

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

NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE

*MLB* 3-12-09  
 INITIAL DATE

**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.

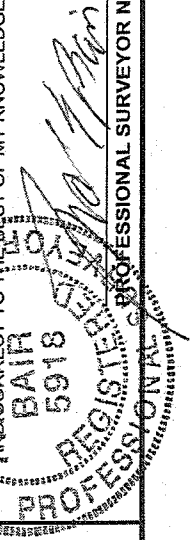
IRON PINS INDICATED (SET) ARE 5/8" IRON BARS WITH A  
 PLASTIC CAP STAMPED BAIR & GOODIE.

**OHIO POWER COMPANY**

**BAIR, GOODIE AND ASSOCIATES, INC.**  
 1530 W. NORTH BROADWAY NEW PHILADELPHIA, OHIO  
 OFFICE TELEPHONE (330) 343-3499  
 FAX (330) 343-9505, Email fbair@bairgoodie.com

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

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



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

PROFESSIONAL SURVEYOR NO. 5918

Since 1972

# Bair, Goodie And Associates, Inc.

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March 3, 2009

## DESCRIPTION FOR OHIO POWER COMPANY OF A 0.0320 OF AN ACRE TRACT

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 9.25 acre tract as conveyed to Dale W. Kunkle and Pauline M. Kunkle by a Warranty Deed as recorded in Deed Volume 368 at Page 526 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, 255.62 feet (passing through an iron pin in concrete monument (set) at 48.35 feet and also passing through an iron pin in concrete monument (found) at 125.40 feet) to an iron pin in concrete monument (set) at the southeast corner of a 0.26 of an acre tract as conveyed to Ohio Power Company (Deed Volume 258, Page 5) and being the PLACE OF BEGINNING of the tract herein to be described;

THENCE from said place of beginning, continuing with said southwesterly line, South 32 deg. 29 min. 50 sec. East, 13.67 feet to a railroad spike (found) at the northeast corner of a 0.64 of an acre tract as conveyed to Lexington Community Church (Official Record Book 1363, Page 466);

THENCE leaving said southwesterly line, with the north line of said 0.64 of an acre tract, South 74 deg. 02 min. 44 sec. West 104.34 feet to an iron pin (set) at a southeasterly corner of a 3.5 acre tract (containing 0.7 of an acre in Outlot 64) as conveyed to LCO Real Estate, LLC (Official Record Book 1840, Page 495);

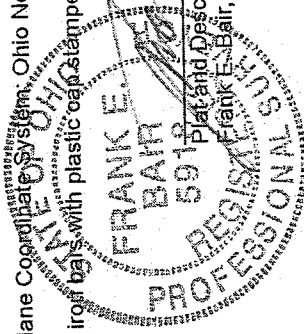
THENCE leaving said north line, with an eastern line of said 0.7 of an acre tract, North 32 deg. 29 min. 50 sec. West, 14.19 feet to an iron pin in concrete monument (found) at the southwest corner of said 0.26 of an acre tract;

THENCE with the south line of said 0.26 of an acre tract, North 74 deg. 19 min. 10 sec. East, 104.47 feet to the PLACE OF BEGINNING, containing 0.0320 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 0.0320 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 pins with plastic caps stamped Bair & Goodie.



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY,  
TAX MAP OFFICE

INITIAL MLB DATE 3-12-09

FRANK