

**LOT SP... SURVEY FOR: WALKER ENTERPRISES  
VILLAGE OF LEXINGTON, COUNTY OF RICHLAND, STATE OF OHIO  
BEING PART OF OUT LOT 7**

**BASIS OF BEARINGS:** WALNUT STREET (66' R/W)

BEARINGS ARE TO AN ASSUMED  
MERIDIAN USED TO DENOTE  
ANGLES ONLY.

**PRIOR PLAT REFERENCE:**

PLAT VOLUME 5, PG. 10

**PRIOR DEED REFERENCE:**

D.V. 729, PG. 110

O.R.V. 413, PG. 795

ANDY WALKER &  
ANNA JUNG

O.R.V. 413, PG. 795

D.V. 729, PG. 110

D.V. 861, PG. 330

LOT 111

WALKER ENTERPRISES  
D.V. 913, PG. 555

LOT 113

UNNAMED ALLEY

LOT 115

MANSFIELD CEMENT  
FLOORING  
O.R.V. 934, PG. 105

LOT 117

LOT 1  
LOT 3  
LOT 5

VACATED ALLEY

EX. R/W

EX. R/W

MILL STREET (42' R/W)

S 85°35'55" E  
148.50'

P.O.B.

- (A) N 4°53'47" E, 110.00'
- (B) S 85°35'55" E, 33.75'
- (C) S 1°07'47" E, 103.54'

(D) CURVE DATA:

ARC LENGTH = 7.00'

RADIUS = 126.98'

CHD. BRG. = S 2°42'28" E

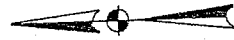
CHD. LENGTH = 7.00'

DELTA = 3°09'26"

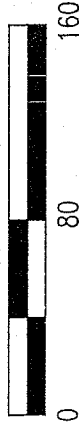
(E) N 85°35'55" W, 45.55'

EX. R/W

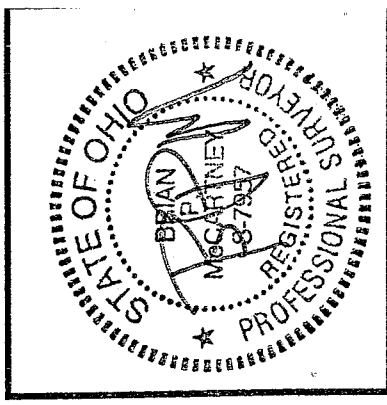
NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
MIB 8-10-07  
INDIAN DATA



SCALE IN FEET



*Brian P. McCartney*  
BRIAN P. MCCARTNEY, P.A., P.S.  
OHIO REGISTERED SURVEYOR  
NO. S-7957 AUGUST, 2007



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**KEM**

**K.E. McCartney & Associates, Inc.**

Engineers • Planners • Surveyors

230 Third Street  
Elyria, Ohio 4403  
440/323-9608, Fax: 440/323-364

Y-231

SY-486  
8-6-07

LEGAL DESCRIPTION  
WALKER ENTERPRISES,  
LOT SPLIT ~ 0.100 AC.

Situated in the Village of Lexington, County of Richland, State of Ohio and being part of Out Lot 7 in said Village and more particularly described as follows:

Commencing at a crimp top pipe found marking the southeast corner of Lot 113 in the Village of Lexington; thence S85°35'55"E, a distance of 148.50 feet along the northerly property line of land conveyed to Mansfield Cement Flooring by O.R.V. 934, Pg.105 of the Richland County Records to a survey marker set, said marker being the Principal Point of Beginning for the parcel described herein;

- 1) thence N4°53'47"E, a distance of 110.00 feet along the east property line of land conveyed to Walker Enterprises by D.V. 913, Pg. 555 of the Richland County Records to a survey marker set;
- 2) thence S85°35'55"E, a distance of 33.75 feet to a survey marker set on the existing westerly right of way line of Mill Street;
- 3) thence S1°07'47"E, a distance of 103.54 feet along said existing westerly right of way line of Mill Street to a survey marker set;
- 4) thence southeasterly along said existing westerly right of way line of Mill Street with a curve to the left having an arc length of 7.00 feet, a radius of 126.98 feet, a chord bearing of S2°42'28"E, a chord length of 7.00 feet and a delta angle of 3°09'26" to a survey marker set;
- 5) thence N85°35'55"W, a distance of 45.55 feet along said northerly property line of land conveyed to Mansfield Cement Flooring by O.R.V. 934, Pg.105 of the Richland County Records to the Principal Point of Beginning and passing for reference a 5/8" rebar found at 10.51 feet, enclosing an area of 0.100 acre, more or less, and subject to all legal easements, use restrictions and public right of way now on record.

This description was prepared and reviewed in August, 2007 by Brian P. McCartney, P.E., P.S. S-7957 from a survey performed by K.E. McCartney and Associates, Inc.

Survey markers set are 5/8" diameter by 30" long rebar with cap stamped "McCartney S-7921"  
Plat Reference: Plat Volume 5, Page 10.

Prior Deed References: D.V. 729, Pg 110 and O.R. Volume 413, Page 795.

Basis of Bearings: Bearings are to an assumed meridian and used to delineate angles only.

The Grantees, his Heirs and Assigns do hereby covenant and agree that the parcel of described land in this instrument or any portion thereof does not constitute a principal building site.

NEW SPLIT  
RICHLAND COU  
TAX MAP OFFI  
INITIAL  
8-9-07  
DAT.