

CURVE TABLE			
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING
C1	1051.44'	02°25'13"	N 19°42'05" W
		44.42'	44.41'

LEGEND

- ⊙ PIN IN CONCRETE MONUMENT (SET)
- ⊙ PIN IN CONCRETE MONUMENT (FOUND)
- PIN (FOUND)
- PIN (SET)
- ⊗ RAILROAD SPIKE (FOUND)

DOCUMENTS USED

- 1) TAX MAPS.
- 2) DEEDS AS NOTED.
- 3) PLAT OF SURVEYS.

NOTES

BEARINGS ARE ORIENTED TO THE STATE PLANE
 COORDINATE SYSTEM: OHIO NORTH ZONE 3401,
 NAD 1983 (86), NAVD88.
 IRON PINS INDICATED (SET) ARE 5/8" IRON BARS WITH A
 PLASTIC CAP STAMPED BAIR & GOODIE.

OHIO POWER COMPANY

PLAT OF SURVEY FOR
 BEING PART OF THE SOUTHEAST QUARTER OF SECTION 24
 (OUTLOT NO. 64), TOWNSHIP 20N, RANGE 19W,
 VILLAGE OF LEXINGTON, RICHLAND COUNTY, STATE OF OHIO

SCALE: 1" = 60' DATE: 3/3/2009
 FILE ID: AEP-LEX101

BAIR, GOODIE AND ASSOCIATES, INC.

100 NORTH BROADWAY NEW PHILADELPHIA, OHIO
 STATE OF OHIO PHONE (330) 343-3499
 FAX (330) 343-9505, Email fbair@bairgoodie.com

THE UNDERSIGNED, HEREBY CERTIFY THAT THIS PLAT IS TRUE
 AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



THE VILLAGE OF LEXINGTON
 44 W. MAIN ST.
 LEXINGTON, OH 44904

David J. Bair
 AA 130

NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
 MLG 3/1/09
 INITIAL DATE

Since 1972

Bair, Goodie And Associates, Inc.
CONSULTING ENGINEERS AND SURVEYORS

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March 3, 2009

DESCRIPTION FOR
OHIO POWER COMPANY
OF A 0.5174 OF AN ACRE TRACT

LCO Real Estate, LLC to Ohio Power Company

Situated in the Village of Lexington, County of Richland, and State of Ohio.

Being located in Outlot No. 64 in the Southeast Quarter of Section 24, Township 20 North, Range 19 West, and being a part of a 3.5 acre tract (containing 0.7 of an acre in Outlot 64) (Parcel No. 0482714016000) as conveyed to LCO Real Estate, LLC by a Warranty Deed as recorded in Official Record Book 1840 at Page 495 of the Richland County Deed Records and being more fully described as follows:

COMMENCING at an iron pin (set) at the northwest corner of the Southeast Quarter of Section 24;

THENCE with the north line of the Southeast Quarter of Section 24, North 86 deg. 40 min. 49 sec. East, 180.93 feet (passing through an iron pin (found) at the centerline of Mill Street at 0.12 feet) to an iron pin (set) at the intersection of said north line and the southwesterly line of a tract as conveyed to the State of Ohio, Richland County Bikeway (formerly the Baltimore & Ohio Railroad) (Plat Volume 26, Page 91);

THENCE leaving said north line, with the southwesterly line of said Richland County Bikeway, South 32 deg. 29 min. 50 sec. East, 48.35 feet to an iron pin in concrete monument (set) and being the PLACE OF BEGINNING of the tract herein to be described;

THENCE from said place of beginning, with said southwesterly line, South 32 deg. 29 min. 50 sec. East, 77.05 feet to an iron pin in concrete monument (found) at a southeastern corner of said 0.7 of an acre tract, the same being the northeast corner of a 0.26 of an acre tract as conveyed to Ohio Power Company (Deed Volume 258, Page 5);

THENCE leaving said southwesterly line, with a southern line of said 0.7 of an acre tract, the same being the north line of said 0.26 of an acre tract, South 57 deg. 30 min. 10 sec. West, 100.00 feet to an iron pin in concrete monument (set) at a southern corner of said 0.7 of an acre tract, the same being the northwest corner of said 0.26 of an acre tract;

THENCE with an eastern line of said 0.7 of an acre tract, the same being the west line of said 0.26 of an acre tract, South 32 deg. 29 min. 50 sec. East, 114.19 feet (passing through and iron pin in concrete monument (found) at 100.00 feet) to an iron pin (set) at a southeasterly corner of said 0.7 of an acre tract, and being on the north line of a 0.64 of an acre tract as conveyed to Lexington Community Church (Official Record Book 1363, Page 466);

THENCE with the north line of said 0.64 of an acre tract and the most southerly line of said 0.7 of an acre tract, South 74 deg. 02 min. 44 sec. West, 95.30 feet to a railroad spike (found) at the southwest corner of said 0.7 of an acre tract and on the easterly right-of-way line of Mill Street;

THENCE with said easterly right-of-way line and the westerly line of said 0.7 of an acre tract, North 18 deg. 28 min. 04 sec. West, 151.44 feet (passing through an iron pin in concrete monument (set) at 14.06 feet) to an iron pin in concrete monument (set);

AA BA

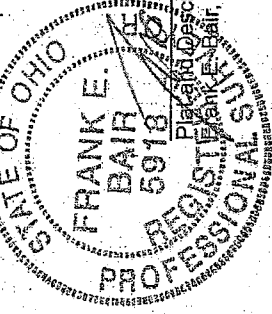
THENCE continuing with said easterly right-of-way line and the westerly line of said 0.7 of an acre tract with a curve to the left having a radius of 1051.44 feet, a delta angle of 02 deg. 25 min. 13 sec., for an arc distance of 44.42 feet (chord bearing North 19 deg. 42 min. 05 sec. West, distance 44.41 feet) to an iron pin in concrete monument (set);

THENCE leaving said easterly right-of-way line, North 67 deg. 43 min. 49 sec. East, 147.16 feet to the PLACE OF BEGINNING, containing 0.5174 of an acre, more or less, but subject to all legal highways, right-of-ways, and easements.

SAVING AND EXCEPTING a right-of-way for ingress and egress along the most southerly line (Bearing South 74 deg. 02 min. 44 sec. West) of the above described 0.5174 of an acre tract. The right-of-way extends from Mill Street northeasterly to the tract as conveyed to the State of Ohio, Richland County Bikeway (formerly the Baltimore & Ohio Railroad) (Plat Volume 26, Page 91).

Bearings are oriented to the State Plane Coordinate System: Ohio North 3401, NAD 1983 (86).

Iron pins indicated (set) are 5/8 inch iron bars with plastic cap stamped Bair & Goodie.



Plat and Description Prepared By
FRANK E. BAIR, Professional Surveyor No. 5918

APPROVED

Randy Pore 3-10-09

Randy Pore, Administrative Director
Village of Lexington

Date

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
MLB 3-11-09
INITIAL DATE

DA 1391