEL MAY ONLY
BE SOLD WITH A CONTIGUOUS PARCEL
WHERE THE ZONING LOT SIZE REQUIREMENTS
ARE MET IN THE AGGREGATE OF THE
TWO PARCELS.

Brian P. McCartney
BRIAN P. MCCARTNEY
CITY OF SHELBY ENGINEER
MARCH 14, 2007

52 N. Diamond Street
Mansfield, Ohio 44902
419/525-0093, Fax: 419/525-0895

KEM

K.E. McCartney & Associates, Inc.

Engineers • Planners • Surveyors

280 Third Street
Mansfield, Ohio 44905
440/323-8808, Fax: 440/323-3844

4-24

Y-24

SY-472 S287 SPLIT 1 Legal
March 12, 2007

LEGAL DESCRIPTION
LOT SPLIT - 0.889 ACRE
GREGORY S. DICK

Situated in the Township of Plymouth, County of Richland, State of Ohio and being part of the southeast quarter of Section 20, Township 23-N, Range 19-W and more particularly described as follows:

Commencing at a railroad spike found with punch hole marking the southeast corner of Section 20 and the centerline of Hazel Brush Road - T.H. 59; thence S 88°18'00"W, a distance of 702.21 feet along the south line of Section 20 and the centerline of Hazel Brush Road - T.H. 59 to a mag spike set, said spike being the Principal Point of Beginning for the parcel described herein and passing for reference a mag spike found at 269.07 feet;

- 1) thence continuing S88°18'00"W, a distance of 165.00 feet along the south line of said Section 20 and the centerline of Hazel Brush Road - T.H. 59 to a mag spike found;
- 2) thence N 01°26'52" W, a distance of 235.00 feet to a survey marker set and passing for reference a survey marker found with cap "stamped McCartney & Assoc." at 30.00 feet;
- 3) thence N 88°18'00" E, a distance of 164.58 feet to a survey marker set;
- 4) thence S 01°32'57" E, a distance of 235.00 feet to the Principal Point of Beginning and passing for reference a survey marker set at 205.00 feet, enclosing an area of 0.889 acre, more or less. Subject to all legal easements, use restrictions and public right-of-way now on record.

This description was prepared and reviewed in March, 2007 by Brian P. McCartney, P.E., P.S. S-7957 from a survey made by K.E. McCartney and Associates, Inc. Survey markers set are 5/8" diameter by 30" long rebar with caps stamped "McCartney S-7921".

Basis of Bearings: The bearings are based on the centerline of Hazel Brush Road - T.H. 59 (S 88°18'00" W) from a survey performed by Fred E. Krocka on April 27, 1979 of Keller Allotment No. 1 as found in Richland County Plat Book No. 18, Pg. 56.

Prior Deed Reference: O.R.V. 1627, Page 178.

NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
 EAK 3-15-07
 INITIAL DATE

124

LEGAL DESCRIPTION
LOT SPLIT - 0.190 ACRE
GREGORY S. DICK

Situated in the Township of Plymouth, County of Richland, State of Ohio and being part of the southeast quarter of Section 20, Township 23-N, Range 19-W and more particularly described as follows:

Commencing at a railroad spike found with punch hole marking the southeast corner of Section 20 and the centerline of Hazel Brush Road - T.H. 59; thence S 88°18'00"W, a distance of 867.21 feet along the south line of Section 20 and the centerline of Hazel Brush Road - T.H. 59 to a mag spike found, said spike being the Principal Point of Beginning for the parcel described herein and passing for reference mag spikes found at 269.07 feet and 702.21 feet;

- 1) thence continuing S88°18'00"W, a distance of 35.00 feet along the south line of said Section 20 and the centerline of Hazel Brush Road - T.H. 59 to a mag spike set;
- 2) thence N 01°32'57" W, a distance of 235.00 feet to a survey marker set and passing for reference a survey marker set at 30.00 feet;
- 3) thence N 88°18'00" E, a distance of 35.42 feet to a survey marker set;
- 4) thence S 01°26'52" E, a distance of 235.00 feet to the Principal Point of Beginning and passing for reference a survey marker found with cap stamped "McCartney & Assoc." at 205.00 feet, enclosing an area of 0.190 acre, more or less. Subject to all legal easements, use restrictions and public right-of-way now on record.

This description was prepared and reviewed in March, 2007 by Brian P. McCartney, P.E., P.S. S-7957 from a survey made by K.E. McCartney and Associates, Inc. Survey markers set are 5/8" diameter by 30" long rebar with caps stamped "McCartney S-7921".

Basis of Bearings: The bearings are based on the centerline of Hazel Brush Road - T.H. 59 (S 88°18'00" W) from a survey performed by Fred E. Krocka on April 27, 1979 of Keller Allotment No. 1 as found in Richland County Plat Book No. 18, Pg. 56.

Prior Deed Reference: D.V. 820, Page 633.

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.

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EAK 3-15-07
INITIAL DATE

Y-24

Y-24