

**SURVEY FOR: ROSCOE & MARIAN WEBSTER**

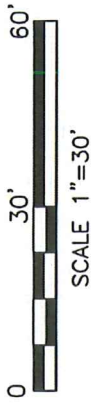
DATE: 9-14-19

JOB NUMBER: LEXINGTON 1088

LOCATION: PART OF THE NE. 1/4 OF SEC. 24, T-20, R-19, VILLAGE OF LEXINGTON, RICHLAND CO., STATE OF OHIO.

5S PROPERTY DEVELOPMENT LLC  
O.R.V.-1975  
P.-444

PEGGY S. LEWIS  
O.R.V.-2323  
P.-629



32.29'

45.70'

N 01°08'00" E 192.45'

0.249 Acres

S 11°55'43" E 213.13'

COOKE FAMILY PROPERTIES LLC  
O.R.V.-2037 P.-80

ROScoe & MARIAN WEBSTER, TRUSTEES ETC.  
O.R.V.-1692 P.-366

LOT 1088  
P.V.-23 P.-74

GARAGES

EDGE OF PAVEMENT

N 88°52'00" W  
77.34'

32.99'

PT. LOT 1219  
THE VILLAGE OF LEXINGTON  
D.V.-858 P.-173

PT. LOT 1219

3.0'

13.20'

23.00'

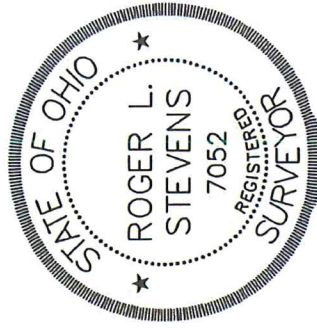
LEGEND

○ IRON PIN FOUND

● IRON PIN SET, 5/8" DIA. ROD WITH PLASTIC CAP STAMPED "STEVENS 7052"

PT. LOT 1219

*Roger L. Stevens*  
Roger L. Stevens, P.S. #7052



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

Basis of bearings: Plat Volume 23, page 74.

CERTIFICATION: I hereby certify that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-57, Ohio Administrative Code and is correct to the best of my knowledge.

**SURVEYOR'S DESCRIPTION FOR  
ROSCOE & MARIAN WEBSTER**

**0.249 Acre**

Situated in the Village of Lexington, County of Richland, State of Ohio, being part of the Northeast Quarter of Section 24, Township 20, Range 19 and being more particularly described as follows:

**Beginning** at an iron pin set in the northeasterly corner of Lot 1088 in said Village as shown in plat volume 23, page 74 said iron pin also being in the southerly line of a parcel of land conveyed to 5S Property Development LLC by official records volume 1975, page 444;

Thence with the following **FOUR** courses:

- 1) **N 63° 39' 40" E, 32.88 feet** along said southerly line of said land of 5S Property Development LLC and along the southerly line of a parcel of land conveyed to Peggy S. Lewis by official records volume 2323, page 629 to an iron pin set;
- 2) **S 11° 55' 43" E, 213.13 feet** to an iron pin set in a north line of Lot 1219 in said Village;
- 3) **N 88° 52' 00" W, 77.34 feet** along said north line of said Lot 1219 to a point being a northwest corner of said Lot, said point also being in the east line of said Lot 1088 and being referenced by an iron pin set S 01° 08' 00" W, 32.99 feet from said point;
- 4) **N 01° 08' 00" E, 192.45 feet** along said east line of said Lot 1088 to the **place of beginning** and containing **0.249 Acre**, more or less, and subject to all legal highways and easements of record.

The grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site under applicable zoning and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.

Basis of Bearing: Plat Volume 23, page 74.

According to a survey made in September 2018 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.

All iron pins set are 5/8" diameter rod with plastic cap stamped "STEVENS 7052".



*Roger L. Stevens*  
 Roger L. Stevens  
 Registered Surveyor No. 7052  
 LEXINGTON 1088

NEW SPLIT  
 RICHLAND COUNTY  
 TAX MAP OFFICE

*EAK* 9-26-18  
 INITIAL DATE  
*HK-283-A*