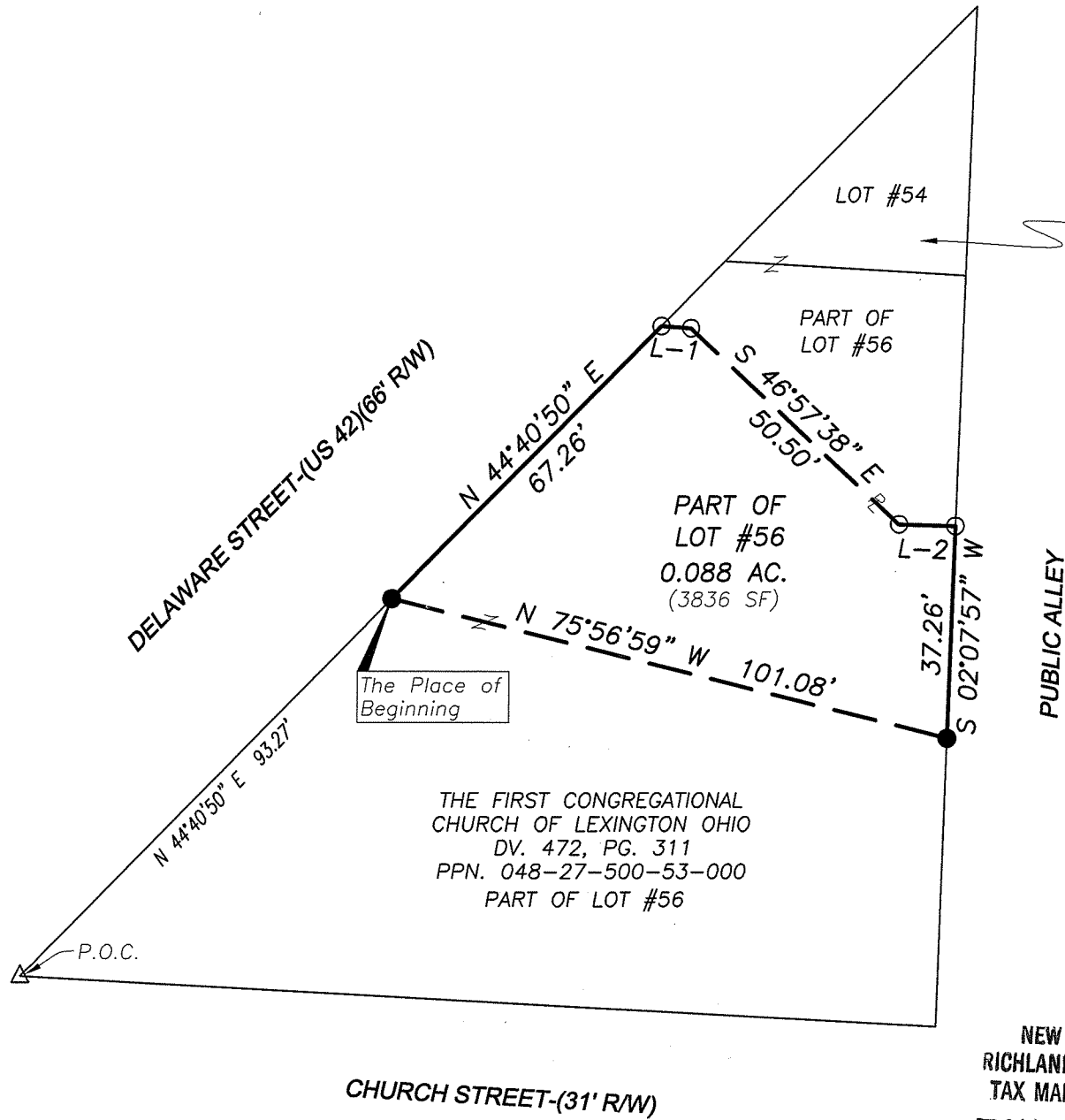


BEN MORGENSTERN LLC
 ORV. 2282, PG. 757
 PPN. 048-27-114-09-000



Distances shown hereon are expressed in feet and decimal parts thereof.

Bearings are to an assumed meridian and are used to express angles only.

CERTIFICATION: I hereby state that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code.

By: Nathaniel B. Ramsey 2/19/2014
 Nathaniel B. Ramsey, P.S. #8396 Date
 For Ramsey Surveying

THE FIRST CONGREGATIONAL
 CHURCH OF LEXINGTON OHIO
 DV. 472, PG. 311
 PPN. 048-27-500-53-000
 PART OF LOT #56

NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE

EAK 2-25-14
 INITIAL DATE
 GG-24

LEGEND

- IRON PIN/PIPE FOUND
- △ MAGNAIL SPIKE FOUND
- IRON PIN TO BE SET-5/8" REBAR SET WITH I.D. CAP STAMPED "RAMSEY S-8396"

LINE	BEARING	DISTANCE
L-1	S 85°47'10" E	5.26'
L-2	S 88°24'26" E	10.00'

RAMSEY SURVEYING
 Professional Land Surveying Services

283 Eby Road
 Shiloh, Ohio 44878
 TEL (419) 512-2596 FAX (419) 522-0399
 EMAIL nramsey@ramsey-surveying.com

*SURVEY MADE AT THE REQUEST OF
 BEN MORGENSTERN*

*BEING A PART OF LOT 56
 VILLAGE OF LEXINGTON
 RICHLAND COUNTY, OHIO*

DRAWN NBR	CHECKED <u>NBR</u>	SCALE 1" = 30'	DATE 02/19/2014
JOB NO: SM-5060		SHEET 1 OF 1	

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Shiloh, Ohio 44878
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FAX (419) 522-0399
EMAIL nramsey@ramsey-surveying.com

February 19, 2014

LEGAL DESCRIPTION
PART OF LOT 56
VILLAGE OF LEXINGTON
RICHLAND COUNTY, OHIO

Situated in the Village of Lexington, County of Richland, State of Ohio, being known as a part of Lot 56 of the consecutively numbered lots in said Village, being a portion of the lands conveyed to The First Congregational Church of Lexington Ohio by deed volume 472, page 311 and being more particularly described as follows:

Commencing at a MagNail spike found and accepted as marking the southwest corner of said lot 56 and being at the intersection of the north existing right of way line of Church Street-(31' R/W) with the southeasterly existing right of way line of Delaware Street-(US 42)(66' R/W);

Thence North 44 degrees 40 minutes 50 seconds East, 93.27 feet along the northwesterly line of said lot 56, the same also being the southeasterly existing right of way line of said Delaware Street-(US 42)(66' R/W) to an iron pin set being the **Place of Beginning** of the parcel herein described;

Thence, the following **SIX** courses:

1. **North 44 degrees 40 minutes 50 seconds East, 67.26 feet** continuing along said lot line and said right of way line to an iron pin found in a westerly corner of a parcel conveyed to Ben Morgenstern, LLC. by official record volume 2282, page 757;
2. **South 85 degrees 47 minutes 10 seconds East, 5.26 feet** with said Morgenstern parcel to an iron pin found in an existing interior corner thereof;
3. **South 46 degrees 57 minutes 38 seconds East, 50.50 feet** continuing with said Morgenstern parcel to an iron pin found;
4. **South 88 degrees 24 minutes 26 seconds East, 10.00 feet** continuing with said Morgenstern parcel to an iron pin found in the southeast corner thereof, and being on the east line of said lot 56, said iron pin also being on the west line of an alley;

5. **South 02 degrees 07 minutes 57 seconds West, 37.26 feet** along the west line of said alley, the same being the east line of said lot 56 to an iron pin set;
6. **North 75 degrees 56 minutes 59 seconds West, 101.08 feet** traversing said lot 56 to the **Place of Beginning**, and containing a total of 0.088 of an acre, (3836 sq. ft.) more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

Bearings are to an assumed meridian and are used to express angles only.

Iron pins set are 5/8" diameter rod with plastic cap stamped "Ramsey S-8396".

According to a survey made in January 2014 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

Grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument does not constitute a principal building site will not be conveyed by said grantees, heirs and assigns, unless said parcel is sold together with land fronting on a public highway or dedicated street.



A handwritten signature in black ink, appearing to read "N.B. Ramsey".

Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5060.docx

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 2-25-14
INITIAL DATE
GG-24