

BOUNDARY SURVEY FOR : LINDEN AVENUE, LLC.
BEING LOT NO. 133 AND LOT NO. 134, PB. 9, PG. 11, AND BEING PART OF OUTLOT 39,
VILLAGE OF LUCAS, COUNTY OF RICHLAND, STATE OF OHIO

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	920.37'	181.09'	180.80'	S 73°12'29" W	11°16'25"	90.84'
C2	925.37'	61.37'	61.36'	S 80°44'41" W	3°48'00"	30.70'

LINE	BEARING	DISTANCE
L-1	S 11°09'19" E	5.00'
L-2	N 00°15'00" W	7.00'

BRIAN KEEVER AND
 LINDA A. MOYER
 O.R.V. 1038, Pg. 773

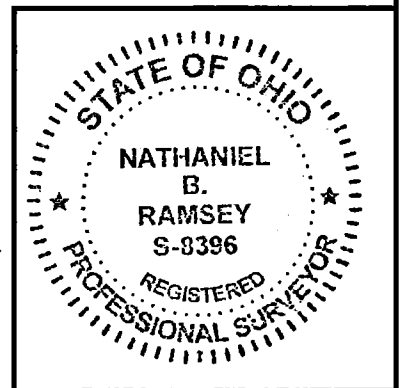
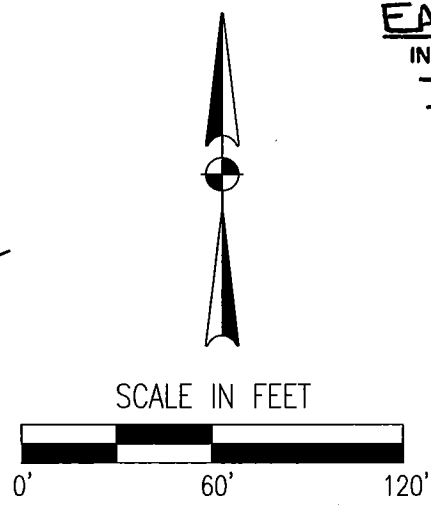
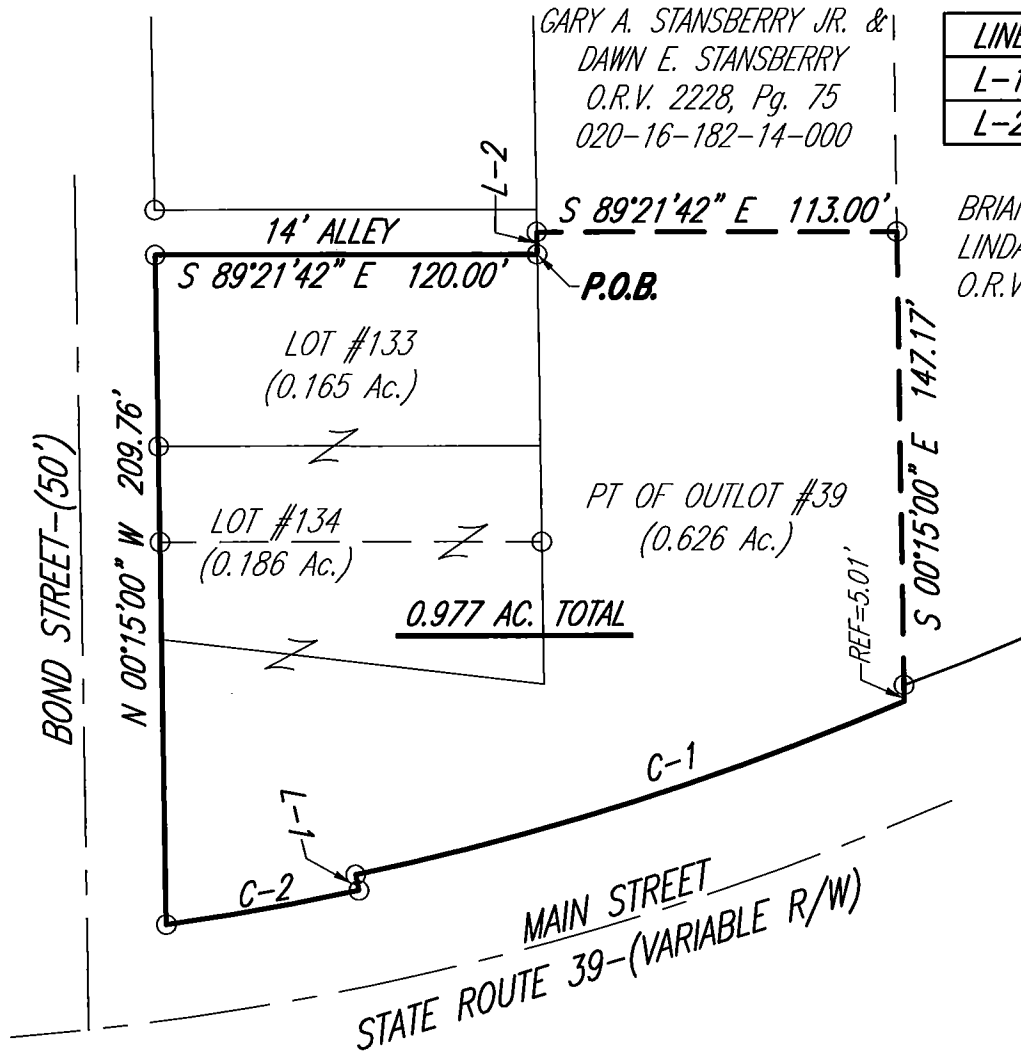
NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 1-22-16
 INITIAL DATE
II-17

DEED REFERENCE:
 ROBERT LOUIS VAIL AND
 DEANA LOUISE VAIL
 O.R.V. 1784, Pg. 383

BASIS OF BEARINGS :
 BEARINGS ARE BASED ON SURVEY F-2-255
 ON FILE AT THE RICHLAND COUNTY TAX MAP
 OFFICE AND ARE FOR THE PURPOSE OF
 DETERMINING DIRECTIONAL VARIATIONS ONLY.

LEGEND

○ IRON PIN FOUND



Nathaniel B. Ramsey
NATHANIEL B. RAMSEY, P.S.
 OHIO REGISTERED PROFESSIONAL SURVEYOR
 NO. S-8396 JULY 17, 2015
 For K.E. McCartney & Associates, Inc.

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



526 E. Broad St.
 Elyria, Ohio 44035
 440/323-9608, Fax: 440/323-3644

K.E. McCartney & Associates, Inc.

Engineers • Planners • Surveyors



K.E. McCartney & Associates, Inc.

Engineers • Planners • Surveyors

GS-689

1-13-16

**LEGAL DESCRIPTION
LINDEN AVENUE, LLC.
0.977 AC.**

Situated in the Village of Lucas, County of Richland, State of Ohio and being Lot 133, Lot 134, PB. 9, PG. 11 and being Part of Outlot 39, in said village, being more particularly described as follows:

Beginning for the same at an iron pin found in the northeast corner of lot 133, said iron pin also being in the southeast corner of an alley 14 feet in width;

Thence the following **EIGHT** courses;

1. **North 00 degrees 15 minutes 00 seconds West, 7.00 feet** along the east line of said alley to an iron pin found in the southwest corner of a parcel of land conveyed to Gary A. Stansberry Jr. and Dawn E. Stansberry, by official record volume 2228, page 75.
2. **South 89 degrees 21 minutes 42 seconds East, 113.00 feet** along the south line of said Gary A. Stansberry Jr. and Dawn E. Stansberry parcel to an iron pin found in the southeast corner thereof, said iron pin also being in the west line of a parcel conveyed to Brian Keever and Linda A. Moyer by official record volume 1038, page 773;
3. **South 00 degrees 15 minutes 00 seconds East, 147.17** along said west line of Brian Keever and Linda A. Moyer to a point in the northerly line of Main Street, and passing through an iron pin found at 142.16 feet;
4. Southwesterly along said northerly line of Main Street on a curve to the right having a **radius of 920.37 feet, an arc length of 181.09 feet, a chord length of 180.80 feet and a chord bearing of South 73 degrees 12 minutes 29 seconds West** to an iron pin found;
5. **South 11 degrees 09 minutes 19 seconds East, 5.00 feet** and continuing along said northerly line of Main Street to an iron pin found;

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Brian P. McCartney, P.E., P.S. • Kenneth A. McCartney, P.S. • James D. Mawhorr, P.E., P.S. • Wayne C. Bishop, P.E.

KEM
Quality
since 1978

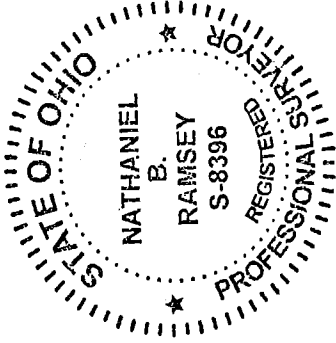
6. Southwesterly and continuing along said northerly line of Main Street on a curve to the right having a **radius of 925.37 feet, an arc length of 61.37 feet, a chord length of 61.36 feet and a chord bearing of South 80 degrees 44 minutes 41 seconds West** to an iron pin found in the east line of Bond Street;
7. **North 00 degrees 15 minutes 00 seconds West, 209.76 feet** along said east line of Bond Street to an iron pin found in the northwest corner of the aforementioned lot 133;
8. **South 89 degrees 21 minutes 42 seconds East, 120.00 feet** along the N. line of said lot 133 to the **Place of Beginning** and containing 0.977 acres, more or less, of which 0.165 acres lies in lot 133, 0.186 acres lies in lot 134 and 0.626 acres lies in Outlot 39, and subject to all legal highways and easements of record.

This description was prepared and reviewed by Nathaniel B. Ramsey, P.S. S-8396 from an actual field survey performed July, 2015 by K.E. McCartney and Associates, Inc.

Basis of Bearings: Bearings are based on survey F-2-255 on file at the Richland County Tax Map office and are for the purpose of determining directional variations only.

Prior Deed Reference: Official Record Volume 1784, Page 383.

All deeds referred to are recorded in the Richland County Recorder's Office.



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

Nathaniel B. Ramsey, P.S.
Ohio Registered Professional Surveyor No. 8396
for K.E. McCartney & Associates, Inc.

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAR 1-22-16
INITIAL DATE
II-17