

BOUNDARY SURVEY FOR: WALKER ENTERPRISES VILLAGE OF LEXINGTON, COUNTY OF RICHLAND, STATE OF OHIO BEING PART OF OUT LOTS 6 & 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. 913, Pg. 555

O.R.V. 1784, Pg. 322

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

0.255 AC.

LOT 113

N 4°53'47" E, 50.00'

UNNAMED ALLEY

LOT 115

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

PARCEL SUMMARY

OUT LOT 6 = 0.204 AC.

OUT LOT 7 = 0.051 AC.

TOTAL = 0.255 AC.

OUT LOT 6

OUT LOT 7

LOT 5

LOT 3

LOT 1

VACATED ALLEY

NEW SURVEY OF EXISTING/PARCEL OF RICHLAND COUNTY TAX MAP OFFICE

MLB 9-6-07 INITIAL DATE

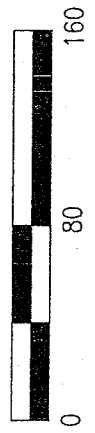
BPM

BRIAN P. McCARTNEY, P.E., P.S.

OHIO REGISTERED SURVEYOR

NO. S-7957 AUGUST, 2007

SCALE IN FEET



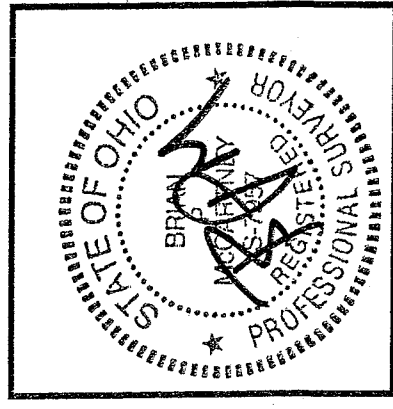
52 N. Diamond Street
Mansfield, Ohio 44902
419/525-0093, Fax: 419/525-0635

KEM

K.E. McCartney & Associates, Inc.

Engineers • Planners • Surveyors

230 Third Street
Elyria, Ohio 44035
440/323-9608, Fax: 440/323-3644



LEGEND

- SURVEY MARKER SET WITH CAP STAMPED "McCARTNEY S-7921." (5/8" DIA. x 30" LONG REBAR).
- SURVEY MARKER FOUND WITH CAP STAMPED "McCARTNEY S-7921."
- CRIMP TOP PIPE FOUND
- ⊕ 5/8" REBAR FOUND

ANDREW E. WALKER, TRUSTEE, ETC.
D.V. 590, Pg. 100 & ANNA JUNG
* O.R.V. 413, Pg. 795
* D.V. 861, Pg. 330

* WALKER ENTERPRISES
O.R.V. 1784, Pg. 322

** LEXINGTON PLAZA PROPERTIES, LLC
O.R.V. 1788, Pg. 220

- Ⓐ N 4°53'47" E, 60.00'
- Ⓑ S 85°35'55" E, 182.25'
- Ⓒ S 1°07'47" E, 60.28'
- Ⓓ N 85°35'55" W, 188.58'

Ⓢ MILL STREET (42' R/W)

EX. R/W

EX. R/W

Ⓒ

Ⓒ

Ⓒ

Ⓒ

Ⓒ

Ⓒ

Ⓒ

Ⓒ

Ⓒ

Ⓒ

Ⓒ

Ⓒ

Ⓒ

Ⓒ

Ⓒ

Ⓒ

Ⓒ

Ⓒ

Ⓒ

Ⓒ

Ⓒ

Ⓒ

Ⓒ

Ⓒ

Ⓒ

Ⓒ

Ⓒ

Ⓒ

Ⓒ

Ⓒ

Ⓒ

4-272

PLAN

Y-272

SY-486
9-6-07

LEGAL DESCRIPTION
WALKER ENTERPRISES,
BOUNDARY SURVEY ~ 0.255 AC.

Situated in the Village of Lexington, County of Richland, State of Ohio and being part of Out Lot 6 and 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 N4°53'47"E, a distance of 50.00 feet along the east property line of said Lot 113 to a survey marker found with cap stamped "McCartney S-7921" said marker being the Principal Point of Beginning for the parcel described herein;

- 1) thence continuing N4°53'47"E, a distance of 60.00 feet along said east property line of Lot 113 and Lot 111 in the Village of Lexington to a survey marker set;
- 2) thence S85°35'55"E, a distance of 182.25 feet along the southerly property line of land conveyed to Andy Walker and Anna Jung by Deed Volume 729, Pg. 795 and Official Record Volume 413, Pg. 795 of the Richland County Records to a survey marker set on the existing westerly right of way line of Mill Street and passing for reference a survey marker found at 148.50 feet;
- 3) thence S1°07'47"E, a distance of 60.28 feet along said existing westerly right of way line of Mill Street to a survey marker found with cap stamped "McCartney S-7921";
- 4) thence N85°35'55"W, a distance of 188.58 feet along the northerly property line of land conveyed to Lexington Plaza Properties, LLC by Official Record Volume 1788, Pg. 322 of the Richland County Records to the Principal Point of Beginning, enclosing an area of 0.255 acre, more or less, of which 0.204 acre, more or less, is in Out Lot 6 and 0.051 acre, more or less, is in Out Lot 7. 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. 913, Pg 555 and O.R. Volume 1784, Page 322.

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

NEW SURV.
OF EXISTING PARC.
RICHLAND COUNTY
TAX MAP OFFICE

MB 9-6-07
INITIAL DATE

N